

PLAT RECORDING SHEET

PLAT NAME: Caldwell Ranch Section 4

PLAT NO: _____

ACREAGE: 42.057

LEAGUE: William Hall League

ABSTRACT NUMBER: 31

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 157

NUMBER OF RESERVES: 8

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., COUNTY OF TEXAS, HEREBY DECLARE TO ALL OWNERS OF THE 42.057 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL RANCH SECTION 4, 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 UNOBSERVED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER 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 UNOBSERVED 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 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, DRAINS, 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 TO ANY DRAINAGE EASEMENT, DR DRAINAGE, 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 4 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 26 DAY OF JULY, 2021.

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

BY: Jonathan Woodruff
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

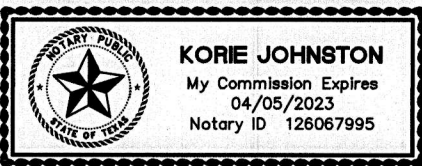
STATE OF TEXAS
COUNTY OF FORT BEND

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,

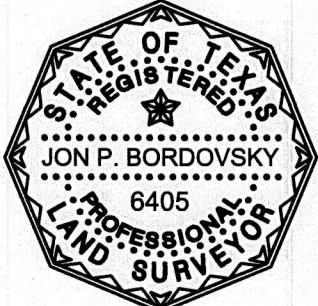
THIS 26 DAY OF JULY, 2021.

Ki J*
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 AND POINTS OF THE PERIMETER 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
JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405



I, KATHLEEN KINCHEN, 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.

Kathleen Kinchen
KATHLEEN KINCHEN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136244



