

PLAT RECORDING SHEET

PLAT NAME: Caldwell Ranch Section 3B

PLAT NO: _____

ACREAGE: 29.716

LEAGUE: William Hall League

ABSTRACT NUMBER: 31

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 104

NUMBER OF RESERVES: 5

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 29.716 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL RANCH SECTION 3B, 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 ALL TIMES FOR THE PURPOSES OF 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 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, 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, 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 3B 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 ACRES.

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 17 DAY OF MAY, 2021.

D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: Jonathan Woodruff, Assistant Vice President

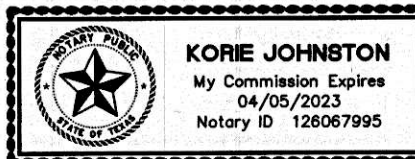
STATE OF TEXAS
COUNTY OF FORT BEND

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 17 DAY OF MAY, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



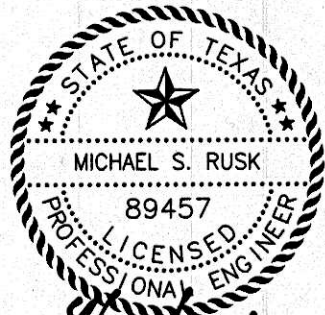
I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND;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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 36°06'22" E	22.36'
L2	N 22°15'18" W	120.83'
L3	N 00°00'00" E	102.75'
L4	N 5°25'21" E	10.77'
L5	N 44°54'22" E	72.34'
L6	N 14°26'19" E	11.32'
L7	N 69°57'31" E	95.78'
L8	N 20°29'14" W	50.03'
L9	N 86°57'01" E	82.23'
L10	N 09°21'34" W	46.78'
L11	N 15°13'19" W	65.38'
L12	N 23°33'13" W	65.38'
L13	N 31°42'46" W	65.39'
L14	N 77°23'27" W	115.50'
L15	S 74°10'10" W	86.94'
L16	N 25°42'28" W	92.54'
L17	N 27°38'22" W	54.65'
L18	N 30°52'41" W	107.16'
L19	N 86°55'04" E	53.64'
L20	N 21°39'43" W	55.97'
L21	N 86°55'04" E	50.97'
L22	S 86°55'04" W	36.57'
L23	N 86°55'04" E	36.57'
L24	N 21°39'43" W	47.46'
L25	N 86°55'04" E	53.64'
L26	N 21°39'43" W	55.97'
L27	N 64°08'55" W	14.44'
L28	S 72°05'25" W	42.28'
L29	S 38°59'38" W	14.09'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	1035.00'	13°33'44"	244.99'	N 42°53'14" E 244.42'
C2	965.00'	28°52'38"	486.36'	N 70°50'13" E 481.23'
C3	4970.00'	1°40'29"	145.27'	N 86°06'47" E 145.27'
C4	50.00'	90°00'00"	78.54'	N 23°20'17" E 70.71'
C5	400.00'	18°34'47"	129.71'	N 77°37'40" E 129.14'
C6	50.00'	90°00'00"	78.54'	S 48°04'56" E 70.71'
C7	50.00'	90°00'00"	78.54'	S 41°55'04" W 70.71'
C8	50.00'	90°00'00"	78.54'	N 48°04'56" W 70.71'
C9	300.00'	18°34'47"	97.28'	N 12°22'20" W 96.86'
C10	25.00'	94°18'45"	41.15'	S 34°08'53" W 36.66'
C11	25.00'	83°37'14"	36.49'	S 54°49'06" E 33.33'
C12	425.00'	3°32'47"	26.31'	N 85°08'40" E 26.30'
C13	25.00'	30°27'58"	13.29'	N 71°41'05" E 13.14'
C14	50.00'	150°55'56"	131.71'	S 48°04'56" E 96.80'
C15	25.00'	30°27'58"	13.29'	S 12°09'03" W 13.14'
C16	25.00'	90°00'00"	39.27'	S 48°04'56" E 35.36'
C17	25.00'	90°00'00"	39.27'	S 41°55'04" W 35.36'
C18	25.00'	25°00'07"	10.91'	S 19°35'00" E 10.82'
C19	50.00'	149°46'38"	130.71'	S 48°48'16" W 96.54'
C20	25.00'	34°46'31"	15.17'	N 75°41'41" W 14.94'
C21	25.00'	34°07'26"	14.89'	S 69°51'21" W 14.67'
C22	50.00'	150°08'11"	131.02'	N 52°08'16" W 96.62'
C23	25.00'	28°00'45"	11.35'	N 09°55'26" E 11.25'
C24	25.00'	90°00'01"	39.27'	N 48°04'56" W 35.36'
C25	25.00'	48°11'23"	21.03'	S 62°49'22" W 20.41'
C26	50.00'	276°22'46"	241.19'	N 03°04'56" W 66.67'
C27	25.00'	48°11'23"	21.03'	S 68°59'15" E 20.41'
C28	25.00'	90°00'00"	39.27'	N 41°55'04" E 35.36'
C29	275.00'	18°34'47"	89.18'	N 12°22'20" W 88.79'
C30	25.00'	33°37'15"	14.67'	N 38°28'20" W 14.46'
C31	50.00'	150°21'33"	131.21'	N 19°53'48" E 96.67'
C32	25.00'	28°44'18"	11.67'	N 81°42'26" E 11.58'
C33	425.00'	2°16'28"	16.87'	N 69°28'31" E 16.87'
C34	25.00'	83°37'14"	36.49'	N 28°48'08" E 33.33'
C35	25.00'	91°47'14"	40.05'	N 58°54'06" W 35.90'
C36	25.00'	90°00'00"	39.27'	N 23°20'17" E 35.36'
C37	375.00'	18°34'47"	121.60'	N 77°37'40" E 121.07'
C38	25.00'	90°00'00"	39.27'	S 48°04'56" E 35.36'
C39	25.00'	90°00'00"	39.27'	S 41°55'04" W 35.36'
C40	25.00'	90°00'00"	39.27'	N 48°04'56" W 35.36'
C41	325.00'	18°34'47"	105.39'	N 12°22'20" W 104.93'

