

**PLAT RECORDING SHEET**

**PLAT NAME:** Caldwell Ranch Section 5

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

**ACREAGE:** 46.312

**LEAGUE:** William Hall League

**ABSTRACT NUMBER:** A 31

**NUMBER OF BLOCKS:** 6

**NUMBER OF LOTS:** 182

**NUMBER OF RESERVES:** 7

**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 46.312 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL RANCH SECTION 5, 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") PERMITTER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMITTER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMITTER 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 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 CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATING 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 5 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 30 DAY OF NOVEMBER, 2021.

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

BY: Jonathan Woodruff, ASSISTANT VICE PRESIDENT

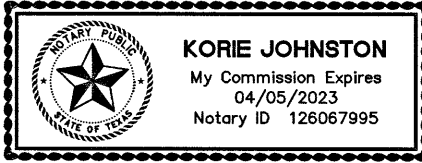
STATE OF TEXAS  
COUNTY OF FORT BEND

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,

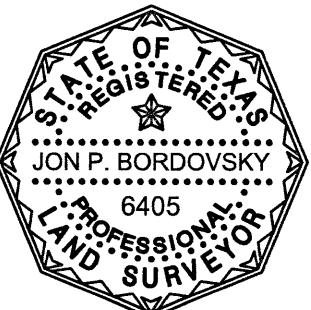
THIS 30 DAY OF NOVEMBER, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



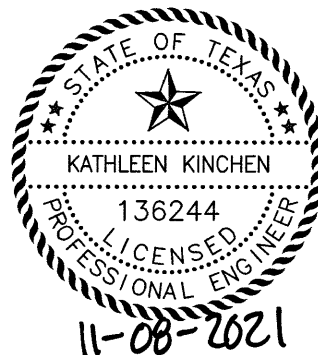
I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND,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



BEING A TRACT CONTAINING 46.312 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT NUMBER 31, IN FORT BEND COUNTY, TEXAS; SAID 46.312 ACRE TRACT BEING A PORTION OF 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 (D.R.F.B.C.), A PORTION OF CALL 49.946 ACRE TRACT RECORDED IN THE NAME OF 258 COLONY INVESTMENTS, LLC IN FILE NUMBER 2019177029 OF THE 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 46.312 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 MOST NORTHWESTERLY CORNER OF SOUTHERN COLONY EXPANSION PHASE II, SECTION 2, A SUBDIVISION RECORDED IN PLAT NUMBER 20200248 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.);

THENCE, THROUGH AND ACROSS AFORESAID 353.926 ACRE TRACT, THE FOLLOWING SIX (6) COURSES:

- 11.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 44 MINUTES 39 SECONDS AND A CHORD THAT BEARS NORTH 03 DEGREES 55 MINUTES 50 SECONDS WEST, A DISTANCE OF 11.26 FEET;
- NORTH 03 DEGREES 03 MINUTES 31 SECONDS WEST, A DISTANCE OF 511.10 FEET;
- 534.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 29 DEGREES 43 MINUTES 47 SECONDS AND A CHORD THAT BEARS NORTH 17 DEGREES 55 MINUTES 24 SECONDS WEST, A DISTANCE OF 528.47 FEET;
- NORTH 32 DEGREES 47 MINUTES 17 SECONDS WEST, A DISTANCE OF 315.02 FEET;
- 379.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 25 MINUTES 13 SECONDS AND A CHORD THAT BEARS NORTH 21 DEGREES 34 MINUTES 41 SECONDS WEST, A DISTANCE OF 377.15 FEET;
- NORTH 10 DEGREES 22 MINUTES 04 SECONDS WEST, A DISTANCE OF 207.66 FEET TO THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF CALDWELL RANCH BOULEVARD (WHICH VARIES), AS RECORDED IN PLAT NUMBER 20200278 OF THE F.B.C.P.R.;

THENCE, WITH SAID R.O.W. LINE, THE FOLLOWING TWO (2) COURSES:

- 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 35 SECONDS AND A CHORD THAT BEARS NORTH 34 DEGREES 00 MINUTES 52 SECONDS EAST, A DISTANCE OF 48.96 FEET;
- 168.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2980.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 13 MINUTES 54 SECONDS AND A CHORD THAT BEARS NORTH 76 DEGREES 46 MINUTES 51 SECONDS EAST, A DISTANCE OF 168.08 FEET TO THE NORTHWESTERLY CORNER OF RESERVE "A", SAID CALDWELL RANCH BOULEVARD;

THENCE, WITH SAID RESERVE "A", THE FOLLOWING FIVE (5) COURSES:

- SOUTH 14 DEGREES 50 MINUTES 05 SECONDS EAST, A DISTANCE OF 31.15 FEET;
- SOUTH 83 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 59.95 FEET;
- SOUTH 68 DEGREES 20 MINUTES 04 SECONDS EAST, A DISTANCE OF 67.14 FEET;
- NORTH 37 DEGREES 36 MINUTES 39 SECONDS EAST, A DISTANCE OF 24.24 FEET;
- NORTH 21 DEGREES 22 MINUTES 54 SECONDS WEST, A DISTANCE OF 81.11 FEET TO THE AFORESAID SOUTHERLY R.O.W. LINE OF CALDWELL RANCH BOULEVARD;

THENCE, WITH SAID R.O.W. LINE, THE FOLLOWING FOUR (4) COURSES:

- 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 38 SECONDS AND A CHORD THAT BEARS NORTH 72 DEGREES 12 MINUTES 24 SECONDS EAST, A DISTANCE OF 68.16 FEET;
- NORTH 71 DEGREES 33 MINUTES 05 SECONDS EAST, A DISTANCE OF 228.20 FEET;
- 342.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1965.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 59 MINUTES 41 SECONDS AND A CHORD THAT BEARS NORTH 76 DEGREES 32 MINUTES 55 SECONDS EAST, A DISTANCE OF 342.34 FEET;
- NORTH 02 DEGREES 31 MINUTES 59 SECONDS WEST, A DISTANCE OF 70.36 FEET;

THENCE, THROUGH AND ACROSS AFORESAID 353.926 ACRE, 79.261 ACRE AND 49.946 ACRE TRACTS, THE FOLLOWING TWENTY-NINE (29) COURSES:

- 202.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2035.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 35 SECONDS AND A CHORD THAT BEARS NORTH 84 DEGREES 36 MINUTES 19 SECONDS EAST, A DISTANCE OF 202.72 FEET;
- NORTH 87 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF 75.70 FEET;
- SOUTH 02 DEGREES 32 MINUTES 23 SECONDS EAST, A DISTANCE OF 70.00 FEET;
- 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS SOUTH 42 DEGREES 27 MINUTES 37 SECONDS WEST, A DISTANCE OF 35.36 FEET;
- SOUTH 02 DEGREES 32 MINUTES 23 SECONDS EAST, A DISTANCE OF 195.18 FEET;
- 30.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 14 MINUTES 15 SECONDS AND A CHORD THAT BEARS SOUTH 03 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 30.26 FEET;
- 40.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91 DEGREES 53 MINUTES 24 SECONDS AND A CHORD THAT BEARS SOUTH 50 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 35.93 FEET;
- 1.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1695.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 03 MINUTES 40 SECONDS AND A CHORD THAT BEARS NORTH 83 DEGREES 21 MINUTES 48 SECONDS EAST, A DISTANCE OF 1.81 FEET;
- SOUTH 06 DEGREES 36 MINUTES 22 SECONDS EAST, A DISTANCE OF 50.00 FEET;
- 40.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82 DEGREES 01 MINUTE 13 SECONDS AND A CHORD THAT BEARS SOUTH 37 DEGREES 23 MINUTES 02 SECONDS WEST, A DISTANCE OF 35.97 FEET;

- SOUTH 08 DEGREES 37 MINUTES 35 SECONDS EAST, A DISTANCE OF 190.13 FEET;

- 38.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 42 MINUTES 41 SECONDS AND A CHORD THAT BEARS SOUTH 52 DEGREES 28 MINUTES 55 SECONDS EAST, A DISTANCE OF 34.64 FEET;

- SOUTH 06 DEGREES 20 MINUTES 15 SECONDS EAST, A DISTANCE OF 50.00 FEET;

- 89.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1355.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 47 MINUTES 52 SECONDS AND A CHORD THAT BEARS NORTH 85 DEGREES 33 MINUTES 41 SECONDS EAST, A DISTANCE OF 89.80 FEET;

- NORTH 87 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF 96.07 FEET;

- 38.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 9 DEGREES 27 MINUTES 32 SECONDS AND A CHORD THAT BEARS SOUTH 47 DEGREES 48 MINUTES 37 SECONDS EAST, A DISTANCE OF 35.19 FEET;

- SOUTH 03 DEGREES 04 MINUTES 51 SECONDS EAST, A DISTANCE OF 73.95 FEET;

- SOUTH 86 DEGREES 55 MINUTES 09 SECONDS WEST, A DISTANCE OF 127.09 FEET;

- SOUTH 43 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 77.78 FEET;

- SOUTH 80 DEGREES 35 MINUTES 19 SECONDS WEST, A DISTANCE OF 57.17 FEET;

- SOUTH 06 DEGREES 11 MINUTES 17 SECONDS EAST, A DISTANCE OF 88.15 FEET;

- SOUTH 15 DEGREES 00 MINUTES 22 SECONDS EAST, A DISTANCE OF 82.08 FEET;

- SOUTH 22 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 50.34 FEET;

- SOUTH 26 DEGREES 53 MINUTES 59 SECONDS EAST, A DISTANCE OF 101.87 FEET;

- SOUTH 03 DEGREES 13 MINUTES 57 SECONDS EAST, A DISTANCE OF 50.04 FEET;

- SOUTH 11 DEGREES 44 MINUTES 45 SECONDS EAST, A DISTANCE OF 51.50 FEET;

- SOUTH 08 DEGREES 52 MINUTES 36 SECONDS EAST, A DISTANCE OF 53.43 FEET;

- SOUTH 06 DEGREES 36 MINUTES 59 SECONDS EAST, A DISTANCE OF 181.15 FEET;

- SOUTH 03 DEGREES 32 MINUTES 05 SECONDS EAST, A DISTANCE OF 589.78 FEET TO THE NORTHERLY LINE OF AFORESAID SOUTHERN COLONY EXPANSION PHASE II, SECTION 2;

THENCE, WITH SAID NORTHERLY LINE, THE FOLLOWING FOUR (4) COURSES:

- SOUTH 86 DEGREES 57 MINUTES 25 SECONDS WEST, A DISTANCE OF 57.17 FEET;
- SOUTH 79 DEGREES 34 MINUTES 39 SECONDS WEST, A DISTANCE OF 182.52 FEET;
- SOUTH 68 DEGREES 27 MINUTES 32 SECONDS WEST, A DISTANCE OF 113.44 FEET;
- SOUTH 60 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 116.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.312 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 DEDICATION 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 SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT NO. 3, FORT BEND COUNTY LIGHTING ORDNANCE ZONE NO. 2, FORT BEND COUNTY ESD #7, FORT BEND INDEPENDENT SCHOOL DISTRICT, 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 MARCH 7, 2021, EFFECTIVE DATE OF MARCH 1, 2021. 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" 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 PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED AS PER FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NO. 48157C045SL, EFFECTIVE APRIL 2, 2014.
- 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.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 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 MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- 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
- 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.
- 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.
- ALL BUILDING LINE TRANSITIONS ARE AT 45° ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- ALL SPLIT REAR LOT UE'S ARE CENTERED ON THE PROPERTY LINES UNLESS OTHERWISE NOTED.
- 2.703 ACRES OF COMMON LANDSCAPE AREA ARE SUPPLIED IN THIS SECTION. 46.312 OVERALL ACRES X 7% = 3.242 ACRES OF COMMON LANDSCAPE AREA ARE REQUIRED FOR THIS PLANNED UNIT DEVELOPMENT. THE EXISTING CALDWELL RANCH DEVELOPMENT HAS 5.781 ACRES OF SURPLUS COMMON LANDSCAPE AREA AVAILABLE MINUS THE 0.539 ACRES NEEDED IN THIS SECTION (3.242 - 2.703) LEAVES A REMAINING SURPLUS OF 5.242 ACRES OF COMMON LANDSCAPE AREA TO BE USED IN FUTURE SECTIONS, IF NEEDED.
- THE AMENITIES WITHIN RESERVES "A", "C" & "F" WILL MEET OR EXCEED THE REQUIREMENTS OF SEC.21-29(C) OF THE CITY OF ALVIN SUBDIVISION ORDINANCE.
- THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN RESERVES "A", "C" & "F". BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3 WILL OWN AND MAINTAIN RESERVES "B", "D", "E" & "G".

Paul Horn  
PAUL HORN, MAYOR

Michelle H. Segovia  
MICHELLE SEGOVIA, CITY ENGINEER

CITY OF ALVIN APPROVAL

Diane Roberts  
DIANE ROBERTS, CITY SECRETARY

## FINAL PLAT OF CALDWELL RANCH SECTION 5

A SUBDIVISION OF 46.312 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOTS 2, 3, 7 & 8 OF THE T.W. & J.W.B. HOUSE SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 301 OF THE FORT BEND COUNTY DEED RECORDS.

182 LOTS      7 RESERVES (9.617 ACRES)      6 BLOCKS

NOVEMBER 1, 2021

JOB NO. 1931-8078C

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  
4784 VISTA ROAD • PASADENA, TX 77505  
PHONE: 281-493-4839 • [CBISurvey@GBISurvey.com](mailto:CBISurvey@GBISurvey.com)  
TWP212 EBNW 101035000 • [www.GBISurvey.com](http://www.GBISurvey.com)

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

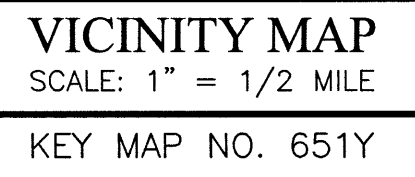
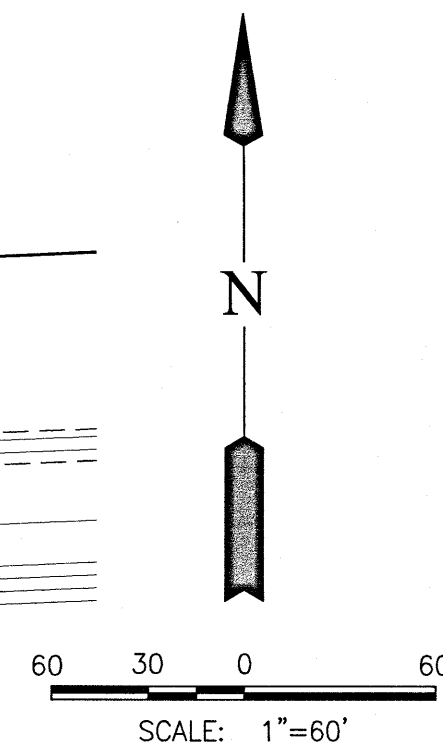
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1388

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



SHEET 1 OF 4

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## 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.P.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.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  
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 TBPELS FIRM #10130300 • [www.GBIsurvey.com](http://www.GBIsurvey.com)