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 10°22'04" E	207.66'
L2	N 86°55'04" E	145.00'
L3	N 57°12'43" E	170.00'
L4	S 15°05'04" E	50.00'
L5	S 03°09'11" E	5.05'
L6	N 86°55'04" E	95.00'
L7	S 32°47'17" E	96.82'
L8	N 57°12'43" E	95.00'
L9	S 57°12'43" W	95.00'
L10	S 03°07'28" E	70.75'
L11	S 15°05'04" E	50.00'
L12	S 03°09'11" E	5.10'
L13	N 03°09'11" W	5.00'
L14	N 15°05'04" W	50.00'
L15	N 03°07'28" W	70.75'
L16	S 86°52'32" W	50.42'
L17	S 86°55'04" W	99.33'
L18	S 86°55'04" W	95.00'
L19	N 12°12'43" E	14.14'
L20	N 31°20'12" W	49.45'
L21	N 28°38'23" W	49.45'
L22	N 25°56'27" W	49.45'
L23	N 23°14'31" W	49.45'
L24	N 20°32'35" W	49.45'
L25	N 17°50'39" W	49.45'
L26	N 15°08'44" W	49.45'
L27	N 12°26'48" W	49.45'
L28	N 10°27'43" W	51.82'
L29	S 84°23'58" W	50.05'
L30	S 85°21'12" W	50.02'
L31	S 86°17'32" W	50.00'
L32	N 09°54'08" W	56.29'
L33	N 12°39'03" W	56.27'
L34	N 18°02'42" W	56.27'
L35	N 19°26'21" W	56.27'
L36	N 22°50'00" W	56.27'
L37	N 26°13'39" W	56.27'
L38	N 29°37'19" W	56.27'
L39	N 32°26'52" W	52.56'
L40	N 77°47'17" W	14.14'
L41	S 66°32'44" W	5.00'
L42	N 48°04'56" W	14.14'
L43	S 82°04'29" W	67.15'
L44	S 76°21'43" W	73.43'
L45	S 57°12'43" W	32.00'
L46	N 03°04'56" W	32.00'
L47	S 86°55'04" W	24.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2980.00'	6°04'58"	316.38'	S 83°54'32" E	316.23'
C2	35.00'	88°45'53"	54.22'	S 54°45'01" E	48.96'
C3	1030.00'	22°25'13"	403.05'	S 21°34'41" E	400.48'
C4	970.00'	29°43'47"	503.31'	S 17°55'24" E	497.69'
C5	300.00'	28°18'51"	148.25'	S 72°45'38" W	146.75'
C6	50.00'	90°00'00"	78.54'	N 48°04'56" W	70.71'
C7	50.00'	90°01'58"	78.57'	N 41°56'03" E	70.73'
C8	50.00'	83°57'12"	73.26'	S 51°04'23" E	66.88'
C9	1200.00'	23°41'31"	496.20'	S 20°56'32" E	492.67'
C10	800.00'	24°56'14"	348.19'	S 20°19'10" E	345.45'
C11	50.00'	94°43'36"	82.66'	S 39°30'45" W	73.57'
C12	50.00'	90°02'31"	78.58'	N 48°06'12" W	70.74'
C13	50.00'	90°00'00"	78.54'	S 48°04'56" E	70.71'
C14	300.00'	30°20'04"	158.83'	N 71°45'02" E	156.98'
C15	300.00'	11°57'36"	62.62'	S 09°06'16" E	62.51'
C16	300.00'	11°55'53"	62.47'	S 09°07'07" E	62.36'
C17	25.00'	90°00'00"	39.27'	N 41°55'04" E	35.36'
C18	25.00'	30°27'04"	13.29'	N 18°18'28" W	13.13'
C19	50.00'	150°56'07"	131.72'	N 41°56'03" E	96.80'
C20	25.00'	30°27'04"	13.29'	S 77°49'27" E	13.13'
C21	25.00'	33°05'59"	14.44'	N 70°24'02" E	14.24'
