

**PLAT RECORDING SHEET**

**PLAT NAME:** Caldwell Ranch Section 2

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

**ACREAGE:** 18.445

**LEAGUE:** William Hall League

**ABSTRACT NUMBER:** 31

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 68

**NUMBER OF RESERVES:** 4

**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 18.445 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL RANCH SECTION 2, 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 SECTION 2 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: [Signature]  
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

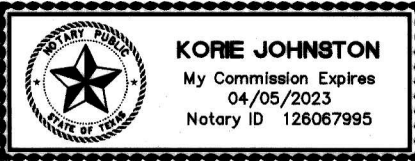
STATE OF TEXAS  
COUNTY OF FORT BEND

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.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



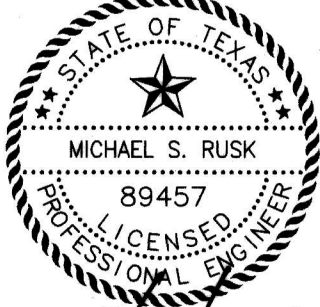
I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND; 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)

[Signature]  
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

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



[Signature]  
PAUL HORN, MAYOR

CITY OF ALVIN APPROVAL

[Signature]  
DIXIE ROBERTS, CITY SECRETARY

[Signature]  
MICHELLE SEGOVIA, CITY ENGINEER

BEING A TRACT CONTAINING 18.445 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, IN FORT BEND COUNTY, TEXAS; SAID 18.445 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 18.445 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 NORTHWESTERLY CORNER OF SAID 83.238 ACRE TRACT AND BEING ON THE SOUTHERLY LINE OF RESERVE "A", FORT BEND ISD FERDELL HENRY CENTER FOR LEARNING, A SUBDIVISION RECORDED IN PLAT NUMBER 20110173 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.);

THENCE, WITH SAID SOUTHERLY LINE, NORTH 86 DEGREES 58 MINUTES 01 SECOND EAST, A DISTANCE OF 1373.80 FEET;

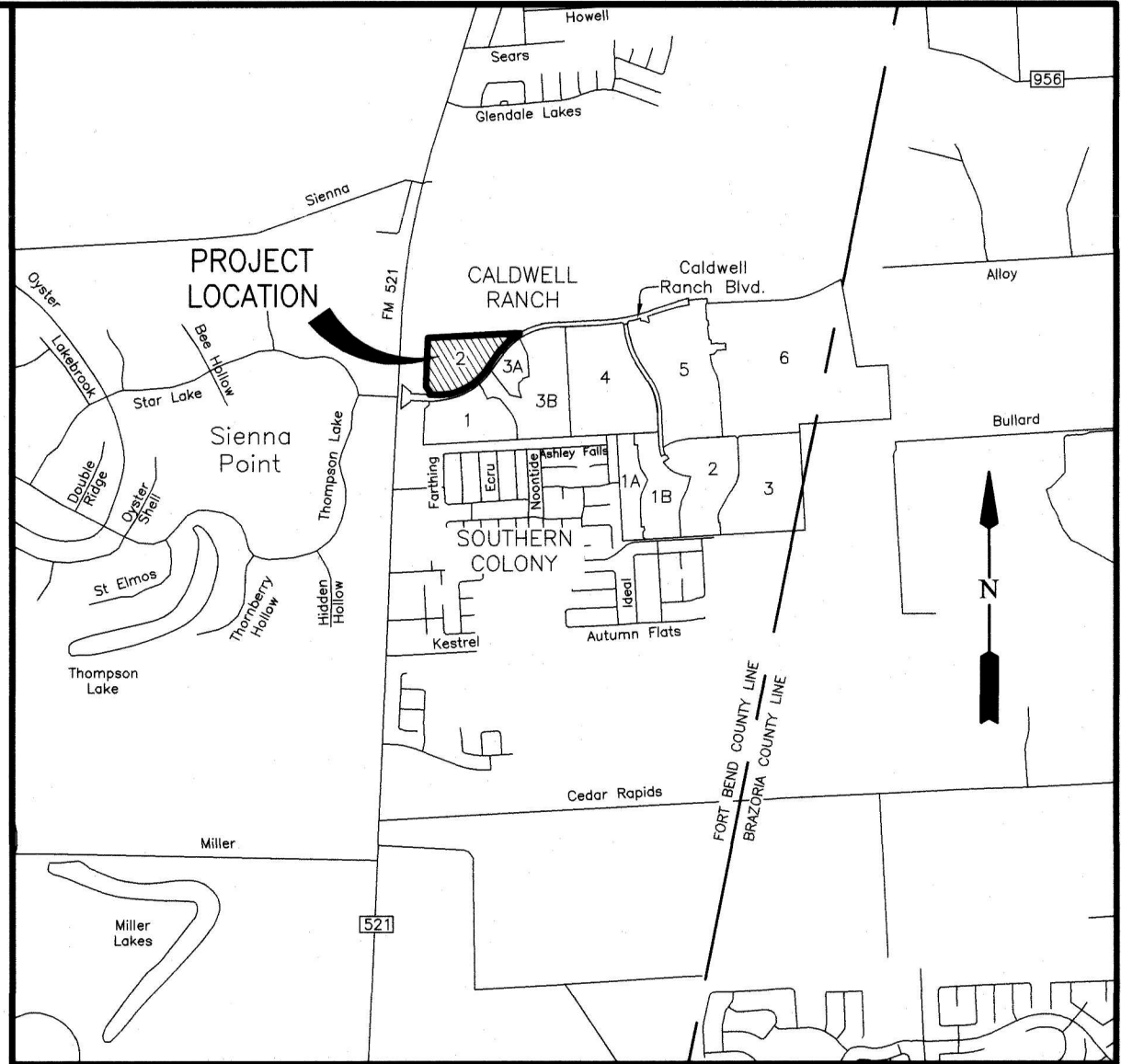
THENCE, THROUGH AND ACROSS SAID 83.238 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES:

