

PLAT RECORDING SHEET

PLAT NAME: Caldwell Ranch Section 6

PLAT NO: _____

ACREAGE: 103.081

LEAGUE: William Hall League and Fort Bend County, Texas

ABSTRACT NUMBER: 31 and 713

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 167

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 103.081 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL RANCH SECTION 6, 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; 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 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, RAININES, 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 DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF CALDWELL RANCH SECTION 6 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 21 DAY OF FEBRUARY, 2022.

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

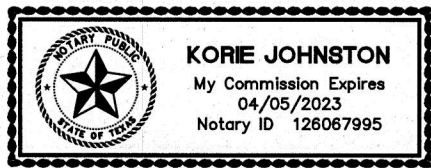
BY: Jonathan Woodruff
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

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 21 DAY OF FEBRUARY, 2022.

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 RECORDEATION 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 103.081 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT 13, FORT BEND COUNTY, TEXAS AND THE WILLIAM HALL SURVEY, ABSTRACT 713 IN BRAZORIA COUNTY, TEXAS; SAID 103.081 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 (O.R.F.B.C.), A PORTION OF 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., A CALL 40.632 ACRE TRACT RECORDED IN THE NAME OF 258 COLONY INVESTMENTS, LLC IN FILE NUMBER 2019127502 OF THE O.R.F.B.C. AND A CALL 2.089 ACRE TRACT STYLED TRACT 3 AND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2019129484 OF THE O.R.F.B.C.; SAID 103.081 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 NORTHEASTERLY CORNER OF SOUTHERN COLONY EXPANSION PHASE II, SECTION 3, A SUBDIVISION RECORDED IN PLAT NUMBER 20210014 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND BEING ON THE WESTERLY LINE OF LOT 10, T.W.& J.W.B. HOUSE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 301 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.);

THENCE, WITH THE NORTHERLY LINE OF SAID SECTION 3, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 86 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 898.94 FEET;
2. SOUTH 41 DEGREES 56 MINUTES 16 SECONDS WEST, A DISTANCE OF 50.80 FEET TO THE NORTHWESTERLY CORNER OF SAID SECTION 3 AND THE NORTHEASTERLY CORNER OF SOUTHERN COLONY EXPANSION PHASE II, SECTION 2, A SUBDIVISION RECORDED IN PLAT NUMBER 20200248 OF THE F.B.C.P.R.;

THENCE, WITH THE NORTHERLY LINE OF SAID SECTION 2, THE FOLLOWING TWO (2) COURSES:

1. NORTH 48 DEGREES 02 MINUTES 58 SECONDS WEST, A DISTANCE OF 50.92 FEET;
2. SOUTH 86 DEGREES 57 MINUTES 25 SECONDS WEST, A DISTANCE OF 186.48 FEET;

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

1. NORTH 03 DEGREES 32 MINUTES 05 SECONDS WEST, A DISTANCE OF 589.78 FEET;
2. NORTH 06 DEGREES 36 MINUTES 59 SECONDS WEST, A DISTANCE OF 181.15 FEET;
3. NORTH 08 DEGREES 52 MINUTES 36 SECONDS WEST, A DISTANCE OF 53.43 FEET;
4. NORTH 11 DEGREES 44 MINUTES 45 SECONDS WEST, A DISTANCE OF 51.50 FEET;
5. NORTH 18 DEGREES 13 MINUTES 57 SECONDS WEST, A DISTANCE OF 50.04 FEET;
6. NORTH 26 DEGREES 53 MINUTES 59 SECONDS WEST, A DISTANCE OF 101.87 FEET;
7. NORTH 22 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 50.34 FEET;
8. NORTH 15 DEGREES 00 MINUTES 22 SECONDS WEST, A DISTANCE OF 82.08 FEET;
9. NORTH 06 DEGREES 11 MINUTES 17 SECONDS WEST, A DISTANCE OF 88.15 FEET;
10. NORTH 80 DEGREES 35 MINUTES 19 SECONDS EAST, A DISTANCE OF 57.17 FEET;
11. NORTH 43 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 77.78 FEET;
12. NORTH 86 DEGREES 55 MINUTES 09 SECONDS EAST, A DISTANCE OF 127.09 FEET;
13. NORTH 03 DEGREES 04 MINUTES 51 SECONDS WEST, A DISTANCE OF 73.95 FEET;
14. 39.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 27 MINUTES 32 SECONDS AND A CHORD THAT BEARS NORTH 47 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF 35.19 FEET;
15. SOUTH 87 DEGREES 27 MINUTES 37 SECONDS WEST, A DISTANCE OF 96.07 FEET;
16. 89.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1355.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 47 MINUTES 52 SECONDS AND A CHORD THAT BEARS SOUTH 85 DEGREES 33 MINUTES 41 SECONDS WEST, A DISTANCE OF 89.80 FEET;
17. NORTH 06 DEGREES 20 MINUTES 15 SECONDS WEST, A DISTANCE OF 50.00 FEET;
18. 38.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS NORTH 52 DEGREES 28 MINUTES 55 SECONDS WEST, A DISTANCE OF 34.64 FEET;
19. NORTH 08 DEGREES 37 MINUTES 35 SECONDS WEST, A DISTANCE OF 190.13 FEET;

BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	6,563	51.84'
2	6,511	51.01'
3	6,438	51.00'
4	6,375	51.00'
5	6,375	51.00'
6	6,375	51.00'
7	6,375	51.00'
8	6,375	51.00'
9	6,375	51.00'
10	6,375	51.00'
11	6,375	51.00'
12	6,375	51.00'
13	6,363	51.00'
14	7,521	52.60'
15	8,880	52.60'
16	8,934	58.33'
17	6,130	50.05'
18	6,763	54.84'
19	7,366	60.00'
20	6,250	50.00'
21	6,250	50.00'
22	6,250	50.00'
23	6,240	50.00'
24	6,188	50.00'
25	5,712	51.91'
26	6,610	59.77'
27	5,552	54.61'
28	5,730	56.86'
29	6,805	50.94'
30	6,250	50.00'
31	7,437	60.94'
32	6,000	50.00'
33	6,418	55.93'

BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
34	6,761	60.81'
35	6,580	58.05'
36	6,000	50.00'
37	6,000	50.00'
38	6,000	50.00'
39	6,000	50.00'
40	6,106	50.06'
41	7,822	50.61'
42	6,191	50.63'
43	8,190	51.08'
44	6,250	50.00'
45	6,375	51.00'
46	8,427	61.35'
47	7,486	50.02'
48	6,701	50.02'
49	6,701	50.02'
50	6,838	50.02'
51	6,838	50.02'
52	6,838	50.02'
53	6,838	50.02'
54	6,838	50.02'
55	6,838	50.02'
56	6,838	50.02'
57	6,492	50.09'
58	7,770	55.22'
59	13,384	52.37'
60	8,419	53.38'
61	6,016	50.13'
62	6,110	50.00'
63	6,130	50.00'
64	6,149	50.00'
65	7,271	60.00'

BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,582	60.00'
2	6,600	50.00'
3	6,771	50.00'
4	7,034	50.00'
5	7,438	50.00'
6	8,140	50.00'
7	7,886	60.69'
8	12,066	53.53'
9	10,595	53.53'
10	12,992	53.90'
11	10,792	53.90'
12	7,863	60.04'

BLOCK 3		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,827	66.18'
2	6,306	53.65'
3	6,182	51.89'
4	6,120	51.00'
5	6,120	51.00'
6	6,120	51.00'
7	6,120	51.00'
8	6,120	51.00'
9	6,120	51.00'
10	6,120	51.00'
11	6,120	51.00'
12	6,120	51.00'
13	7,186	61.00'
14	7,186	61.00'
15	6,000	50.00'
16	6,000	50.00'
17	6,000	50.00'
18	6,000	50.00'
19	6,000	50.00'
20	6,000	50.00'
21	6,000	50.00'
22	6,000	50.00'
23	6,000	50.00'
24	6,163	51.17'
25	6,262	51.00'
26	7,370	60.52'