C22	50.00'	150°07'07"	131.00'	S 51°05'24" E	96.82'
C23	25.00'	33°26'18"	14.59'	S 07°15'01" W	14.38'
C24	1175.00'	23°19'09"	478.22'	S 21°07'43" E	474.93'
C25	25.00'	90°00'00"	39.27'	S 77°47'17" E	35.36'
C26	25.00'	90°00'00"	39.27'	N 12°12'43" E	35.36'
C27	25.00'	90°00'00"	39.27'	N 77°47'17" W	35.36'
C28	25.00'	90°00'00"	39.27'	S 12°12'43" W	35.36'
C29	825.00'	25°01'55"	360.43'	S 20°16'20" E	357.57'
C30	25.00'	28°14'24"	12.32'	S 21°52'35" E	12.20'
C31	50.00'	151°00'56"	131.79'	S 39°30'41" W	96.82'
C32	25.00'	28°08'37"	12.28'	N 79°03'09" W	12.16'
C33	25.00'	90°00'00"	39.27'	S 41°52'32" W	35.36'
C34	275.00'	11°57'36"	57.40'	S 09°06'16" E	57.30'
C35	325.00'	11°55'53"	67.68'	S 09°07'07" E	67.56'
C36	275.00'	11°55'53"	57.27'	N 09°07'07" W	57.16'
C37	325.00'	11°57'36"	67.84'	N 09°06'16" W	67.72'
C38	25.00'	90°00'00"	39.27'	N 48°07'28" W	35.36'
C39	25.00'	30°26'48"	13.28'	S 71°39'09" W	13.13'
C40	50.00'	150°56'07"	131.72'	N 48°06'12" W	96.80'
C41	25.00'	30°26'48"	13.28'	N 12°08'28" E	13.13'
C42	25.00'	90°00'00"	39.27'	N 48°04'56" W	35.36'
C43	25.00'	30°27'58"	13.29'	S 71°41'05" W	13.14'
C44	50.00'	150°55'56"	131.71'	N 48°04'56" W	96.80'
C45	25.00'	30°27'58"	13.29'	N 12°09'03" E	13.14'
C46	25.00'	90°00'00"	39.27'	N 48°04'56" W	35.36'
C47	25.00'	103°08'15"	45.00'	S 18°46'50" W	39.17'
C48	275.00'	16°34'06"	79.52'	S 78°38'01" W	79.25'
C49	25.00'	90°00'00"	39.27'	N 48°04'56" W	35.36'
C50	25.00'	90°01'58"	39.28'	N 41°56'03" E	35.37'
C51	25.00'	89°58'02"	39.26'	S 48°03'57" E	35.35'
C52	25.00'	30°27'58"	13.29'	S 12°09'03" W	13.14'
C53	50.00'	150°55'56"	131.71'	S 48°04'56" E	96.80'
C54	25.00'	30°27'58"	13.29'	N 71°41'05" E	13.14'
C55	325.00'	22°02'12"	125.00'	N 75°53'58" E	124.23'
C56	25.00'	82°19'51"	35.92'	S 73°57'13" E	32.91'
C57	25.00'	98°09'35"	42.83'	S 18°39'10" W	37.78'
C58	275.00'	19°11'07"	92.08'	S 77°19'30" W	91.65'
C59	25.00'	90°00'00"	39.27'	N 48°04'56" W	35.36'
C60	25.00'	90°01'58"	39.28'	N 41°56'03" E	35.37'
C61	25.00'	83°57'12"	36.63'	S 51°04'23" E	33.44'
C62	1225.00'	21°19'52"	456.06'	S 19°45'42" E	453.43'
C63	25.00'	90°00'00"	39.27'	N 41°55'04" E	35.36'
C64	325.00'	19°47'08"	112.23'	N 77°01'30" E	111.67'
C65	25.00'	85°35'49"	37.35'	S 70°04'10" E	33.97'
C66	775.00'	19°25'12"	262.68'	S 17°33'39" E	261.42'
C67	25.00'	94°43'36"	41.33'	S 39°30'45" W	36.78'
C68	25.00'	90°02'31"	39.29'	N 48°06'12" W	35.37'