- 409.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 39 MINUTES 05 SECONDS AND A CHORD THAT BEARS SOUTH 47 DEGREES 25 MINUTES 55 SECONDS WEST, A DISTANCE OF 406.52 FEET;
- SOUTH 36 DEGREES 06 MINUTES 22 SECONDS WEST, A DISTANCE OF 329.91 FEET;
- 707.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 01 MINUTE 37 SECONDS AND A CHORD THAT BEARS SOUTH 57 DEGREES 07 MINUTES 11 SECONDS WEST, A DISTANCE OF 692.07 FEET;
- 127.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 35 MINUTES 33 SECONDS AND A CHORD THAT BEARS SOUTH 85 DEGREES 25 MINUTES 46 SECONDS WEST, A DISTANCE OF 127.00 FEET;
- NORTH 87 DEGREES 16 MINUTES 28 SECONDS WEST, A DISTANCE OF 142.41 FEET;
- NORTH 02 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 50.00 FEET;
- NORTH 42 DEGREES 32 MINUTES 09 SECONDS WEST, A DISTANCE OF 91.85 FEET TO THE WESTERLY LINE OF AFORESAID 83.238 ACRE TRACT;

THENCE, WITH SAID WESTERLY LINE, NORTH 02 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 730.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.445 ACRE OF LAND.

NOTES:

- THERE ARE NO VISIBLE PIPELINES WITHIN THIS PLAT.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 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.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, DATED MARCH 7, 2021, EFFECTIVE DATE OF MARCH 1, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 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 PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO.2.
- SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 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.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 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.
- 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.
- 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.
- 3.900 ACRES OF COMMON LANDSCAPE AREA ARE SUPPLIED IN THIS SECTION. 18.445 OVERALL ACRES X 7% = 1.291 ACRES OF COMMON LANDSCAPE AREA ARE REQUIRED FOR THE PLANNED UNIT DEVELOPMENT LEAVING A SURPLUS OF 2.609 ACRES IN THIS SECTION. THE EXISTING CALDWELL RANCH DEVELOPMENT HAS 0.050 ACRES OF SURPLUS COMMON LANDSCAPE AVAILABLE; THEREFORE, LEAVING A TOTAL SURPLUS OF 2.659 ACRES OF COMMON LANDSCAPE AREA TO BE USED IN FUTURE SECTIONS, IF NEEDED.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE AMENITIES WITHIN RESERVES "A", "B", "C" & "E" 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. 650X/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, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

VINCENT M. MORALES, JR. GRADY PRESTAGE  
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

W. A. (ANDY) MEYERS KEN R. DEMERCHANT  
PRECINCT 3, COUNTY COMMISSIONER 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 CALDWELL RANCH SECTION 2

A SUBDIVISION OF 18.445 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.