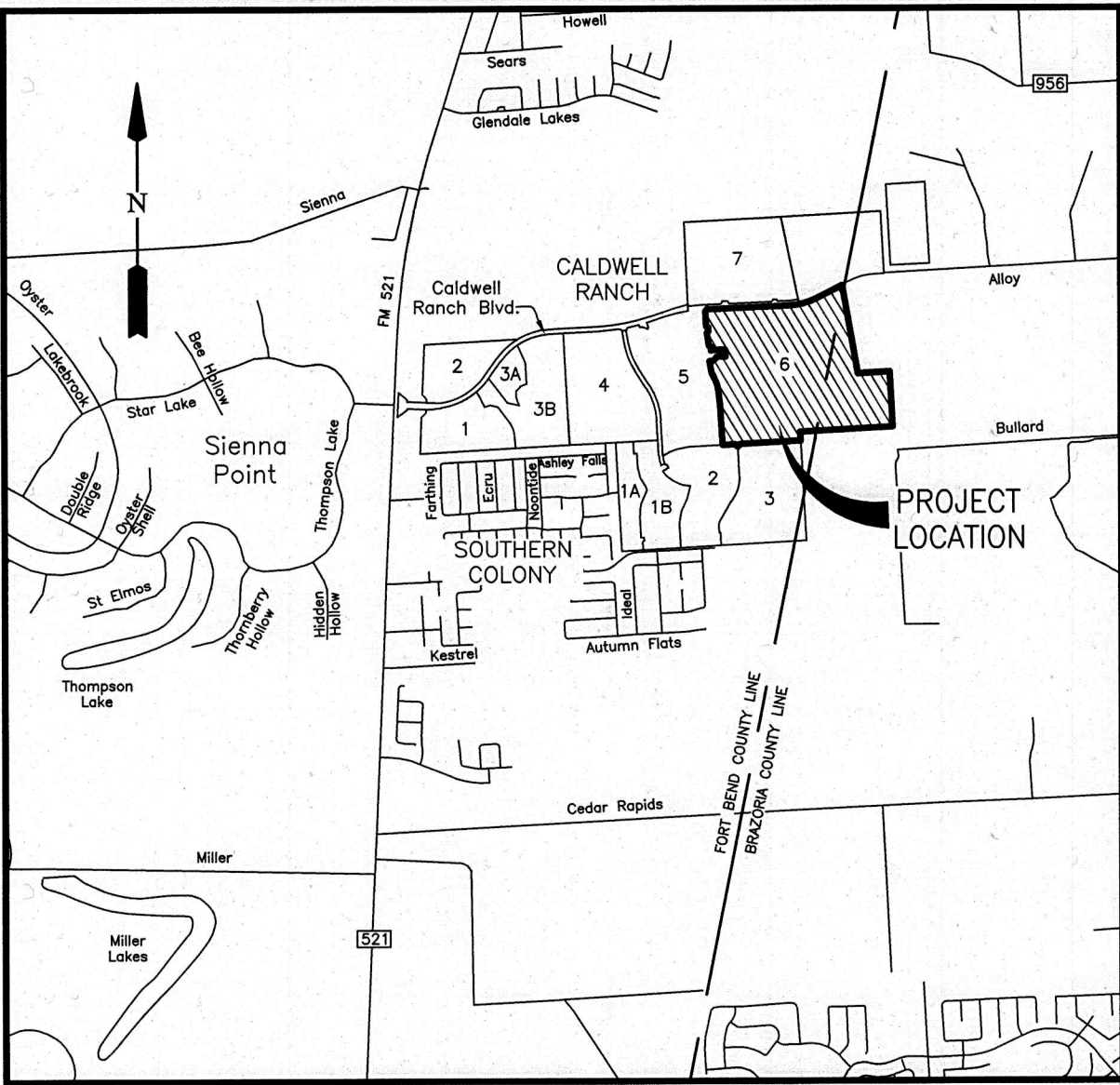
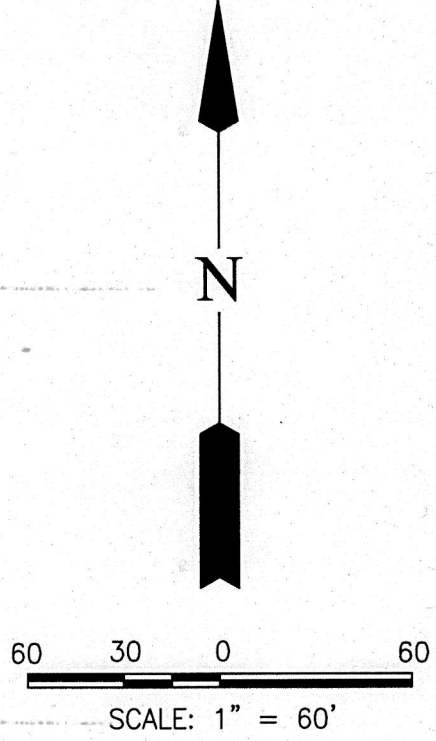
BLOCK 4		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,827	66.00'
2	6,120	51.00'
3	6,120	51.00'
4	6,120	51.00'
5	6,120	51.00'
6	6,120	51.00'
7	6,410	51.06'
8	6,484	51.05'
9	6,484	51.05'
10	6,311	51.03'
11	6,120	51.00'
12	6,120	51.00'
13	6,120	51.00'
14	6,868	61.59'
15	7,684	73.05'
16	7,684	73.05'
17	7,684	73.05'
18	7,684	73.05'
19	7,684	73.05'
20	7,684	73.05'
21	8,291	72.90'
22	8,365	62.87'
23	9,017	50.63'
24	9,038	50.63'
25	9,400	50.63'
26	11,736	50.63'
27	8,462	62.87'
28	9,627	58.32'
29	7,839	53.00'
30	7,135	53.00'
31	6,693	53.00'
32	6,422	53.00'
33	6,362	53.00'
34	6,360	53.00'
35	6,360	53.00'
36	6,360	53.00'
37	6,360	53.00'
38	8,091	68.90'