BEING A TRACT CONTAINING 42.057 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT NUMBER 31, IN FORT BEND COUNTY, TEXAS; SAID 42.057 ACRE TRACT BEING A PORTION OF A CALL 353.926 ACRE TRACT RECORDED IN THE NAME OF 258 COLONY INVESTMENTS, LLC, FILE NUMBER 2019127946 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY (O.R.F.B.C.) AND 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.; SAID 42.057 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 353.926 ACRE TRACT, THE SOUTHEASTERLY CORNER 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. AND BEING ON 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, WITH SAID EASTERLY LINE, NORTH 03 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 1640.73 FEET;

THENCE, THROUGH AND ACROSS SAID 353.926 ACRE AND 79.261 ACRE TRACTS, THE FOLLOWING EIGHT (8) COURSES:

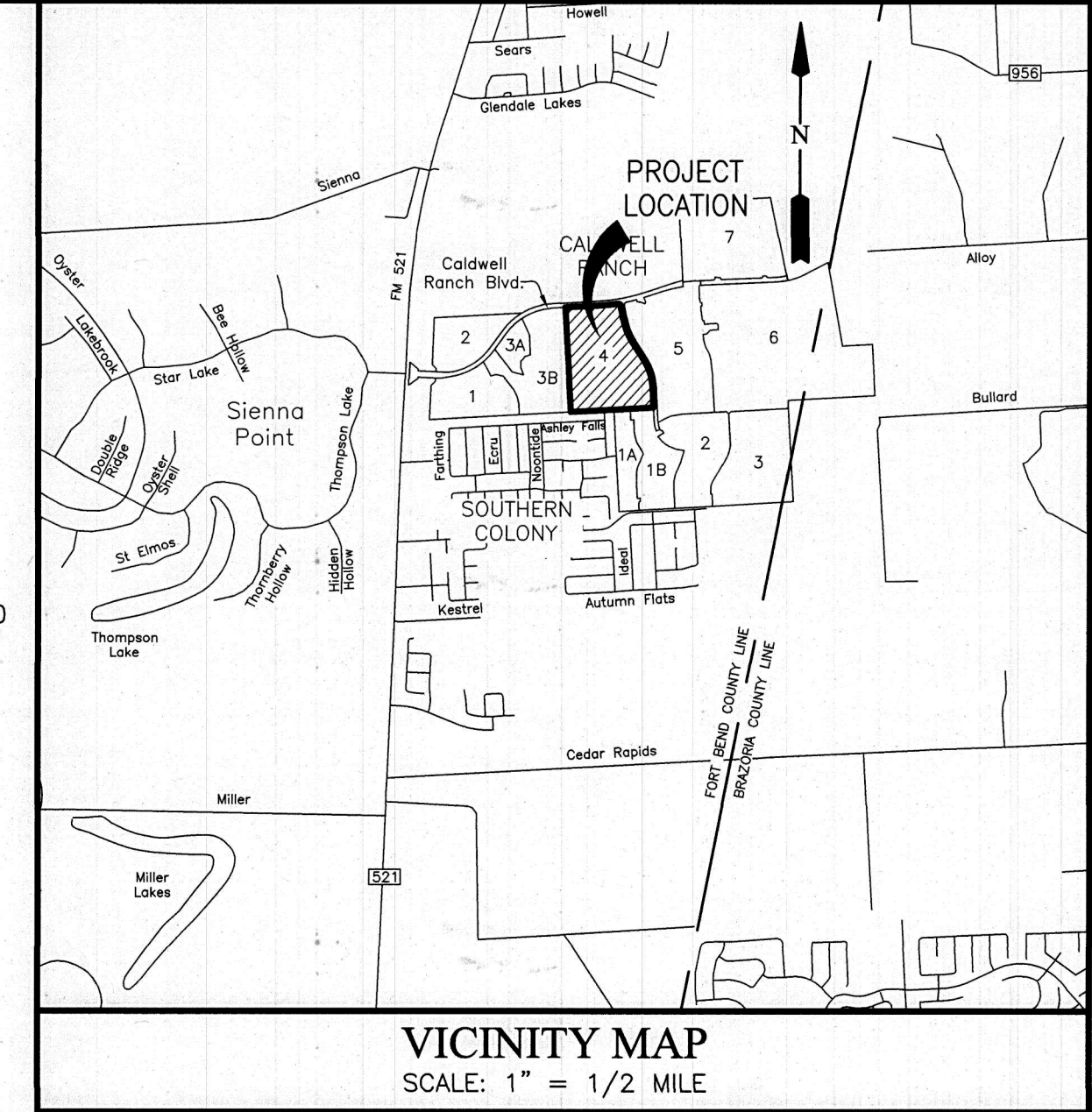
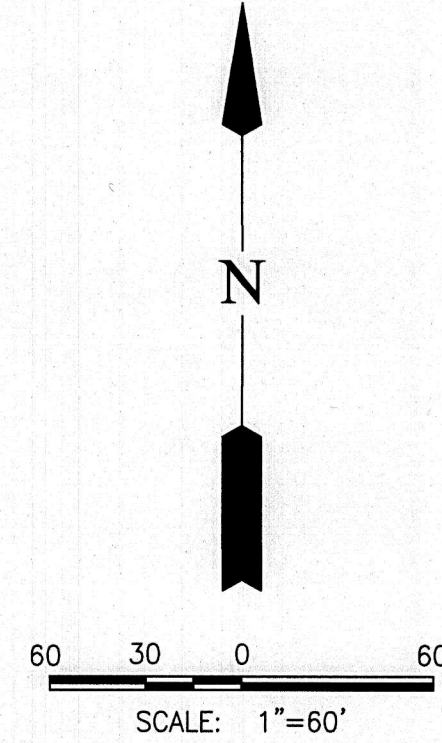
- NORTH 86 DEGREES 57 MINUTES 01 SECOND EAST, A DISTANCE OF 510.76 FEET;