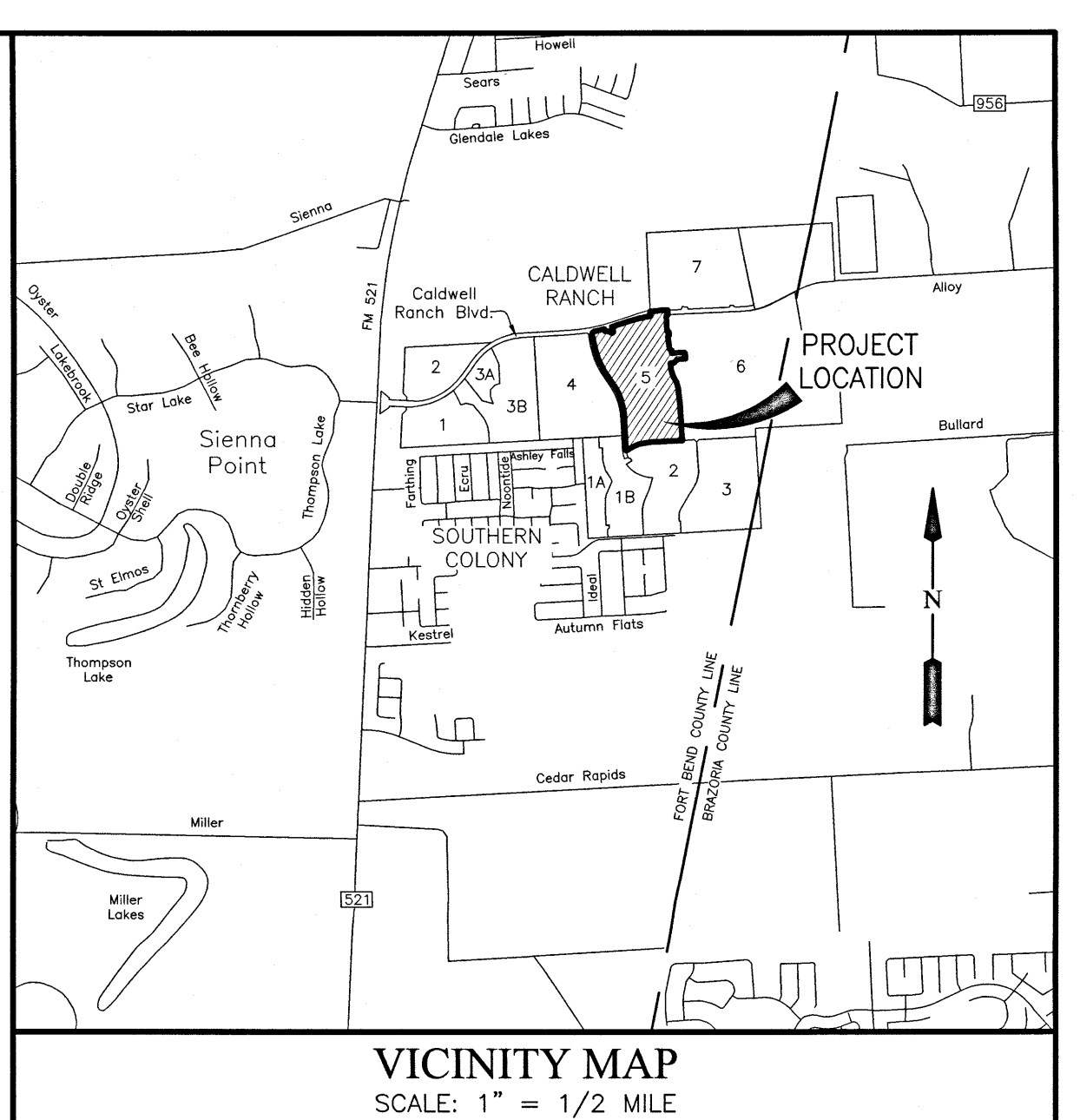
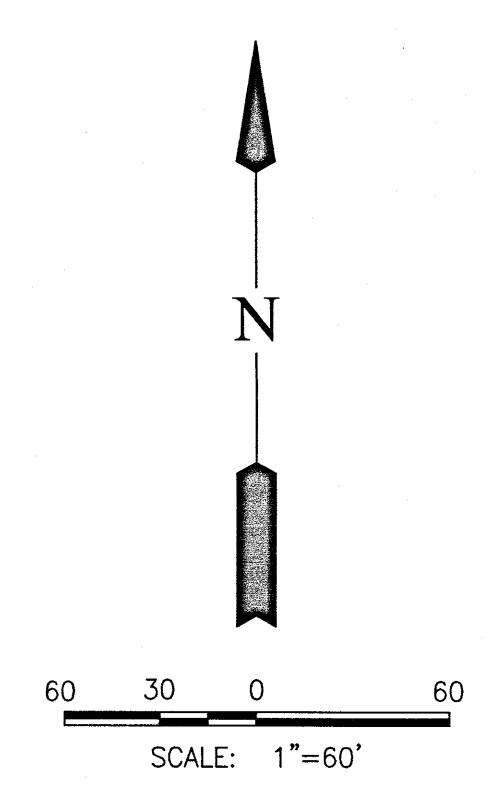
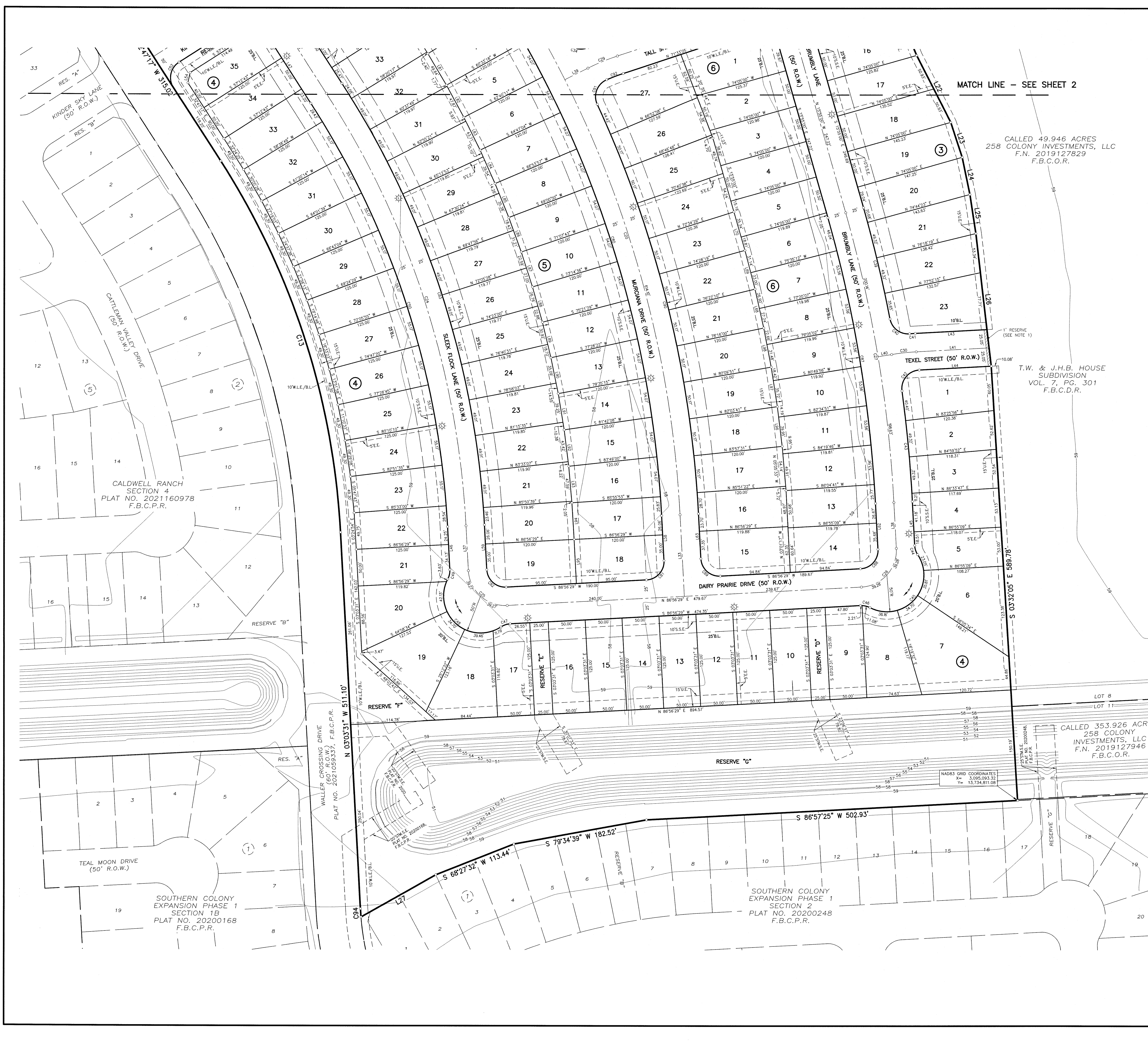
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
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Katy, Texas 77449