68 LOTS 4 RESERVES (4.006 ACRES) 3 BLOCKS  
MARCH 22, 2021 JOB NO. 1931-8075C

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:



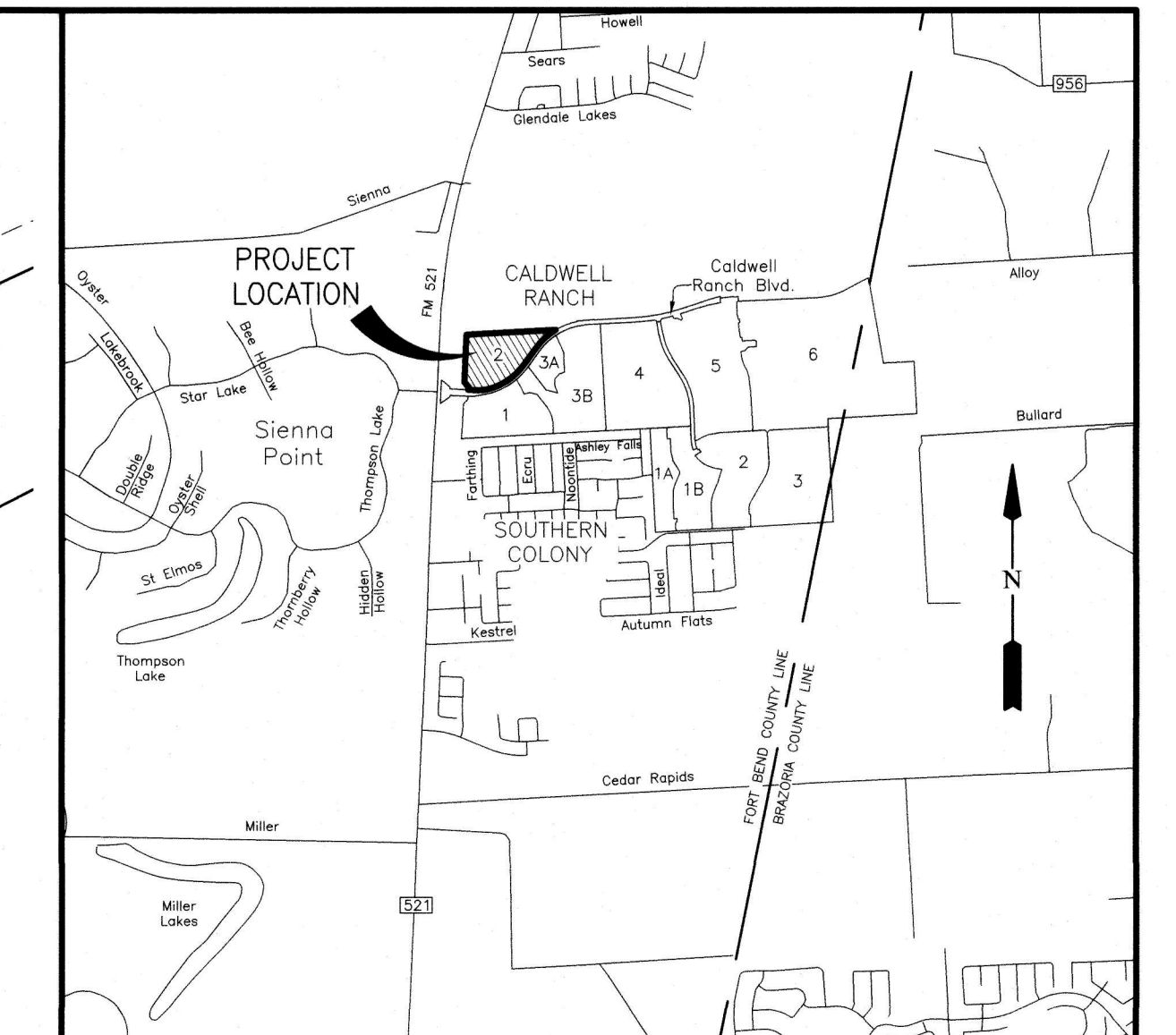
