

**PLAT RECORDING SHEET**

**PLAT NAME:** Caldwell Ranch Section 1

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**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 20.573

**LEAGUE:** William Hall League

**ABSTRACT NUMBER:** 31

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 96

**NUMBER OF RESERVES:** 3

**OWNERS:** D.R. Horton-Texas, LTD.

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**(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 20.573 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL RANCH SECTION 1, 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 BAYS, 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 ABUTTING 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 SECTION 1 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 13 DAY OF APRIL, 2021.

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

By: Jonathan Woodruff  
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

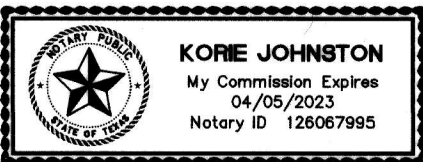
STATE OF TEXAS  
COUNTY OF FORT BEND

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,

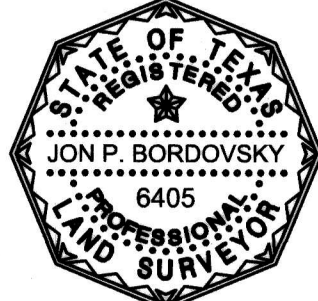
THIS 13 DAY OF APRIL, 2021.

Ki Jc  
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 10)

Jon P. Bordovsky  
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



Paul Horn  
PAUL HORN, MAYOR

CITY OF ALVIN APPROVAL

Dixie Roberts  
DIXIE ROBERTS, CITY SECRETARY

Michelle H. Segovia  
MICHELLE SEGOVIA, CITY ENGINEER

BEING A TRACT CONTAINING 20.573 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, IN FORT BEND COUNTY, TEXAS; SAID 20.573 ACRE TRACT BEING 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 OFFICIAL RECORDS OF FORT BEND COUNTY (O.R.F.B.C.); SAID 20.573 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):

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID 83.238 ACRE TRACT AND BEING ON THE NORTHERLY LINE OF A CALL 4.314 ACRE TRACT STYLED AS TRACT TWO AND RECORDED IN THE NAME OF BLSR OPERATING, LTD. IN FILE NUMBER 2006152319 OF THE O.R.F.B.C.;

THENCE, WITH THE WESTERLY LINE OF SAID 83.238 ACRE TRACT, NORTH 02 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 538.54 FEET;