**LJA**  
713.953.5200  
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FRN-F-1386

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KATHLEEN KINCHEN, P.E.  
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- LEGEND**
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TWP21E16 FROM #10130500 • www.CBLsurvey.com

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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	35.00'	88°45'53"	54.22'	N 34°00'52" E	48.96'
C2	2980.00'	3°13'54"	168.08'	N 76°46'51" E	168.06'
C3	2980.00'	1°18'38"	68.16'	N 72°12'24" E	68.16'
C4	1965.00'	9°59'41"	342.78'	N 76°32'55" E	342.34'
C5	2035.00'	5°42'35"	202.80'	N 84°36'19" E	202.72'
C6	25.00'	90°00'00"	39.27'	S 42°27'37" W	35.36'
C7	775.00'	2°14'15"	30.26'	S 03°39'31" E	30.26'
C8	25.00'	91°53'24"	40.09'	S 50°43'20" E	35.93'
C9	25.00'	92°01'13"	40.15'	S 37°23'02" W	35.97'
C10	25.00'	87°42'41"	38.27'	S 52°28'55" E	34.64'
C11	1355.00'	3°47'52"	89.81'	N 85°33'41" E	89.80'
C12	25.00'	89°27'32"	39.03'	S 47°48'37" E	35.19'
C13	1030.00'	29°43'47"	534.45'	N 17°55'24" W	528.47'
C14	970.00'	22°25'13"	379.57'	N 21°34'41" W	377.15'
C15	2000.00'	5°46'37"	202.82'	N 84°33'18" E	202.73'
C16	800.00'	6°05'11"	84.98'	S 05°34'59" E	84.94'
C17	1670.00'	11°50'33"	345.18'	S 77°28'21" W	344.56'
C18	50.00'	92°55'00"	81.09'	S 25°05'35" W	72.49'
C19	800.00'	11°25'22"	159.49'	S 27°04'37" E	159.23'
C20	1490.00'	29°43'47"	772.13'	S 17°55'24" E	764.49'
C21	1350.00'	12°06'40"	291.70'	S 77°36'25" W	291.16'
C22	785.00'	14°20'22"	196.46'	S 64°22'54" W	195.95'
C23	600.00'	29°38'57"	310.49'	S 17°57'49" E	307.03'
C24	1200.00'	29°43'47"	622.66'	S 17°55'24" E	615.70'
C25	50.00'	90°00'00"	78.54'	S 48°03'31" E	70.71'
C26	50.00'	90°01'21"	78.56'	N 41°55'49" E	70.72'
C27	1780.00'	12°50'08"	398.76'	N 09°29'55" W	397.93'
C28	50.00'	92°31'56"	80.75'	N 62°10'57" W	72.26'
C29	300.00'	8°13'27"	43.06'	S 67°26'21" W	43.02'
C30	300.00'	6°23'37"	33.48'	N 83°43'20" E	33.46'
C31	1355.00'	12°06'40"	286.42'	S 77°36'25" W	285.89'
C32	25.00'	104°20'22"	45.53'	S 19°22'54" W	39.49'