LOT TABLE		
BLOCK # - LOT #	AREA	LOT WIDTH @ B.L.
1 - 1	6,239 SQ.FT.	50.00'
1 - 2	6,230 SQ.FT.	50.00'
1 - 3	8,671 SQ.FT.	50.00'
1 - 4	13,450 SQ.FT.	50.00'
1 - 5	7,892 SQ.FT.	50.00'
1 - 6	6,434 SQ.FT.	50.00'
1 - 7	8,305 SQ.FT.	74.39'
1 - 8	7,056 SQ.FT.	59.47'
1 - 9	6,250 SQ.FT.	50.00'
1 - 10	6,250 SQ.FT.	50.00'
1 - 11	6,250 SQ.FT.	50.00'
1 - 12	6,250 SQ.FT.	50.00'
1 - 13	6,250 SQ.FT.	50.00'
1 - 14	6,568 SQ.FT.	60.00'
1 - 15	6,647 SQ.FT.	50.00'
1 - 16	9,379 SQ.FT.	58.32'
1 - 17	10,507 SQ.FT.	58.44'
1 - 18	10,156 SQ.FT.	50.00'
1 - 19	9,007 SQ.FT.	50.00'
1 - 20	6,647 SQ.FT.	50.00'
1 - 21	8,568 SQ.FT.	60.00'
1 - 22	6,250 SQ.FT.	50.00'
1 - 23	6,250 SQ.FT.	50.00'
1 - 24	6,250 SQ.FT.	50.00'
1 - 25	6,250 SQ.FT.	50.00'
1 - 26	6,247 SQ.FT.	50.00'
1 - 27	7,603 SQ.FT.	50.00'
1 - 28	9,346 SQ.FT.	50.00'
1 - 29	8,872 SQ.FT.	50.00'
1 - 30	6,387 SQ.FT.	50.00'
1 - 31	6,508 SQ.FT.	50.00'
1 - 32	6,505 SQ.FT.	50.00'
1 - 33	6,332 SQ.FT.	50.00'
1 - 34	9,250 SQ.FT.	50.00'
1 - 35	13,253 SQ.FT.	50.00'
1 - 36	7,137 SQ.FT.	50.00'
1 - 37	5,999 SQ.FT.	50.00'
1 - 38	6,000 SQ.FT.	50.00'
1 - 39	6,000 SQ.FT.	50.00'
1 - 40	6,000 SQ.FT.	50.00'
1 - 41	6,000 SQ.FT.	50.00'
1 - 42	6,000 SQ.FT.	50.00'
1 - 43	6,000 SQ.FT.	50.00'
1 - 44	6,000 SQ.FT.	50.00'
1 - 45	6,000 SQ.FT.	50.00'
1 - 46	6,000 SQ.FT.	50.00'
1 - 47	6,000 SQ.FT.	50.00'
1 - 48	6,000 SQ.FT.	50.00'
1 - 49	6,000 SQ.FT.	50.00'
1 - 50	7,066 SQ.FT.	60.00'
2 - 1	7,066 SQ.FT.	60.00'
2 - 2	6,000 SQ.FT.	50.00'

