

PLAT RECORDING SHEET

PLAT NAME: Caldwell Ranch Boulevard Phase 1 Street Dedication

PLAT NO: _____

ACREAGE: 8.785

LEAGUE: William Hall

ABSTRACT NUMBER: 31

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

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

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

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 8.785 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL RANCH BOULEVARD PHASE 1 STREET DEDICATION, 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 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 CALDWELL RANCH BOULEVARD PHASE 1 STREET DEDICATION 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 29TH DAY OF OCTOBER, 2020.

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

BY: JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

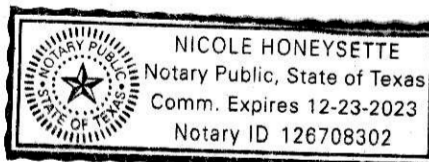
STATE OF TEXAS
COUNTY OF FORT BEND

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 29 DAY OF Oct, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LINE	BEARING	DISTANCE
L1	S 02°31'59" E	96.25'
L2	S 21°22'54" E	81.11'
L3	S 37°36'39" W	24.24'
L4	N 68°20'04" W	67.14'
L5	N 83°27'29" W	59.95'
L6	N 14°50'05" W	31.15'
L7	S 79°37'56" W	60.00'
L8	S 02°43'32" W	20.00'
L9	S 53°48'45" W	176.68'
L10	N 02°29'05" E	360.64'
L11	S 50°24'16" E	166.10'
L12	S 02°43'32" W	30.00'
L13	N 03°05'12" W	6.33'
L14	N 84°31'30" E	58.39'
L15	S 10°22'04" E	69.30'
L16	N 02°43'32" E	35.00'
L17	S 02°43'32" W	35.00'
L18	S 02°43'32" W	35.00'
L19	S 87°16'28" E	10.00'
L20	S 87°16'28" E	10.00'
L21	S 30°52'41" E	5.00'
L22	N 30°52'41" W	5.00'
L23	S 47°41'02" E	19.54'
L24	S 42°18'58" W	20.00'
L25	N 47°41'02" W	20.00'
L26	S 10°06'40" E	48.92'
L27	N 79°53'20" E	20.00'
L28	N 10°06'40" W	54.27'
L29	S 09°00'51" E	35.00'
L30	N 80°59'09" E	25.00'
L31	S 09°00'51" E	35.00'
L32	S 13°54'33" E	29.42'
L33	N 76°05'27" E	25.00'
L34	N 13°54'33" W	31.41'
L35	N 07°55'29" W	10.00'