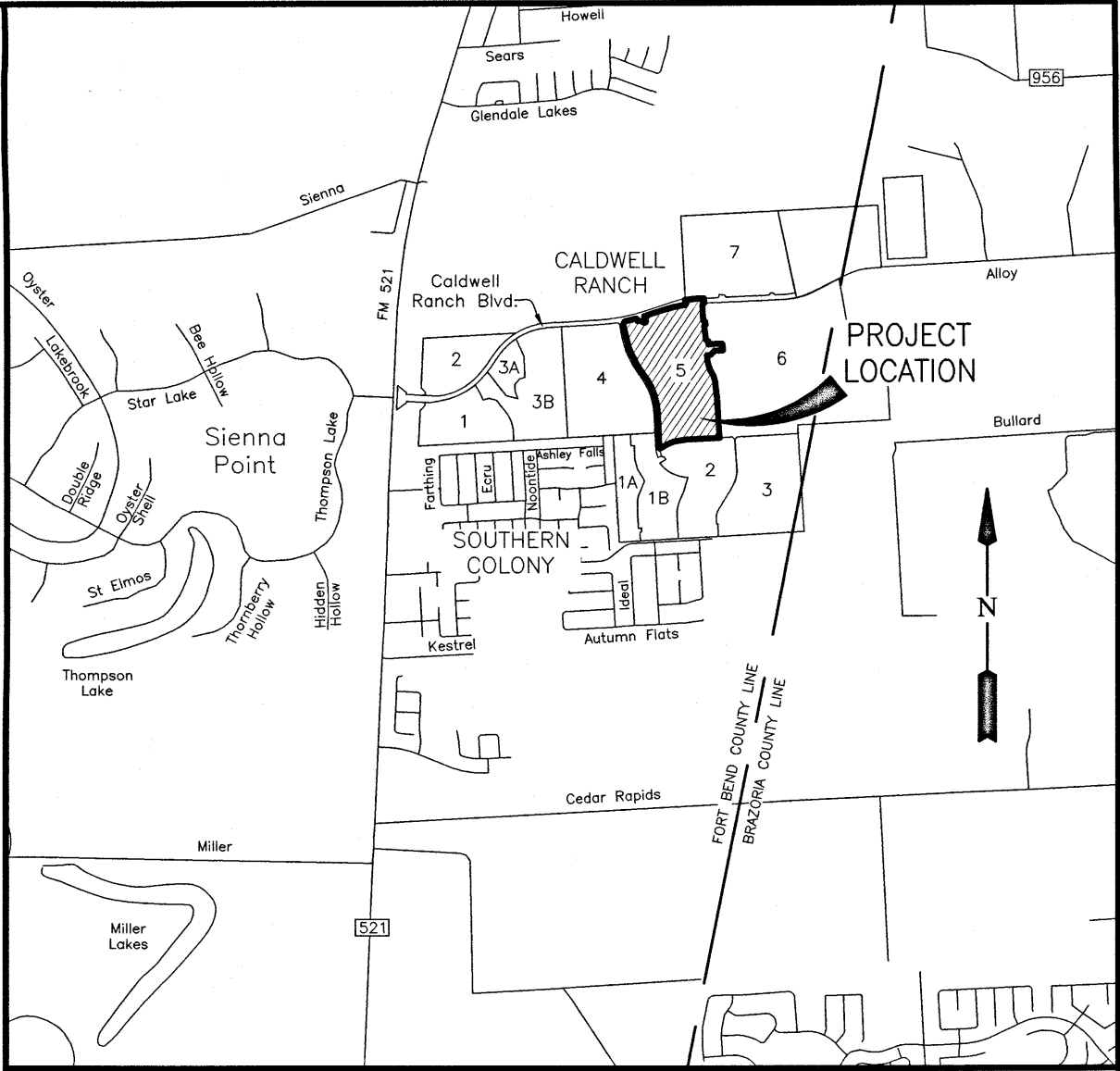
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C33	1515.00'	4°15'56"	112.79'	N 30°39'20" E	112.76'
C34	25.00'	85°49'16"	37.45'	S 71°26'00" E	34.04'
C35	325.00'	5°53'42"	33.44'	N 68°36'14" E	33.42'
C36	25.00'	29°15'15"	12.76'	N 56°55'27" E	12.63'
C37	50.00'	15°10'22"	131.81'	S 62°10'57" E	96.82'
C38	25.00'	29°15'15"	12.76'	S 01°17'22" E	12.63'
C39	1805.00'	4°55'08"	154.96'	S 13°27'26" E	154.91'
C40	25.00'	83°26'27"	36.41'	S 52°43'06" E	33.27'
C41	325.00'	1°21'28"	7.70'	N 86°14'25" E	7.70'
C42	25.00'	94°46'10"	41.35'	S 39°32'04" W	36.80'
C43	1805.00'	4°46'10"	150.25'	S 05°27'56" E	150.21'
C44	25.00'	30°27'21"	13.29'	S 18°18'32" E	13.13'
C45	50.00'	150°56'02"	131.71'	S 41°55'49" W	96.80'
C46	25.00'	30°27'21"	13.29'	N 77°49'50" W	13.13'
C47	25.00'	30°27'58"	13.29'	S 71°42'30" W	13.14'
C48	50.00'	150°55'56"	131.71'	N 48°03'31" W	96.80'
C49	25.00'	30°27'58"	13.29'	N 12°10'29" E	13.14'
C50	1175.00'	29°43'47"	609.69'	N 17°55'24" W	602.87'
C51	25.00'	90°00'00"	39.27'	N 77°47'17" W	35.36'
C52	25.00'	89°59'58"	39.27'	S 12°12'44" W	35.36'
C53	25.00'	90°00'00"	39.27'	S 77°47'17" E	35.36'
C54	25.00'	90°00'00"	39.27'	N 12°12'43" E	35.36'
C55	625.00'	28°32'11"	311.28'	N 18°31'12" W	308.08'
C56	25.00'	47°12'09"	20.60'	N 27°51'11" W	20.02'
C57	50.00'	276°21'42"	241.17'	N 86°43'36" E	66.68'
C58	25.00'	49°20'14"	21.53'	S 20°14'20" W	20.87'
C59	575.00'	28°21'30"	284.60'	S 18°36'32" E	281.70'
C60	25.00'	90°00'00"	39.27'	S 77°47'17" E	35.36'
C61	810.00'	9°25'38"	133.27'	N 61°55'32" E	133.12'
C62	25.00'	93°43'01"	40.89'	N 19°46'50" E	36.48'
C63	825.00'	5°42'45"	82.25'	N 24°13'18" W	82.22'
C64	25.00'	45°23'30"	19.81'	N 44°03'41" W	19.29'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C65	50.00'	157°07'20"	137.11'	N 11°48'14" E	98.01'
C66	25.00'	18°48'50"	8.21'	N 80°57'30" E	8.17'
C67	1695.00'	8°26'39"	249.81'	N 75°46'24" E	249.58'
C68	25.00'	85°11'31"	37.17'	N 37°23'58" E	33.84'
C69	825.00'	2°39'24"	38.25'	N 03°52'05" W	38.25'
C70	25.00'	90°43'04"	39.58'	N 47°53'55" W	35.58'
C71	1965.00'	5°11'47"	178.21'	S 84°08'39" W	178.15'
C72	25.00'	92°55'00"	40.54'	N 25°05'35" E	36.24'
C73	1645.00'	8°18'19"	238.45'	N 75°42'14" E	238.24'