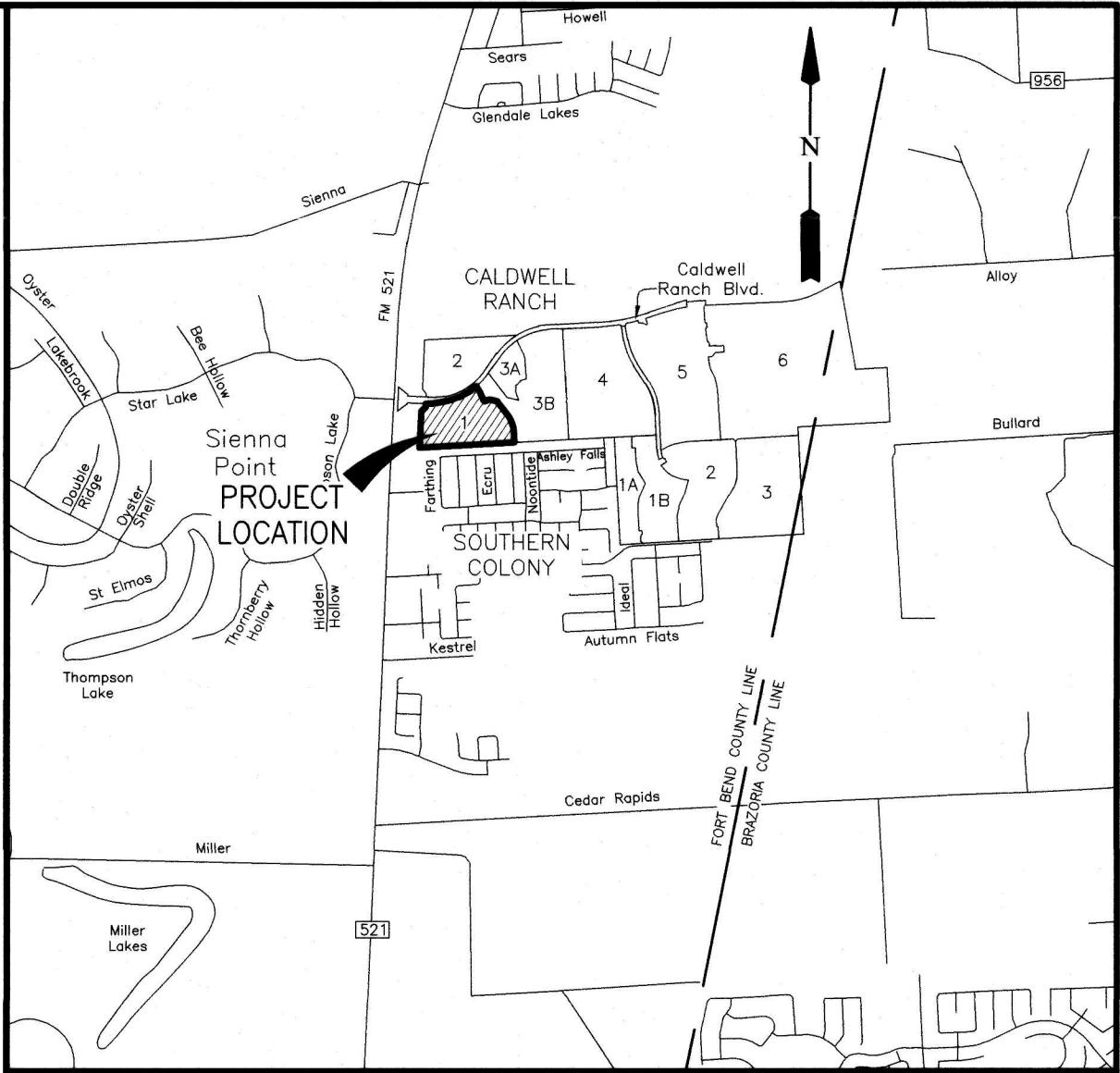
THENCE, THROUGH AND ACROSS SAID 83.238 ACRE TRACT, THE FOLLOWING SEVENTEEN (17) COURSES:

1. NORTH 47 DEGREES 10 MINUTES 44 SECONDS EAST, A DISTANCE OF 92.29 FEET;
2. NORTH 02 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 49.43 FEET;
3. SOUTH 87 DEGREES 16 MINUTES 28 SECONDS EAST, A DISTANCE OF 24.41 FEET;
4. 145.48 FEET ALONG THE ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 40 MINUTES 14 SECONDS AND A CHORD THAT BEARS NORTH 84 DEGREES 23 MINUTES 25 SECONDS EAST, A DISTANCE OF 144.97 FEET;
5. 51.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 54 MINUTES 08 SECONDS AND A CHORD THAT BEARS NORTH 79 DEGREES 00 MINUTES 22 SECONDS EAST, A DISTANCE OF 51.48 FEET;
6. 583.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 17 MINUTES 21 SECONDS AND A CHORD THAT BEARS NORTH 65 DEGREES 48 MINUTES 46 SECONDS EAST, A DISTANCE OF 575.59 FEET;
7. SOUTH 30 DEGREES 52 MINUTES 41 SECONDS EAST, A DISTANCE OF 107.16 FEET;
8. SOUTH 27 DEGREES 38 MINUTES 22 SECONDS EAST, A DISTANCE OF 54.65 FEET;
9. SOUTH 25 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 92.54 FEET;
10. NORTH 74 DEGREES 10 MINUTES 10 SECONDS EAST, A DISTANCE OF 86.94 FEET;
11. SOUTH 77 DEGREES 23 MINUTES 27 SECONDS EAST, A DISTANCE OF 115.50 FEET;
12. SOUTH 37 DEGREES 44 MINUTES 49 SECONDS EAST, A DISTANCE OF 264.83 FEET;
13. SOUTH 31 DEGREES 42 MINUTES 46 SECONDS EAST, A DISTANCE OF 65.39 FEET;
14. SOUTH 23 DEGREES 33 MINUTES 13 SECONDS EAST, A DISTANCE OF 65.38 FEET;
15. SOUTH 15 DEGREES 13 MINUTES 19 SECONDS EAST, A DISTANCE OF 65.38 FEET;
16. SOUTH 09 DEGREES 21 MINUTES 34 SECONDS EAST, A DISTANCE OF 46.78 FEET;
17. SOUTH 03 DEGREES 11 MINUTES 20 SECONDS EAST, A DISTANCE OF 170.94 FEET TO THE NORTHERLY LINE OF RESERVE "A" SOUTHERN COLONY SECTION 28, A SUBDIVISION RECORDED IN PLAT NUMBER 20170104 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.);