LINE	BEARING	DISTANCE
L36	S 08°03'28" E	10.00'
L37	S 21°22'54" E	30.47'
L38	N 26°20'10" W	80.32'
L39	N 24°38'38" W	80.00'
L40	N 69°21'22" E	25.00'
L41	S 24°38'38" E	84.59'
L42	N 50°57'11" W	90.00'
L43	N 39°02'49" E	25.00'
L44	S 50°57'11" E	105.97'
L45	N 10°37'54" W	10.00'
L46	S 79°22'06" W	10.00'
L47	N 10°37'54" W	10.00'
L48	N 43°50'04" W	10.00'
L49	S 46°09'56" W	10.00'
L50	N 43°50'04" W	10.00'
L51	S 05°41'19" E	126.97'
L52	S 84°18'41" W	20.00'
L53	N 05°41'19" W	106.08'
L54	N 46°20'46" W	73.24'
L55	N 43°39'14" E	20.00'
L56	S 46°20'46" W	73.23'
L57	N 76°44'42" W	88.94'
L58	N 13°15'18" E	20.00'
L59	S 76°44'42" E	102.59'
L60	S 29°24'15" E	15.00'
L61	S 60°50'13" W	10.00'
L62	S 29°24'15" E	15.00'
L63	N 02°43'32" E	35.00'
L64	N 02°43'32" E	35.00'
L65	S 02°43'32" W	35.00'
L66	N 87°16'28" W	10.00'
L67	N 87°16'28" W	10.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	500.00'	14°35'33"	127.34'	N 85°25'46" E	127.00'
C2	965.00'	42°01'37"	707.84'	N 57°07'11" E	692.07'
C3	1035.00'	42°15'21"	763.32'	N 57°14'03" E	746.13'
C4	5040.00'	2°25'31"	213.34'	N 85°44'16" E	213.33'
C5	2910.00'	19°23'57"	782.10'	N 79°15'03" E	779.75'
C6	2090.00'	4°46'42"	174.30'	S 73°56'26" E	174.25'
C7	1965.00'	9°59'41"	342.78'	S 76°32'55" W	342.34'
C8	2980.00'	1°18'38"	68.16'	S 72°12'24" W	68.16'
C9	2980.00'	3°13'54"	168.08'	S 78°46'51" W	168.08'
C10	35.00'	88°45'53"	54.22'	S 34°00'52" W	48.96'
C11	35.00'	88°45'53"	54.22'	N 54°45'01" W	48.96'
C12	2980.00'	6°04'58"	316.38'	S 83°54'32" W	316.23'
C13	4970.00'	1°40'29"	145.27'	S 86°06'47" W	145.27'
C14	965.00'	49°10'17"	828.13'	S 60°41'27" W	802.95'
C15	1035.00'	45°51'04"	828.26'	S 59°01'54" W	806.34'
C16	500.00'	9°54'08"	51.51'	S 79°00'22" W	51.48'
C17	500.00'	16°40'14"	145.48'	S 84°23'25" W	144.97'
C18	1000.00'	56°37'10"	988.20'	N 64°24'52" E	948.48'
C19	1000.00'	49°10'17"	858.17'	N 60°41'27" E	832.08'
C20	5005.00'	1°40'29"	146.30'	N 86°06'47" E	146.29'
C21	2945.00'	19°23'57"	791.51'	N 79°15'03" E	789.13'
C22	2000.00'	10°05'55"	352.51'	N 78°36'02" W	352.05'
C23	30.00'	89°45'33"	47.00'	S 42°23'41" E	42.34'
C24	2980.00'	6°50'44"	356.04'	S 74°58'27" W	355.83'
C25	30.00'	90°14'26"	47.25'	S 47°36'19" W	42.52'
C26	2045.00'	0°17'49"	10.60'	S 81°55'37" W	10.60'
C27	2035.00'	0°19'30"	11.54'	S 81°54'46" W	11.54'
C28	1981.00'	0°20'54"	12.04'	S 81°46'05" W	12.04'
C29	1971.00'	0°22'42"	13.01'	S 81°45'11" W	13.01'
C30	1965.00'	5°54'51"	202.83'	S 84°30'11" W	202.74'
C31	1035.00'	24°13'55"	437.73'	N 75°20'39" E	434.47'

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 9)

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, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 89457



PAUL HORN, MAYOR

CITY OF ALVIN APPROVAL

DIXIE ROBERTS, CITY SECRETARY

BEING A TRACT CONTAINING 8.785 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, IN FORT BEND COUNTY, TEXAS; SAID 8.785 ACRE TRACT BEING A PORTION OF A CALL 162.2524 ACRE TRACT RECORDED IN THE NAME OF HANNOVER ESTATES, LTD. IN FILE NUMBER 2004018462 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY (O.R.F.B.C.), A PORTION OF A CALL 83.238 ACRE TRACT RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2019127035 OF THE O.R.F.B.C., A PORTION OF RESERVE "A", FORT BEND ISD FERNDELL HENRY CENTER FOR LEARNING, A SUBDIVISION RECORDED IN PLAT NUMBER 201101773 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), A PORTION OF A CALL 76.957 ACRE TRACT RECORDED IN THE NAME OF FORT BEND INDEPENDENT SCHOOL DISTRICT IN FILE NUMBER 2020020102 OF THE O.R.F.B.C., A PORTION OF A CALL 79.261 ACRE TRACT STYLED AS PARCEL TWO AND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2019129484 OF THE O.R.F.B.C. AND A PORTION OF 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.; SAID 8.785 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 NORTH-WESTERLY CORNER OF SAID 162.2524 ACRE TRACT, THE SOUTH-WESTERLY CORNER OF SAID RESERVE "A" AND BEING ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 521 (110-FOOT WIDE);