BLOCK 5		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,709	65.00'
2	6,120	51.00'
3	6,120	51.00'
4	6,120	51.00'
5	6,120	51.00'
6	6,120	51.00'
7	6,447	51.05'
8	6,638	51.05'
9	6,368	51.04'
10	6,120	51.00'
11	6,120	51.00'
12	6,120	51.00'
13	9,094	84.89'
14	8,889	66.10'
15	6,240	52.00'
16	6,240	52.00'
17	6,240	52.00'
18	6,448	55.00'
19	7,034	63.24'
20	6,984	62.43'
21	6,240	52.00'
22	6,240	52.00'
23	6,240	52.00'
24	6,240	52.00'
25	6,240	52.00'
26	7,791	66.40'

NOTES:

1. 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.
2. 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, FORT BEND COUNTY ESD #7, FORT BEND INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF ALVIN AND FORT BEND COUNTY PLANS.
3. 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.
4. 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.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, DATED APRIL 15, 2021, EFFECTIVE DATE OF APRIL 8, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THERE ARE NO VISIBLE PIPELINES WITHIN THIS PLAT.
7. 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.
8. T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 5/8 INCH IRON ROD SET.
ELEVATION = 59.26', NAVD 88, GEOID 18
9. 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.
10. 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.
11. 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.
12. 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.
13. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN COMPLETED.
14. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. THE PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
17. 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.
18. 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.
19. 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.
20. ALL BUILDING LINE TRANSITIONS ARE AT 45° ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
21. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
22. A MINIMUM DISTANCE OF 10' SHALL

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.058	2,523	RESTRICTED TO LANDSCAPE / OPEN SPACE	HOA
B	68.105	2,966,670	RESTRICTED TO DRAINAGE / DETENTION	BRAZORIA-FORT BEND MUD 3
C	0.730	31,803	RESTRICTED TO PUMP STATION	BRAZORIA-FORT BEND MUD 3
D	0.411	17,908	RESTRICTED TO WATER WELL SITE	BRAZORIA-FORT BEND MUD 3
E	0.071	3,097	RESTRICTED TO DRAINAGE	BRAZORIA-FORT BEND MUD 3
TOTAL	69.376	3,022,001		



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 651U/V/V/Z

- 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 6

A SUBDIVISION OF 103.081 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS AND ABSTRACT 713 IN BRAZORIA 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.