C74	25.00'	91°31'02"	39.93'	S 54°23'06" E	35.82'
C75	25.00'	88°16'52"	38.52'	S 35°30'51" W	34.82'
C76	1405.00'	8°06'13"	198.71'	S 75°36'11" W	198.55'
C77	25.00'	80°26'50"	35.10'	N 68°13'30" W	32.29'
C78	775.00'	6°38'10"	89.76'	N 24°41'00" W	89.71'
C79	25.00'	79°36'37"	34.74'	S 72°35'36" E	32.01'
C80	1465.00'	29°43'47"	760.16'	S 17°55'24" E	751.66'
C81	25.00'	90°00'00"	39.27'	S 41°56'29" W	35.36'
C82	25.00'	90°00'00"	39.27'	N 48°03'31" W	35.36'
C83	1225.00'	29°43'47"	635.63'	N 17°55'24" W	628.52'
C84	25.00'	90°00'00"	39.27'	N 12°12'43" E	35.36'
C85	760.00'	10°23'23"	137.81'	N 62°24'24" E	137.62'
C86	25.00'	92°31'56"	40.37'	S 62°10'57" E	36.13'
C87	1755.00'	12°50'08"	393.16'	S 09°29'55" E	392.34'
C88	25.00'	90°01'21"	39.28'	S 41°55'49" W	35.36'
C89	25.00'	90°00'00"	39.27'	N 48°03'31" W	35.36'
C90	1515.00'	21°44'20"	574.81'	N 13°55'40" W	571.37'
C91	25.00'	91°22'51"	39.87'	N 20°53'35" E	35.78'
C92	275.00'	4°58'04"	23.84'	N 69°04'03" E	23.84'
C93	1695.00'	0°03'40"	1.81'	N 83°21'48" E	1.81'
C94	370.00'	1°44'39"	11.26'	N 03°55'50" W	11.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 14°50'05" E	31.15'
L2	S 83°27'29" E	59.95'
L3	S 68°20'04" E	67.14'
L4	N 37°36'39" E	24.24'
L5	N 21°22'54" W	81.11'
L6	N 71°33'05" E	228.20'
L7	N 02°31'59" W	70.36'
L8	N 87°27'37" E	75.70'
L9	S 02°32'23" E	70.00'
L10	S 02°32'23" E	195.18'
L11	S 06°36'22" E	50.00'
L12	S 08°37'35" E	190.13'
L13	S 06°20'15" E	50.00'
L14	N 87°27'37" E	96.07'
L15	S 03°04'51" E	73.95'
L16	S 86°55'09" W	127.09'
L17	S 43°50'26" W	77.78'
L18	N 80°35'19" W	57.17'
L19	S 06°11'17" E	88.15'
L20	S 15°00'22" E	82.08'
L21	S 22°33'25" E	50.34'
L22	S 26°53'59" E	101.87'
L23	S 18°13'57" E	50.04'
L24	S 11°44'45" E	51.50'
L25	S 08°52'36" E	53.43'
L26	S 06°36'59" E	181.15'
L27	S 60°26'46" W	116.33'
L28	N 10°22'04" W	207.66'
L29	N 87°27'37" E	75.70'
L30	S 02°32'23" E	255.18'
L31	S 21°21'56" E	103.83'
L32	S 32°47'17" E	122.35'
L33	S 03°03'31" E	111.06'
L34	N 77°45'26" W	6.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L35	S 57°12'43" W	277.45'
L36	S 03°08'20" E	43.39'
L37	S 03°03'31" E	61.06'
L38	N 03°04'51" W	62.34'
L39	S 63°19'38" W	34.97'
L40	N 80°31'32" E	18.63'
L41	S 86°55'09" W	98.94'