LOT TABLE		
BLOCK # - LOT #	AREA	LOT WIDTH @ B.L.
2 - 3	6,000 SQ.FT.	50.00'
2 - 4	6,000 SQ.FT.	50.00'
2 - 5	6,000 SQ.FT.	50.00'
2 - 6	6,000 SQ.FT.	50.00'
2 - 7	6,411 SQ.FT.	53.00'
2 - 8	10,090 SQ.FT.	57.23'
2 - 9	9,598 SQ.FT.	57.06'
2 - 10	6,392 SQ.FT.	54.00'
2 - 11	6,729 SQ.FT.	54.77'
3 - 1	8,296 SQ.FT.	60.00'
3 - 2	6,598 SQ.FT.	50.00'
3 - 3	6,259 SQ.FT.	50.00'
3 - 4	6,086 SQ.FT.	50.00'
3 - 5	6,000 SQ.FT.	50.00'
3 - 6	6,000 SQ.FT.	50.00'
3 - 7	6,000 SQ.FT.	50.00'
3 - 8	6,000 SQ.FT.	50.00'
3 - 9	6,000 SQ.FT.	50.00'
3 - 10	6,000 SQ.FT.	50.00'
3 - 11	6,000 SQ.FT.	50.00'
3 - 12	6,000 SQ.FT.	50.00'
3 - 13	6,000 SQ.FT.	50.00'
3 - 14	6,000 SQ.FT.	50.00'
3 - 15	6,000 SQ.FT.	50.00'
3 - 16	6,000 SQ.FT.	50.00'
3 - 17	6,000 SQ.FT.	50.00'
3 - 18	6,000 SQ.FT.	50.00'
3 - 19	6,000 SQ.FT.	50.00'
3 - 20	6,000 SQ.FT.	50.00'
3 - 21	6,000 SQ.FT.	50.00'
3 - 22	7,066 SQ.FT.	60.00'
3 - 23	7,066 SQ.FT.	60.00'
3 - 24	6,000 SQ.FT.	50.00'
3 - 25	6,000 SQ.FT.	50.00'
3 - 26	6,000 SQ.FT.	50.00'
3 - 27	6,000 SQ.FT.	50.00'
3 - 28	6,000 SQ.FT.	50.00'
3 - 29	6,000 SQ.FT.	50.00'
3 - 30	6,000 SQ.FT.	50.00'
3 - 31	6,000 SQ.FT.	50.00'
3 - 32	6,000 SQ.FT.	50.00'
3 - 33	6,000 SQ.FT.	50.00'
3 - 34	6,000 SQ.FT.	50.00'
3 - 35	6,000 SQ.FT.	50.00'
3 - 36	6,000 SQ.FT.	50.00'
3 - 37	6,000 SQ.FT.	50.00'
3 - 38	6,000 SQ.FT.	50.00'
3 - 39	6,000 SQ.FT.	50.00'
3 - 40	6,586 SQ.FT.	52.78'
3 - 41	7,428 SQ.FT.	55.43'
3 - 42	7,729 SQ.FT.	55.43'
3 - 43	8,441 SQ.FT.	62.75'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTAINENCE
A	0.264	11,521	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
B	0.317	13,805	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	0.090	3,904	RESTRICTED TO DRAINAGE	BRAZORIA-FORT BEND MUD 3
D	8.627	375,773	RESTRICTED TO DRAINAGE	BRAZORIA-FORT BEND MUD 3
E	0.126	5,485	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	9.424	410,488		

NOTES:

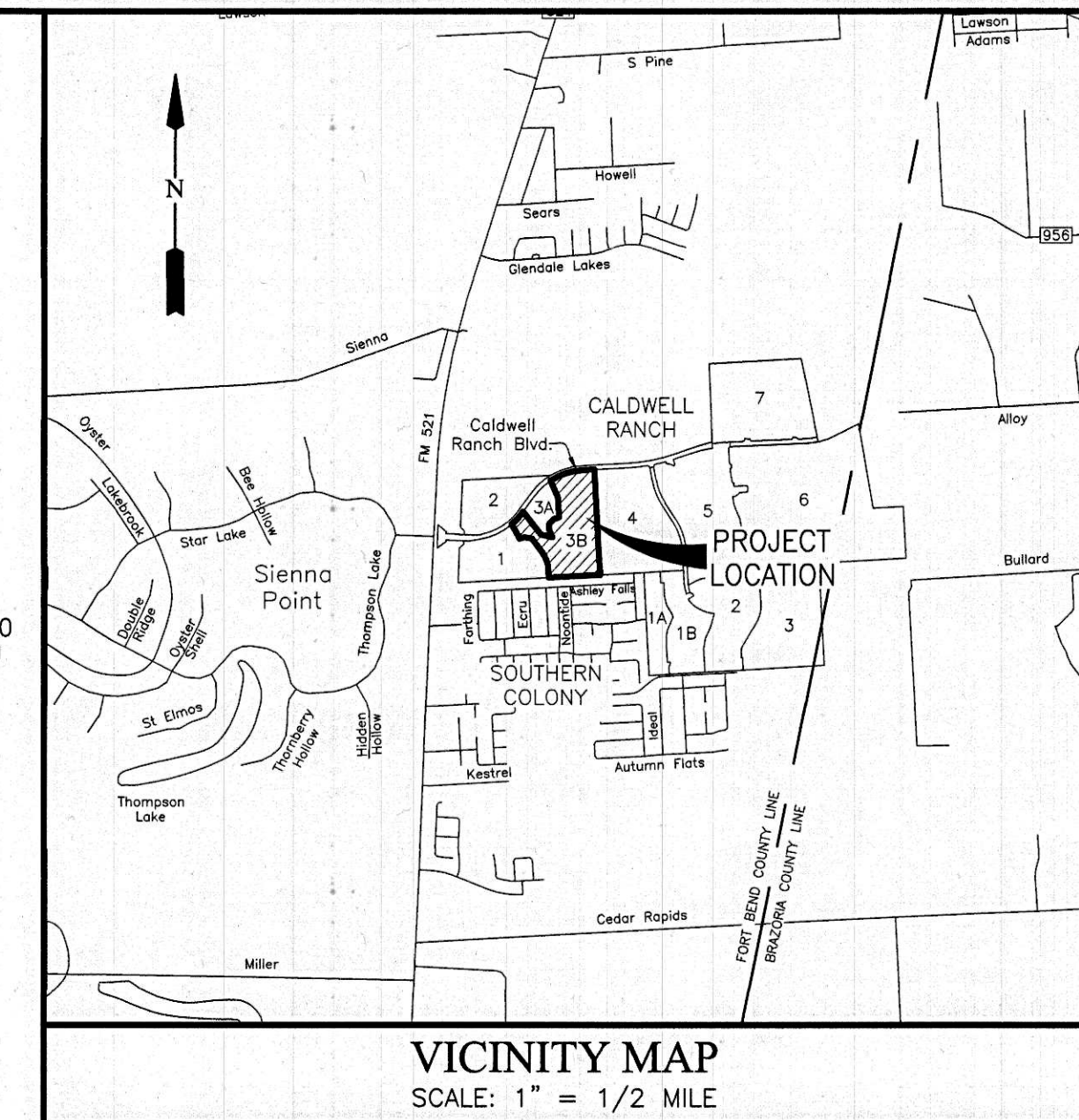
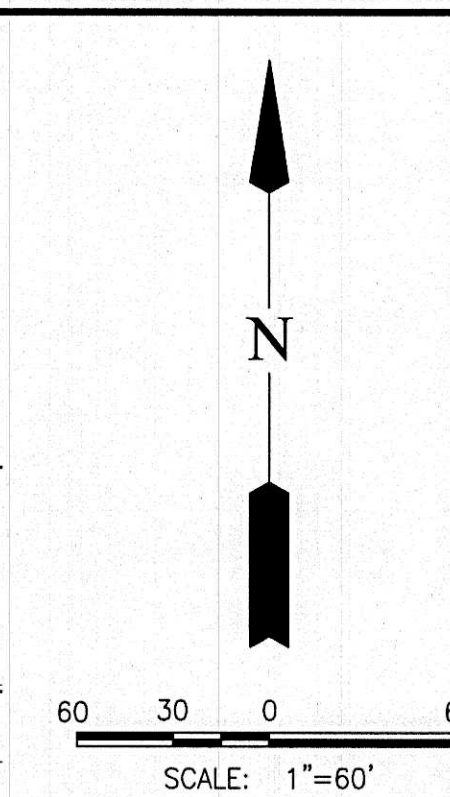
BEING A TRACT CONTAINING 29.716 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT NUMBER 31, IN FORT BEND COUNTY, TEXAS; SAID 29.716 ACRE TRACT BEING A PORTION OF A CALL 79.261 ACRE TRACT STYLED PARCEL TWO AND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2019129484 OF THE O.R.F.B.C. AND A PORTION OF 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.; SAID 29.716 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 NORTHEASTERLY CORNER OF A CALL 49.946 ACRE TRACT RECORDED IN THE NAME OF 258 COLONY INVESTMENTS, LLC IN FILE NUMBER 2019127829 OF THE O.R.F.B.C.;