THENCE, WITH THE NORTHERLY LINE OF SAID RESERVE "A", THE NORTHERLY LINE OF RESERVE "D", SOUTHERN COLONY SECTION 2A, A SUBDIVISION RECORDED IN PLAT NUMBER 20160263 OF THE F.B.C.P.R. AND THE AFORESAID NORTHERLY LINE OF A CALL 4.314 ACRE TRACT, SOUTH 86 DEGREES 48 MINUTES 40 SECONDS WEST, A DISTANCE OF 1413.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.573 ACRE OF LAND.

NOTES:

1. THERE ARE NO VISIBLE PIPELINES WITHIN THIS PLAT.
2. 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.
3. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 61.31 FEET ABOVE MEAN SEA LEVEL (NAVD83 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.
4. THIS PLAT LIES WHOLLY WITHIN BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY, THE ETJ OF THE CITY OF ALVIN AND FORT BEND COUNTY.
5. 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.
6. 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.
7. 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.
8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
9. 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.
10. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, DATED MARCH 1, 2021, EFFECTIVE DATE OF MARCH 7, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
11. FIVE EIGHTHS (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.
12. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO.2.
13. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
14. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
15. T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-B: CHISELED BOX ON TOP OF A TYPE "C" CURB INLET LOCATED AT THE WESTERLY SIDE OF THE INTERSECTION OF FARTHING LANE AND DAPPLED OAK STREET.  
ELEVATION = 60.50', NGVD29, 1973 ADJ.
16. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
17. THE PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
18. 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.
19. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT 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.
20. 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.
21. 1.490 ACRES OF COMMON LANDSCAPE AREA ARE SUPPLIED IN THIS SECTION. 20.573 OVERALL ACRES X 7% = 1.440 ACRES OF COMMON LANDSCAPE AREA ARE REQUIRED FOR THIS PLANNED UNIT DEVELOPMENT RESULTING IN A REMAINING SURPLUS OF 0.050 ACRES OF COMMON LANDSCAPE AREA TO BE USED IN FUTURE SECTIONS, IF NEEDED.
22. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
23. THE AMENITIES WITHIN RESERVES "A" & "B" WILL MEET OR EXCEED THE REQUIREMENTS OF SEC.21-29(C) OF THE CITY OF ALVIN SUBDIVISION ORDINANCE.



VICINITY MAP  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 651X/Y

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  
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.  
VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER

Grady Prestage  
GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KP George  
KP GEORGE  
COUNTY JUDGE

W. A. (Andy) Meyers  
W. A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

Ken R. Demerchant  
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.