L42	S 32°47'17" E	82.39'
L43	N 86°55'09" E	97.40'
L44	S 86°55'09" W	97.68'
L45	S 03°04'51" E	59.69'
L46	N 03°03'31" W	58.38'
L47	N 32°47'17" W	118.20'
L48	S 57°12'43" W	95.00'
L49	N 57°12'43" E	95.00'
L50	N 32°47'17" W	107.38'
L51	S 32°47'17" E	107.38'
L52	N 57°12'43" E	57.45'
L53	N 21°21'56" W	81.89'
L54	S 12°12'43" W	14.14'
L55	N 02°32'23" W	195.03'
L56	N 21°21'56" W	103.83'
L57	S 32°47'17" E	106.15'
L58	S 03°03'31" E	61.06'
L59	N 03°03'31" W	61.06'
L60	N 32°47'17" W	118.20'
L61	N 57°12'43" E	57.45'
L62	S 03°04'51" W	62.34'
L63	N 03°03'31" W	61.06'
L64	S 77°47'17" E	14.14'
L65	N 55°35'15" W	14.04'
L66	S 78°59'46" W	42.91'
L67	N 65°52'07" W	21.65'
L68	S 12°40'55" E	54.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L69	S 14°34'46" E	54.14'
L70	S 16°05'37" E	54.15'
L71	S 05°36'25" W	35.05'
L72	S 10°28'07" E	48.50'
L73	S 28°21'19" E	48.86'
L74	N 15°15'24" E	32.41'
L75	S 71°53'31" W	49.80'
L76	S 73°36'49" W	49.67'
L77	S 75°28'48" W	49.67'
L78	S 77°20'47" W	49.67'
L79	S 79°56'07" W	64.44'
L80	N 32°25'59" W	49.88'
L81	N 30°30'08" W	49.64'
L82	N 28°23'15" W	49.64'
L83	N 26°16'22" W	49.64'
L84	N 24°09'29" W	49.64'
L85	N 22°02'37" W	49.64'
L86	N 19°55'44" W	49.64'
L87	N 17°48'51" W	49.64'
L88	N 15°41'58" W	49.64'
L89	N 13°35'05" W	49.64'
L90	N 11°28'12" W	49.64'
L91	N 09°21'19" W	49.64'
L92	N 07°14'26" W	49.64'
L93	N 05°07'33" W	49.64'
L94	N 03°17'57" W	49.76'
L95	N 03°03'31" W	60.00'
L96	S 06°59'24" E	54.14'
L97	S 08°53'14" E	54.14'
L98	S 10°47'05" E	54.14'
L99	S 08°19'52" E	30.00'
L100	S 72°04'06" W	49.60'



VICINITY MAP  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 651Y

BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	6,323	51.00'
2	6,375	51.00'
3	6,618	50.92'
4	6,723	51.04'
5	6,785	51.04'
6	6,905	51.04'
7	7,083	51.04'
8	7,319	51.04'
9	7,242	50.91'
10	8,257	60.22'
11	12,103	53.53'
12	9,619	53.53'
13	9,845	53.53'
14	9,253	53.31'
15	7,145	61.27'
16	7,311	59.23'
17	6,948	59.23'
18	6,987	59.23'
19	7,083	59.23'
20	6,660	54.79'
21	6,194	50.00'
22	7,161	60.00'
23	7,548	61.25'
24	6,792	50.00'
25	6,823	50.00'
26	6,987	50.74'
27	7,349	53.77'
28	10,018	53.42'
29	11,227	54.86'
30	6,221	50.00'
31	6,250	50.00'
32	6,250	50.00'
33	6,250	50.00'
34	6,250	5