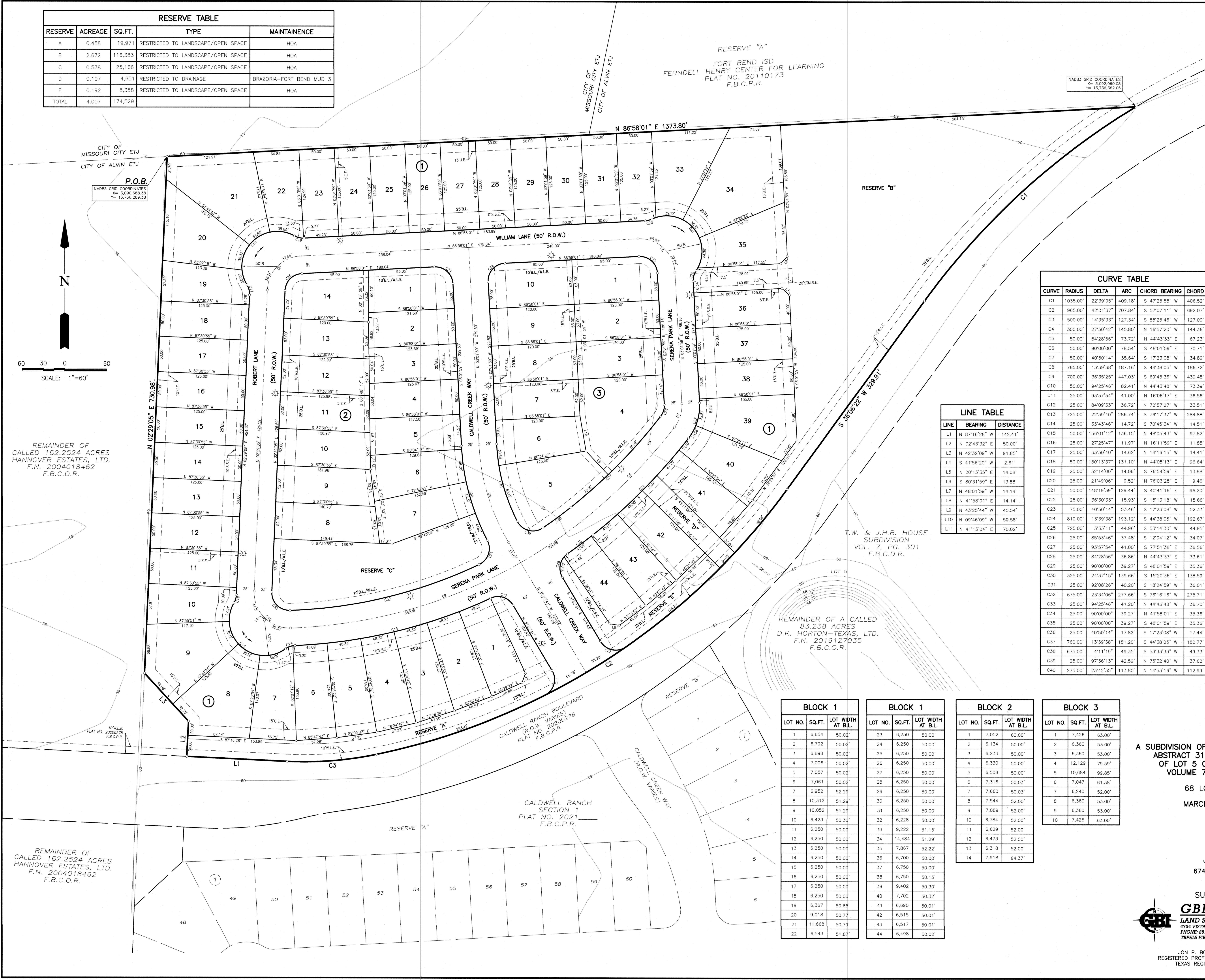
LJA Engineering, Inc.  
1904 W. Grand Parkway North Suite 100  
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Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