- 316.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2980.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 04 MINUTES 58 SECONDS AND A CHORD THAT BEARS NORTH 83 DEGREES 54 MINUTES 32 SECONDS EAST, A DISTANCE OF 316.23 FEET;
- 54.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, 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 54 DEGREES 45 MINUTES 01 SECOND EAST, A DISTANCE OF 48.96 FEET;
- SOUTH 10 DEGREES 22 MINUTES 04 SECONDS EAST, A DISTANCE OF 207.66 FEET;
- 403.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 25 MINUTES 13 SECONDS AND A CHORD THAT BEARS SOUTH 21 DEGREES 34 MINUTES 41 SECONDS EAST, A DISTANCE OF 400.48 FEET;
- SOUTH 32 DEGREES 47 MINUTES 17 SECONDS EAST, A DISTANCE OF 315.02 FEET;
- 503.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 29 DEGREES 43 MINUTES 47 SECONDS AND A CHORD THAT BEARS SOUTH 17 DEGREES 55 MINUTES 24 SECONDS EAST, A DISTANCE OF 497.69 FEET;
- SOUTH 03 DEGREES 03 MINUTES 31 SECONDS EAST, A DISTANCE OF 287.09 FEET TO THE NORTHERLY LINE OF SOUTHERN COLONY EXPANSION, PHASE I, SECTION 1B, A SUBDIVISION RECORDED IN PLAT NUMBER 20200168 OF THE F.B.C.P.R.;