Laurel Richard  
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

## FINAL PLAT OF CALDWELL RANCH SECTION 1

A SUBDIVISION OF 20.573 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOT 5 OF THE T.W. & J.W.B. HOUSE SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 301 OF THE FORT BEND COUNTY DEED RECORDS.

96 LOTS      3 RESERVES (1.547 ACRES)      2 BLOCKS

MARCH 22, 2021      JOB NO. 1931-8074C

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:

ENGINEER:



**GBI PARTNERS**  
LAND SURVEYING CONSULTANTS  
4724 VISTA ROAD - PASADENA, TX 77665  
PHONE: 817-489-4539 - [GBISurvey@GBIPartners.com](mailto:GBISurvey@GBIPartners.com)  
TRP&LS FIRM #10130300 - [www.GBIPartners.com](http://www.GBIPartners.com)

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

**LJA Engineering, Inc.**

1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
FRN-F-1386

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



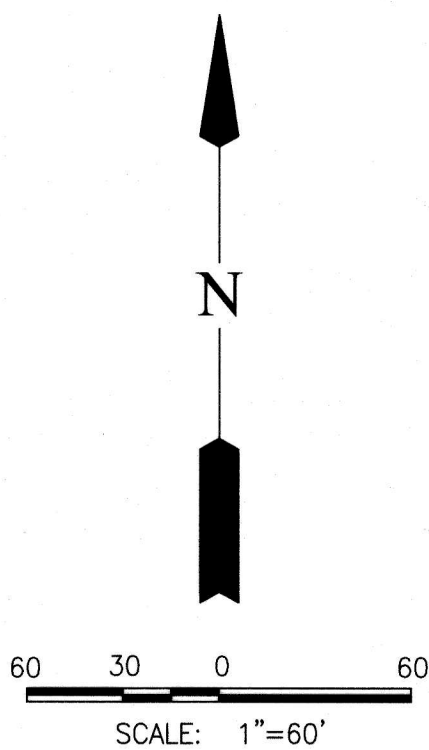
Phone 713.953.5200  
Fax 713.953.5026



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTAINENCE
A	1.353	58,949	RESTRICTED TO LANDSCAPE OPEN/SPACE	HOA
B	0.108	4,696	RESTRICTED TO LANDSCAPE OPEN/SPACE	HOA
C	0.086	3,750	RESTRICTED TO DRAINAGE	BRAZORIA-FORT BEND MUD 3
TOTAL	1.547	67,395		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°16'28" E	24.41'
L2	S 30°52'41" E	107.16'
L3	S 27°38'22" E	54.65'
L4	S 25°42'28" E	92.54'
L5	N 74°10'10" E	86.94'
L6	S 77°23'27" E	115.50'
L7	S 31°42'46" E	65.39'
L8	S 23°33'13" E	65.38'
L9	S 15°13'19" E	65.38'
L10	S 09°21'34" E	46.78'
L11	S 03°11'20" E	170.94'
L12	N 47°10'44" E	92.29'
L13	N 02°43'32" E	49.43'
L14	S 03°11'20" E	50.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N 71°54'01" E	66.66'
L16	S 30°52'41" E	61.49'
L17	S 27°20'09" E	58.08'
L18	S 03°11'20" E	30.72'
L19	N 86°48'40" E	29.99'
L20	N 71°54'01" E	31.29'
L21	N 36°30'48" W	34.43'
L22	N 30°52'41" W	55.30'
L23	N 71°54'01" E	66.66'
L24	N 48°11'20" W	14.14'
L25	S 30°52'41" E	55.81'
L26	N 45°35'37" W	57.54'
L27	S 44°24'23" W	10.00'