THENCE, WITH SAID R.O.W. LINE, SOUTH 02 DEGREES 29 MINUTES 05 SECONDS WEST, A DISTANCE OF 680.68 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 162.2524 ACRE TRACT, 83.238 ACRE TRACT, 76.957 ACRE TRACT AND RESERVE "A", THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 50 DEGREES 24 MINUTES 16 SECONDS EAST, A DISTANCE OF 166.10 FEET;
2. SOUTH 02 DEGREES 43 MINUTES 32 SECONDS WEST, A DISTANCE OF 30.00 FEET;
3. SOUTH 87 DEGREES 16 MINUTES 28 SECONDS EAST, A DISTANCE OF 424.84 FEET;
4. 127.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 35 MINUTES 33 SECONDS AND A CHORD THAT BEARS NORTH 85 DEGREES 25 MINUTES 46 SECONDS EAST, A DISTANCE OF 127.00 FEET;
5. 707.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 01 MINUTE 37 SECONDS AND A CHORD THAT BEARS NORTH 57 DEGREES 07 MINUTES 11 SECONDS EAST, A DISTANCE OF 692.07 FEET;
6. NORTH 36 DEGREES 06 MINUTES 22 SECONDS EAST, A DISTANCE OF 329.91 FEET;
7. 763.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 15 MINUTES 21 SECONDS AND A CHORD THAT BEARS NORTH 57 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 746.13 FEET TO AN EASTERLY LINE OF AFORESAID 76.957 ACRE TRACT;

THENCE, WITH AN EASTERLY AND SOUTHERLY LINE OF SAID 76.957 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 03 DEGREES 05 MINUTES 12 SECONDS WEST, A DISTANCE OF 6.33 FEET;
2. NORTH 84 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 58.39 FEET;
3. 213.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5040.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 25 MINUTES 31 SECONDS AND A CHORD THAT BEARS NORTH 85 DEGREES 44 MINUTES 16 SECONDS EAST, A DISTANCE OF 213.33 FEET;
4. NORTH 86 DEGREES 57 MINUTES 01 SECOND EAST, A DISTANCE OF 592.99 FEET;
5. 782.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2910.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 23 MINUTES 57 SECONDS AND A CHORD THAT BEARS NORTH 79 DEGREES 15 MINUTES 03 SECONDS EAST, A DISTANCE OF 779.75 FEET;
6. NORTH 71 DEGREES 33 MINUTES 05 SECONDS EAST, A DISTANCE OF 421.53 FEET;
7. 174.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2090.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 46 MINUTES 42 SECONDS AND A CHORD THAT BEARS NORTH 73 DEGREES 56 MINUTES 26 SECONDS EAST, A DISTANCE OF 174.25 FEET TO THE SOUTH-EASTERLY CORNER OF AFORESAID 76.957 ACRE TRACT;

THENCE, THROUGH AND ACROSS AFORESAID 79.261 ACRE TRACT, 353.926 ACRE TRACT, 83.238 ACRE TRACT AND 162.2524 ACRE TRACT, THE FOLLOWING TWENTY FOUR (24) COURSES:

1. SOUTH 02 DEGREES 31 MINUTES 59 SECONDS EAST, A DISTANCE OF 96.25 FEET;
2. 342.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1965.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 59 MINUTES 41 SECONDS AND A CHORD THAT BEARS SOUTH 76 DEGREES 32 MINUTES 55 SECONDS WEST, A DISTANCE OF 342.34 FEET;
3. SOUTH 71 DEGREES 33 MINUTES 05 SECONDS WEST, A DISTANCE OF 228.20 FEET;
4. 68.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2980.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 18 MINUTES 42 SECONDS AND A CHORD THAT BEARS SOUTH 72 DEGREES 12 MINUTES 24 SECONDS WEST, A DISTANCE OF 68.16 FEET;
5. SOUTH 21 DEGREES 22 MINUTES 54 SECONDS EAST, A DISTANCE OF 81.11 FEET;
6. SOUTH 37 DEGREES 36 MINUTES 39 SECONDS WEST, A DISTANCE OF 24.24 FEET;
7. NORTH 68 DEGREES 20 MINUTES 04 SECONDS WEST, A DISTANCE OF 67.14 FEET;
8. NORTH 83 DEGREES 27 MINUTES 29 SECONDS WEST, A DISTANCE OF 59.95 FEET;
9. NORTH 14 DEGREES 50 MINUTES 05 SECONDS WEST, A DISTANCE OF 31.15 FEET;
10. 168.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2980.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 13 MINUTES 54 SECONDS AND A CHORD THAT BEARS SOUTH 76 DEGREES 46 MINUTES 51 SECONDS WEST, A DISTANCE OF 168.08 FEET;

11. 54.22 FEET ALONG THE ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 45 MINUTES 53 SECONDS AND A CHORD THAT BEARS SOUTH 34 DEGREES 00 MINUTES 52 SECONDS WEST, A DISTANCE OF 48.96 FEET;
12. SOUTH 79 DEGREES 37 MINUTES 56 SECONDS WEST, A DISTANCE OF 60.00 FEET;
13. 54.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 45 MINUTES 53 SECONDS AND A CHORD THAT BEARS NORTH 54 DEGREES 45 MINUTES 01 SECOND WEST, A DISTANCE OF 48.96 FEET;
14. 316.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2980.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 04 MINUTES 58 SECONDS AND A CHORD THAT BEARS SOUTH 83 DEGREES 54 MINUTES 32 SECONDS WEST, A DISTANCE OF 316.23 FEET;
15. SOUTH 86 DEGREES 57 MINUTES 01 SECOND WEST, A DISTANCE OF 592.99 FEET;
16. 145.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 4970.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 40 MINUTES 29 SECONDS AND A CHORD THAT BEARS SOUTH 86 DEGREES 06 MINUTES 47 SECONDS WEST, A DISTANCE OF 145.27 FEET;

17. 828.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 10 MINUTES, 10 SECONDS AND A CHORD THAT BEARS SOUTH 60 DEGREES 41 MINUTES 27 SECONDS WEST, A DISTANCE OF 802.95 FEET;
18. SOUTH 36 DEGREES 06 MINUTES 22 SECONDS WEST, A DISTANCE OF 329.91 FEET;
19. 828.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 15 MINUTES 21 SECONDS AND A CHORD THAT BEARS SOUTH 57 DEGREES 01 MINUTE 37 SECONDS WEST, A DISTANCE OF 806.34 FEET;
20. 51.51 FEET ALONG THE ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 13 MINUTES 54 SECONDS AND A CHORD THAT BEARS SOUTH 79 DEGREES 00 MINUTES 22 SECONDS WEST, A DISTANCE OF 51.48 FEET;
21. 145.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 40 MINUTES 14 SECONDS AND A CHORD THAT BEARS SOUTH 84 DEGREES 23 MINUTES 25 SECONDS WEST, A DISTANCE OF 144.97 FEET;
22. NORTH 87 DEGREES 16 MINUTES 28 SECONDS WEST, A DISTANCE OF 301.50 FEET;
23. SOUTH 02 DEGREES 43 MINUTES 32 SECONDS WEST, A DISTANCE OF 20.00 FEET;
24. SOUTH 53 DEGREES 48 MINUTES 45 SECONDS WEST, A DISTANCE OF 176.68 FEET TO THE AFORESAID EASTERLY R.O.W. LINE OF F.M. 521;

THENCE, WITH SAID R.O.W. LINE, NORTH 02 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 360.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.785 ACRES OF LAND.

NOTES:

1. 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.
2. THIS PLAT LIES WHOLLY WITHIN BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3 PLAT BEING COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT B