THENCE, WITH THE NORTHERLY LINE OF SAID SECTION 1B, THE NORTHERLY LINE OF SOUTHERN COLONY EXPANSION PHASE I, SECTION 1A, A SUBDIVISION RECORDED IN PLAT NUMBER 20200169 OF THE F.B.C.P.R. AND THE NORTHERLY LINE OF AFORESAID SOUTHERN COLONY 4A, SOUTH 86 DEGREES 57 MINUTES 25 SECONDS WEST, A DISTANCE OF 1301.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.057 ACRES OF LAND.

NOTES:

- 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.
- THIS PLAT LIES WHOLLY WITHIN BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2, THE ETJ OF THE CITY OF ALVIN AND FORT BEND COUNTY.
- 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.
- 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.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, DATED JANUARY 4, 2021, EFFECTIVE DATE OF DECEMBER 27, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THERE ARE NO VISIBLE PIPELINES WITHIN THIS PLAT.
- 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.
- T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 5/8 INCH IRON ROD SET. ELEVATION = 59.26', NAVD 88, GEOID 18
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" SHALL 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 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.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
<

BLOCK 1			BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 3			BLOCK 4			BLOCK 5			BLOCK 6		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,636	64.75'	18	6,064	50.00'	1	6,193	50.00'	1	5,950	50.00'	20	6,120	51.00'	1	10,115	96.68'	1	8,086	60.00'	1	7,379	60.00'
2	6,000	50.00'	19	6,152	50.00'	2	6,250	50.00'	2	6,000	50.00'	21	6,120	51.00'	2	6,569	56.43'	2	6,850	50.00'	2	6,066	50.28'
3	6,000	50.00'	20	7,452	55.11'	3	6,364	50.00'	3	6,000	50.00'	22	7,178	60.95'	3	6,180	51.50'	3	6,850	50.00'	3	6,872	65.48'
4	6,000	50.00'	21	10,157	54.89'	4	6,556	50.37'	4	6,000	50.00'	23	7,068	60.00'	4	6,180	51.50'	4	6,850	50.00'	4	8,195	66.63'
5	6,000	50.00'	22	7,925	54.62'	5	6,556	50.37'	5	6,000	50.00'	24	6,000	50.00'	5	6,180	51.50'	5	6,850	50.00'	5	6,437	51.50'
6	6,000	50.00'	23	6,466	52.58'	6	6,556	50.37'	6	6,000	50.00'	25	6,000	50.00'	6	7,261	61.63'	6	6,850	50.00'	6	6,664	52.61'
7	6,621	53.68'	24	6,560	54.16'	7	6,556	50.37'	7	6,000	50.00'	26	6,000	50.00'	7	9,110	59.16'	7	6,850	50.00'	7	11,641	50.63'
8	9,895	55.59'	25	6,560	54.16'	8	6,556	50.37'	8	6,000	50.00'	27	6,000	50.00'	8	7,660	53.00'	8	6,850	50.00'	8	10,814	51.52'
9	8,912	56.61'	26	6,560	54.16'	9	6,556	50.37'	9	7,066	60.00'	28	6,000	50.00'	9	7,191	53.00'	9	6,850	50.00'	9	5,732	50.44'
10	5,878	50.22'	27	6,560	54.16'	10	6,574	50.37'	10	6,651	55.42'	29	6,000	50.00'	10	6,832	53.00'	10	6,850	50.00'	10	6,000	50.00'
11	6,000	50.00'	28	6,560	54.16'	11	7,226	53.12'	11	6,120	51.00'	30	6,000	50.00'	11	6,517	53.00'	11	7,476	50.15'	11	6,000	50.00'
12	6,000	50.00'	29	6,560	54.16'	12	9,871	50.63'	12	6,120	51.00'	31	6,000	50.00'	12	6,360	53.00'	12	8,015	50.26'	12	6,000	50.00'
13	6,000	50.00'	30	6,560	54.16'	13	9,802	51.11'	13	6,120	51.00'	32	5,857	50.24'	13	7,430	63.05'	13	9,921	61.51'	13	6,000	50.00'
14	6,000	50.00'	31	6,560	54.16'	14	6,084	50.15'	14	6,120	51.00'	33	10,274	57.67'	14	7,347	60.05'	14	9,750	72.24'	14	6,000	50.00'
15	6,000	50.00'	32	6,264	50.17'	15	6,250	50.00'	15	6,120	51.00'	34	12,509	55.55'	15	6,367	50.01'	15	7,162	50.00'	15	6,000	50.00'
16	6,000	50.00'	33	6,200	50.00'	16	6,250	50.00'	16	6,120	51.00'	35	6,475	53.09'	16	6,652	50.01'	16	6,933	50.00'	16	8,063	68.31'
17	6,014	50.00'				17	6,250	50.00'	17	6,120	51.00'	36	6,000	50.00'	17	6,952	50.01'	17	6,871	50.00'			
						18	6,250	50.00'	18	6,120	51.00'	37	6,600	55.00'	18	7,291	50.01'	18	6,873	50.00'			
						19	6,250	50.00'	19	6,120	51.00'				19	7,671	50.01'	19	6,875	50.00'			
						20	6,250	50.00'							20	10,495	76.75'	20	6,877	50.00'			
						21	6,250	50.00'							21	6,878	50.00'	21	6,878	50.00'			
						22	6,250	50.00'							22	6,880	50.00'	22	6,880	50.00'			
						23	6,250	50.00'							23	6,882	50.00'	23	6,882	50.00'			
						24	6,243	50.00'							24	6,884	50.00'	24	6,884	50.00'			
															25	6,886	50.00'	25	6,886	50.00'			
															26	6,888	50.00'	26	6,888	50.00'			
															27	8,140	60.08'	27	8,140	60.08'			



- 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
 - SL 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 4

A SUBDIVISION OF 42.057 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOTS 3, 4, 6 & 7 OF THE T.W. & J.W.B. HOUSE SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 301 OF THE FORT BEND COUNTY DEED RECORDS.

157 LOTS 8 RESERVES (10.147 ACRES) 6 BLOCKS

JULY 12, 2021 JOB NO. 1931-8077C

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
4134 VISTA ROAD - PASADENA, TX 77508
PHONE: 881-459-4539 • GBSurvey@GBISurvey.com
TBP&LS 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