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	500.00'	16°40'14"	145.48'	N 84°23'25" E	144.97'
C2	500.00'	5°54'08"	51.51'	N 79°00'22" E	51.48'
C3	1035.00'	32°17'21"	583.27'	N 65°48'46" E	575.59'
C4	300.00'	27°41'21"	144.98'	S 17°02'00" E	143.57'
C5	50.00'	84°19'35"	73.59'	N 44°38'53" E	67.12'
C6	300.00'	14°54'39"	78.07'	N 79°21'21" E	77.85'
C7	50.00'	70°21'10"	61.39'	S 72°55'24" E	57.61'
C8	300.00'	24°23'19"	127.70'	S 25°33'10" E	126.74'
C9	50.00'	100°10'11"	87.41'	S 36°43'35" W	76.70'
C10	50.00'	95°40'25"	83.49'	N 45°21'07" W	74.12'
C11	25.00'	86°29'04"	37.74'	S 12°21'51" W	34.25'
C12	300.00'	3°32'32"	18.55'	S 29°06'25" E	18.54'
C13	300.00'	24°08'49"	126.43'	S 15°15'44" E	125.50'
C14	25.00'	90°00'00"	39.27'	S 48°11'20" E	35.36'
C15	275.00'	14°54'39"	71.57'	N 79°21'21" E	71.36'
C16	25.00'	44°51'00"	19.57'	N 49°28'31" E	19.07'
C17	50.00'	140°36'06"	122.70'	S 82°38'56" E	94.15'
C18	25.00'	25°23'57"	11.08'	S 25°02'51" E	10.99'
C19	325.00'	25°26'14"	144.29'	S 25°01'42" E	143.11'
C20	25.00'	26°15'24"	11.46'	S 25°26'17" E	11.36'
C21	50.00'	150°28'34"	131.32'	S 36°40'18" W	96.70'
C22	25.00'	25°05'55"	10.95'	N 80°38'23" W	10.86'
C23	25.00'	27°38'43"	12.06'	S 72°58'18" W	11.95'
C24	50.00'	150°57'51"	131.74'	N 45°21'08" W	96.81'
C25	25.00'	27°38'43"	12.06'	N 16°18'26" E	11.95'
C26	25.00'	32°56'49"	14.38'	N 13°59'19" W	14.18'
C27	50.00'	150°13'12"	131.09'	N 44°38'52" E	96.64'
C28	25.00'	32°56'48"	14.38'	S 76°42'56" E	14.18'
C29	25.00'	95°45'10"	41.78'	N 38°56'05" E	37.08'
C30	300.00'	27°34'18"	144.36'	N 22°43'39" W	142.98'
C31	300.00'	5°38'07"	29.51'	N 33°41'44" W	29.49'
C32	25.00'	86°29'04"	37.74'	N 74°07'12" W	34.25'
C33	25.00'	84°19'35"	36.79'	N 44°38'53" E	33.56'
C34	325.00'	14°54'39"	84.58'	N 79°21'21" E	84.34'
C35	25.00'	70°21'10"	30.70'	S 72°55'24" E	28.80'
C36	275.00'	24°23'19"	117.06'	S 25°33'10" E	116.17'
C37	25.00'	100°10'11"	43.71'	S 36°43'35" W	38.35'
C38	25.00'	95°40'25"	41.75'	N 45°21'07" W	37.06'

VICINITY MAP  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 651X/Y

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
- INDICATES PROPOSED STREET LIGHT
- 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
- (S) INDICATES FOUND 5/8" IR W/"GBI" CAP
- (F) INDICATES SET 5/8" IR W/"GBI" CAP
- I.R. INDICATES IRON ROD
- RES. INDICATES RESERVE
- P.O.B. INDICATES POINT OF BEGINNING

FINAL PLAT OF  
CALDWELL RANCH  
SECTION 1

A SUBDIVISION OF 20.573 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOT 5 OF THE T.W. & J.W.B. HOUSE SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 301 OF THE FORT BEND COUNTY DEED RECORDS.

96 LOTS      3 RESERVES (1.547 ACRES)      2 BLOCKS  
MARCH 22, 2021      JOB NO. 1931-8074C

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: 281-489-4339 • GBSurvey@GBISurvey.com  
TRP/ELS FROM #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



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