THENCE, THROUGH AND ACROSS AFORESAID 79.261 ACRE TRACT AND A CALL 353.926 ACRE TRACT RECORDED IN THE NAME OF 258 COLONY INVESTMENTS, LLC IN FILE NUMBER 2019127946 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY (O.R.F.B.C.), SOUTH 88 DEGREES 14 MINUTES 16 SECONDS WEST, A DISTANCE OF 2048.15 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 79.261 ACRE AND WITH THE EASTERLY LINE OF SAID 83.238 ACRE TRACT, SOUTH 03 DEGREES 04 MINUTES 56 SECONDS EAST, A DISTANCE OF 1640.73 FEET TO THE NORTHERLY LINE OF SOUTHERN COLONY 4A, A SUBDIVISION RECORDED IN PLAT NUMBER 20180188 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.);

THENCE, CONTINUING WITH THE NORTHERLY LINE OF SAID SOUTHERN COLONY 4A AND THE NORTHERLY LINE OF SOUTHERN COLONY 2A, SUBDIVISION RECORDED IN PLAT NUMBER 20160263 OF THE F.B.C.P.R., SOUTH 86 DEGREES 48 MINUTES 40 SECONDS WEST, A DISTANCE OF 803.69 FE



LEGEND

- INDICATES BUILDING LINE
- INDICATES UTILITY EASEMENT
- INDICATES DRAINAGE EASEMENT
- INDICATES WATERLINE EASEMENT
- INDICATES SANITARY SEWER EASEMENT
- INDICATES STORM SEWER EASEMENT
- INDICATES PROPOSED STREET LIGHT
- INDICATES FORT BEND COUNTY PLAT RECORDS
- INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- INDICATES FILE NUMBER
- INDICATES ELECTRICAL EASEMENT
- INDICATES AERIAL EASEMENT
- INDICATES RIGHT OF WAY
- INDICATES FOUND 5/8" IR W/"GBI" CAP
- INDICATES SET 5/8" IR W/"GBI" CAP
- INDICATES IRON ROD
- INDICATES RESERVE
- INDICATES POINT OF BEGINNING

FINAL PLAT OF CALDWELL RANCH SECTION 3B

A SUBDIVISION OF 29.716 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOTS 5 & 6 OF THE T.W. & J.W.B. HOUSE SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 301 OF THE FORT BEND COUNTY DEED RECORDS.

104 LOTS 5 RESERVES (9.424 ACRES) 3 BLOCKS
APRIL 12, 2021 JOB NO. 1931-8076C

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:



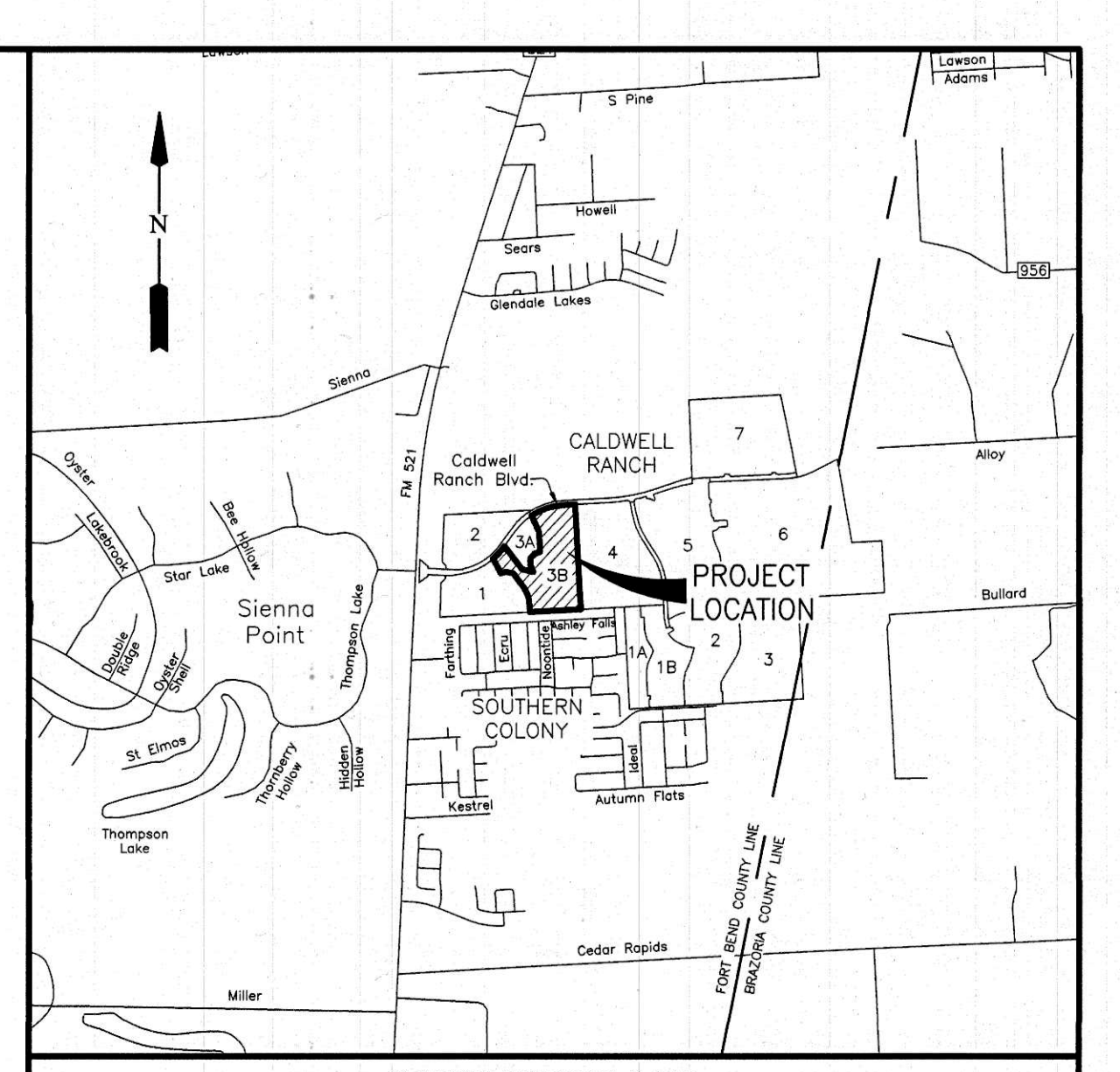
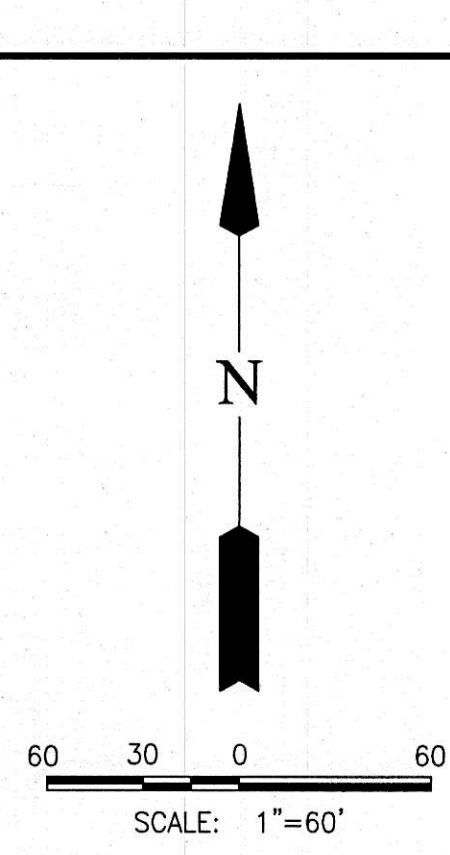
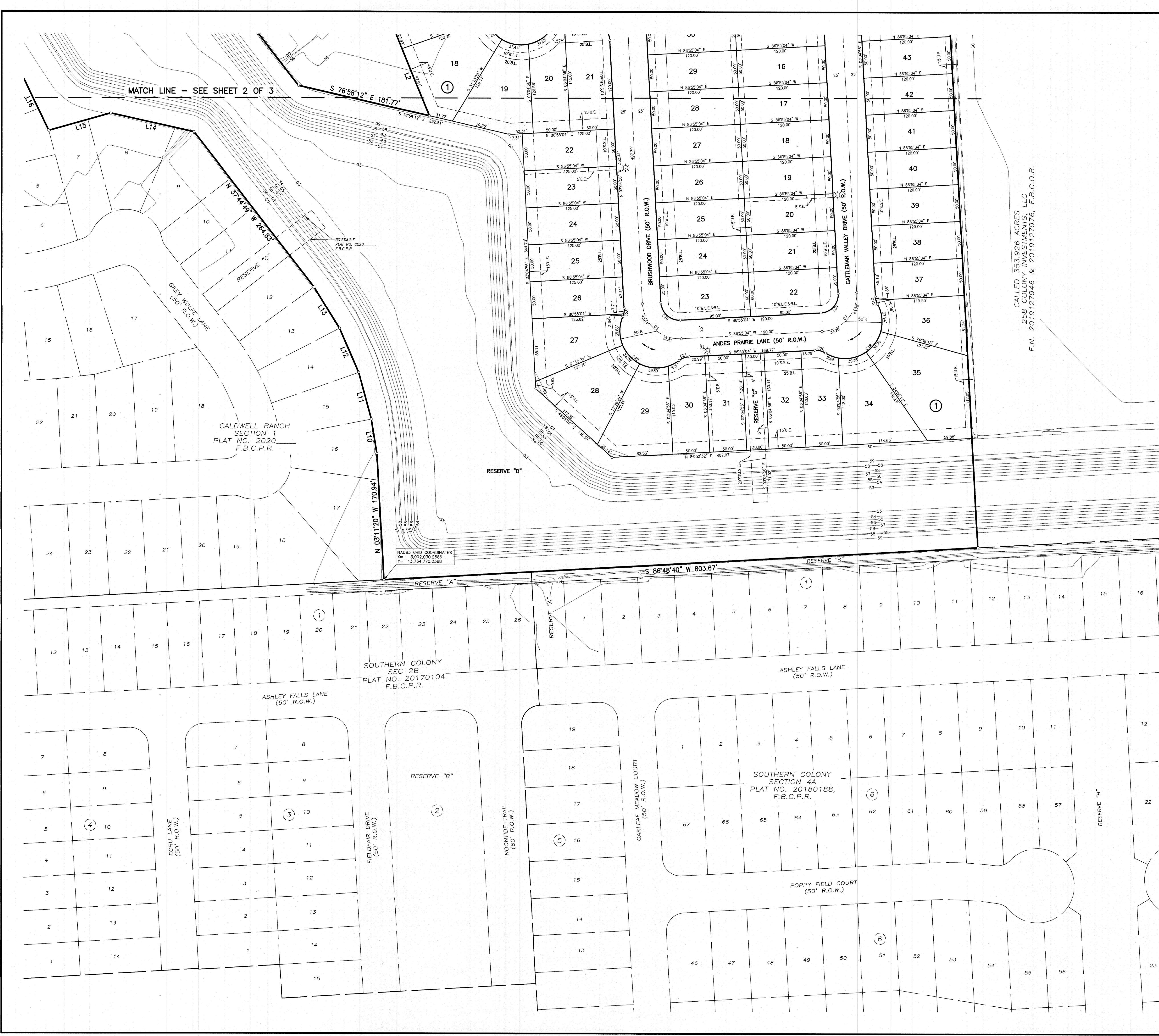
GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com
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ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

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



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
 - STM.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
 - (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
 - P.O.B. INDICATES POINT OF BEGINNING

**FINAL PLAT OF
CALDWELL RANCH
SECTION 3B**

A SUBDIVISION OF 29.716 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOTS 5 & 6 OF THE T.W. & J.W.B. HOUSE SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 301 OF THE FORT BEND COUNTY DEED RECORDS.

104 LOTS 5 RESERVES (9.424 ACRES) 3 BLOCKS
APRIL 12, 2021 JOB NO. 1931-8076C

OWNERS:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
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SURVEYOR:
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