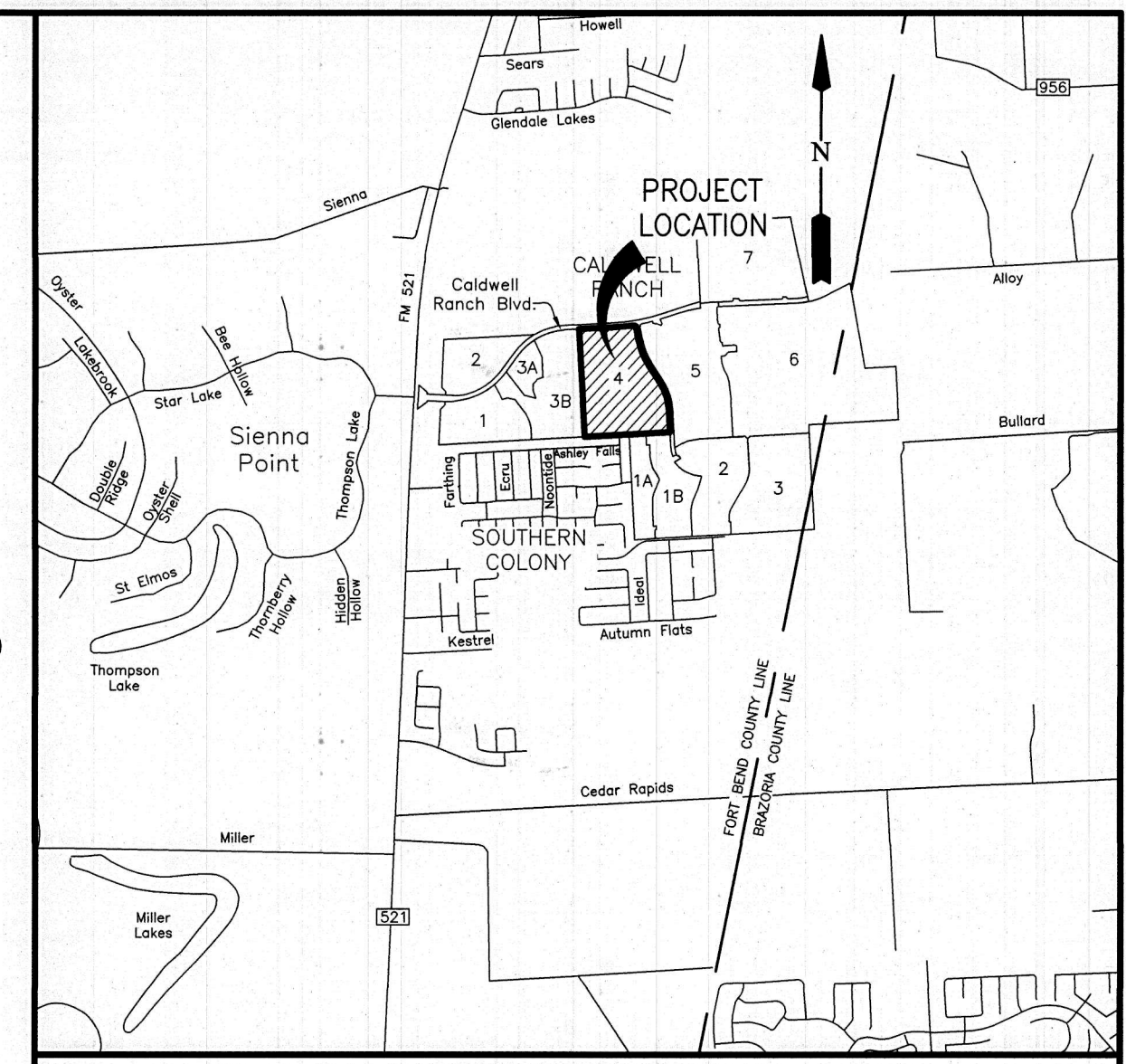
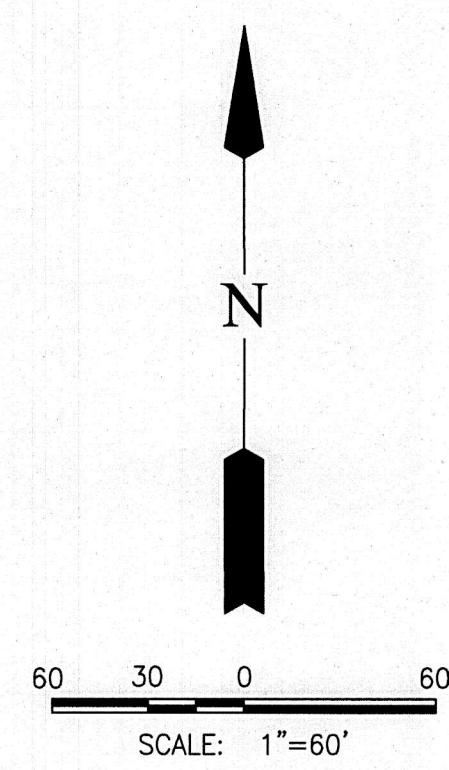
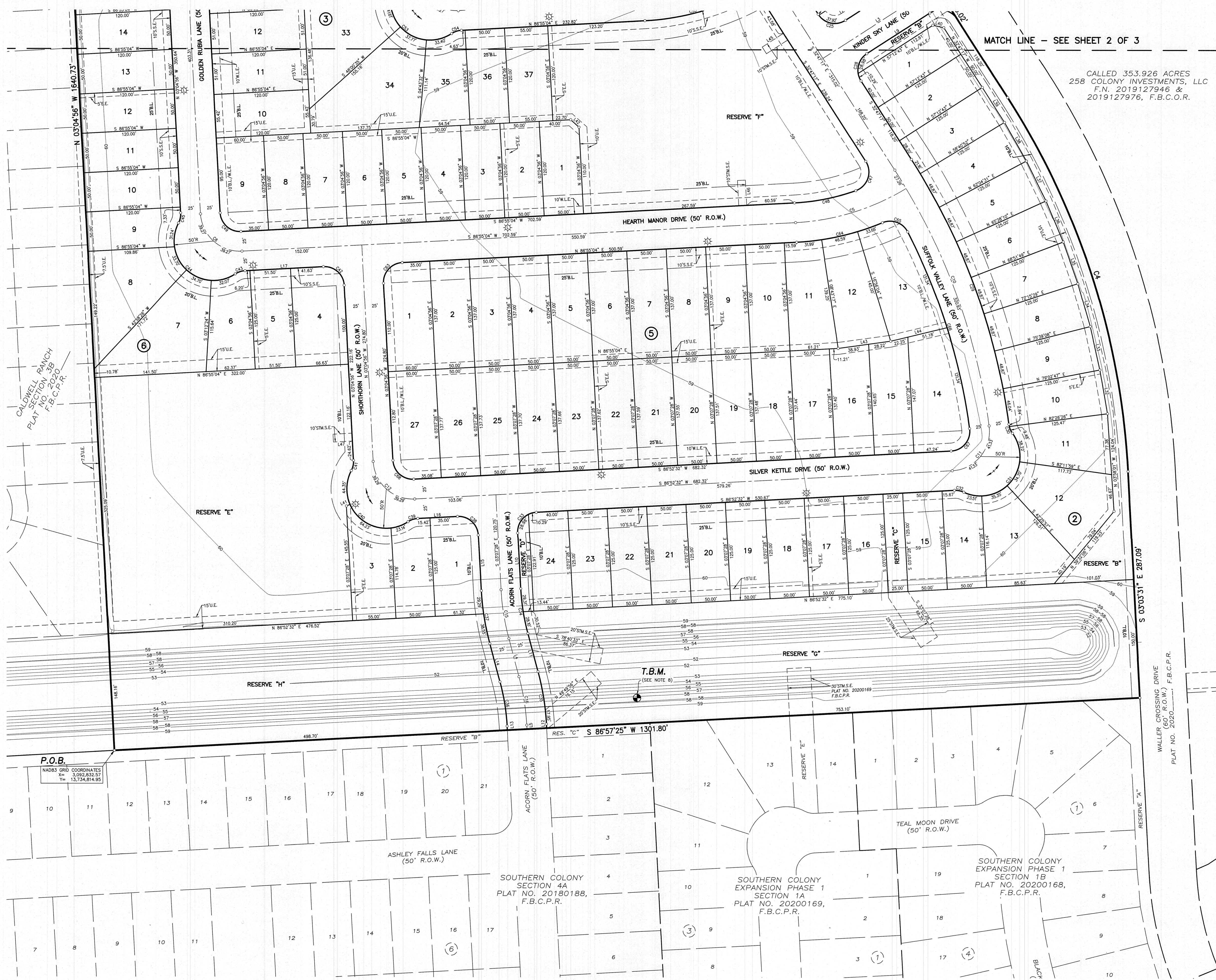
JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

KATHLEEN KINCHEN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136244

GBI

258 CC

SHEET 2 OF 3



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
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**FINAL PLAT OF
CALDWELL RANCH
SECTION 4**

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4784 VISTA ROAD - PASADENA, TX 77666
PHONE: 281-498-4539 - GBSurvey@GBISurvey.com
TBPCLS FIRM #101303000 - 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

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
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