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



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTAINENCE
A	0.458	19,971	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
B	2.672	116,383	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	0.578	25,166	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
D	0.107	4,651	RESTRICTED TO DRAINAGE	BRAZORIA-FORT BEND MUD 3
E	0.192	8,358	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	4.007	174,529		



VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 650X/Y

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING CHORD
C1	1035.00'	22°39'05"	409.18'	S 47°25'55" W 406.52'
C2	965.00'	42°01'37"	707.84'	S 57°07'11" W 692.07'
C3	500.00'	14°35'33"	127.34'	S 85°25'46" W 127.00'
C4	300.00'	27°50'42"	145.80'	N 16°57'20" W 144.36'
C5	50.00'	84°28'56"	73.72'	N 44°43'33" E 67.23'
C6	50.00'	90°00'00"	78.54'	S 48°01'59" E 70.71'
C7	50.00'	40°50'14"	35.64'	S 17°23'08" W 34.89'
C8	785.00'	1°39'38"	187.16'	S 44°38'05" W 186.72'
C9	700.00'	36°35'25"	447.03'	S 69°45'36" W 439.48'
C10	50.00'	94°25'46"	82.41'	N 44°43'48" W 73.39'
C11	25.00'	93°57'54"	41.00'	N 16°06'17" E 36.56'
C12	25.00'	84°09'33"	36.72'	N 72°57'27" W 33.51'
C13	725.00'	22°39'40"	286.74'	S 76°17'37" W 284.88'
C14	25.00'	33°43'46"	14.72'	S 70°45'34" W 14.51'
C15	50.00'	156°01'12"	136.15'	N 48°05'43" W 97.82'
C16	25.00'	27°25'47"	11.97'	N 16°11'59" E 11.85'
C17	25.00'	33°30'40"	14.62'	N 14°16'15" W 14.41'
C18	50.00'	150°13'37"	131.10'	N 44°05'13" E 96.64'
C19	25.00'	32°14'00"	14.06'	S 76°54'59" E 13.88'
C20	25.00'	21°49'06"	9.52'	N 76°03'28" E 9.46'
C21	50.00'	148°19'39"	129.44'	S 40°41'16" E 96.20'
C22	25.00'	36°30'33"	15.93'	S 15°13'18" W 15.66'
C23	75.00'	40°50'14"	53.46'	S 17°23'08" W 52.33'
C24	810.00'	1°39'38"	193.12'	S 44°38'05" W 192.67'
C25	725.00'	3°33'11"	44.96'	S 53°14'30" W 44.95'
C26	25.00'	85°53'46"	37.48'	S 12°04'12" W 34.07'
C27	25.00'	93°57'54"	41.00'	S 77°51'38" E 36.56'
C28	25.00'	84°28'56"	36.86'	N 44°43'33" E 33.61'
C29	25.00'	90°00'00"	39.27'	S 48°01'59" E 35.36'
C30	325.00'	24°37'15"	139.66'	S 15°20'36" E 138.59'
C31	25.00'	92°08'28"	40.20'	S 18°24'59" W 36.01'
C32	675.00'	23°34'06"	277.66'	S 76°16'16" W 275.71'
C33	25.00'	94°25'46"	41.20'	N 44°43'48" W 36.70'
C34	25.00'	90°00'00"	39.27'	N 41°58'01" E 35.36'
C35	25.00'	90°00'00"	39.27'	S 48°01'59" E 35.36'
C36	25.00'	40°50'14"	17.82'	S 17°23'08" W 17.44'
C37	760.00'	1°39'38"	181.20'	S 44°38'05" W 180.77'
C38	675.00'	41°11'19"	49.35'	S 53°33'33" W 49.33'
C39	25.00'	97°36'13"	42.59'	N 75°32'40" W 37.62'
C40	275.00'	23°42'35"	113.80'	N 14°53'16" W 112.99'

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

BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	6,654	50.00'
2	6,792	50.00'
3	6,898	50.00'
4	7,006	50.00'
5	7,057	50.00'
6	7,061	50.00'
7	6,952	52.29'
8	10,312	51.29'
9	10,052	51.29'
10	6,423	50.30'
11	6,250	50.00'
12	6,250	50.00'
13	6,250	50.00'
14	6,250	50.00'
15	6,250	50.00'
16	6,250	50.00'
17	6,250	50.00'
18	6,250	50.00'
19	6,367	50.65'
20	9,018	50.77'
21	11,668	50.79'
22	6,543	51.87'

BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
23	6,250	50.00'
24	6,250	50.00'
25	6,250	50.00'
26	6,250	50.00'
27	6,250	50.00'
28	6,250	50.00'
29	6,250	50.00'
30	6,250	50.00'
31	6,250	50.00'
32	6,228	50.00'
33	9,222	51.15'
34	14,484	51.29'
35	7,867	52.22'
36	6,700	50.00'
37	6,750	50.00'
38	6,750	50.15'
39	9,402	50.30'
40	7,702	50.32'
41	6,690	50.01'
42	6,515	50.01'
43	6,517	50.01'
44	6,498	50.02'

BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,052	60.00'
2	6,134	50.00'
3	6,233	50.00'
4	6,330	50.00'
5	6,508	50.00'
6	7,316	50.03'
7	7,660	50.03'
8	7,544	52.00'
9	7,089	52.00'
10	6,784	52.00'
11	6,629	52.00'
12	6,473	52.00'
13	6,318	52.00'
14	7,918	64.37'

BLOCK 3		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,426	63.00'
2	6,360	53.00'
3	6,360	53.00'
4	12,129	79.59'
5	10,684	99.85'
6	7,047	61.38'
7	6,240	52.00'
8	6,360	53.00'
9	6,360	53.00'
10	7,426	63.00'

## FINAL PLAT OF CALDWELL RANCH SECTION 2

A SUBDIVISION OF 18.445 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.

68 LOTS 4 RESERVES (4.006 ACRES) 3 BLOCKS  
MARCH 22, 2021 JOB NO. 1931-8075C

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  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
PHONE: 281-499-4339 • GBSurvey@GBISurvey.com  
TPELS FIRM #10130300 • 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