167 LOTS 5 RESERVES (69.376 ACRES) 5 BLOCKS
FEBRUARY 9, 2022 JOB NO. 1931-8079C

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

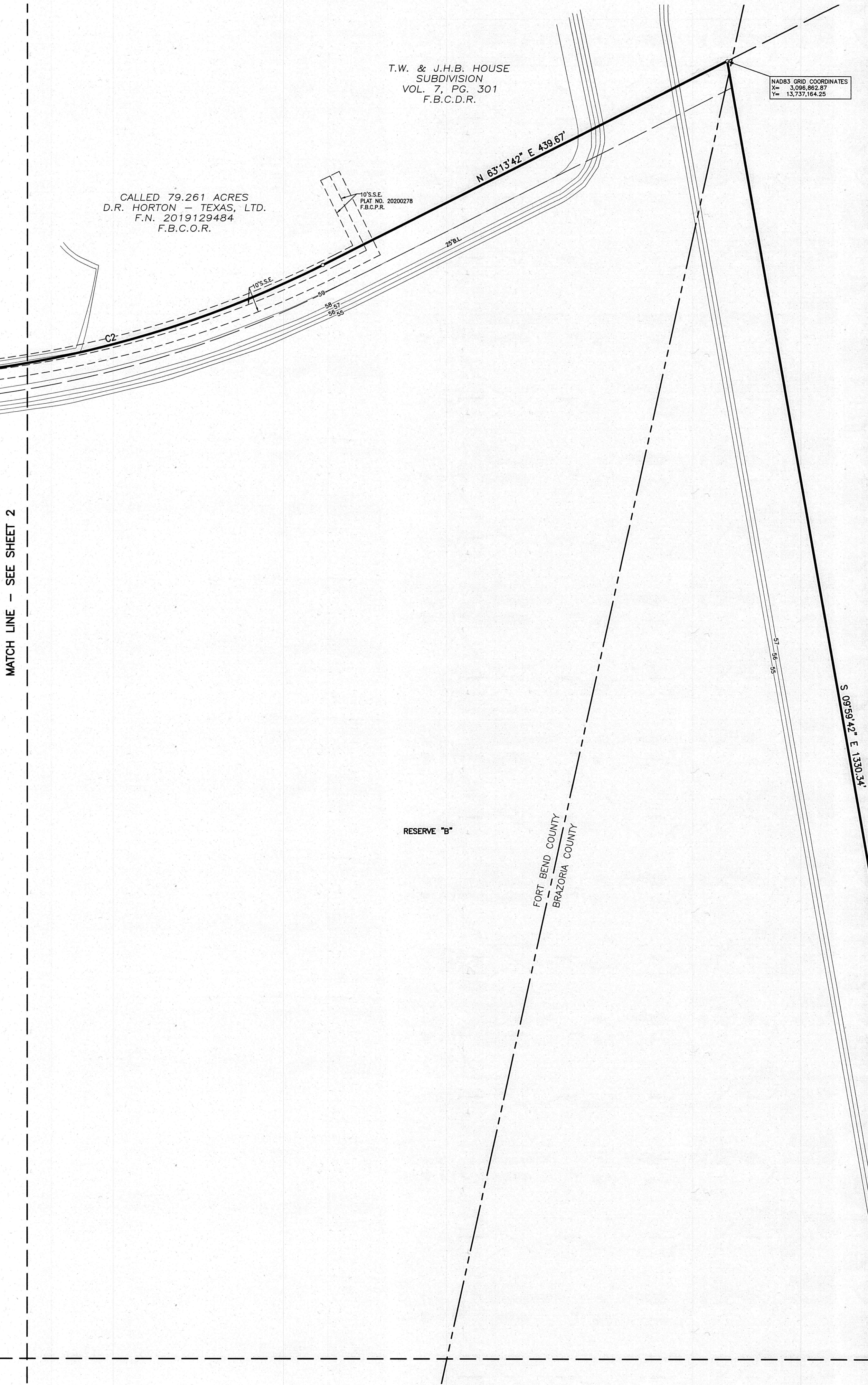
SURVEYOR:
GBI PARTNERS
LAND SURVEYING CONSULTANTS
4784 VISTA ROAD - PASADENA, TX 77666
PHONE: 281-489-4539 - GBlurvey@GBIurvey.com
TBPELS FIRM #10130300 - www.GBIurvey.com

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1366

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

MATCH LINE - SEE SHEET 2



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	N 42°27'37" E	35.36'
C2	1035.00'	24°13'55"	437.73'	N 75°20'39" E	434.47'
C3	25.00'	89°27'32"	39.03'	N 47°48'37" W	35.19'
C4	1355.00'	3°47'52"	89.81'	S 85°33'41" W	89.80'
C5	25.00'	87°42'41"	38.27'	N 52°28'55" W	34.64'
C6	25.00'	92°01'13"	40.15'	N 37°23'02" E	35.97'
C7	1695.00'	0°03'40"	1.81'	S 83°21'48" W	1.81'
C8	25.00'	91°53'24"	40.09'	N 50°43'20" W	35.93'
C9	775.00'	2°14'15"	30.26'	N 03°39'31" W	30.26'
C10	1670.00'	4°03'59"	118.52'	N 85°25'37" E	118.50'
C11	50.00'	90°00'00"	78.54'	S 47°32'23" E	70.71'
C12	1380.00'	3°47'52"	91.47'	N 85°33'41" E	91.45'
C13	1695.00'	4°03'59"	120.30'	N 85°25'37" E	120.27'
C14	50.00'	90°00'00"	78.54'	S 48°04'51" E	70.71'
C15	315.00'	107°36'58"	591.65'	N 33°06'40" E	508.44'
C16	500.00'	17°36'58"	153.73'	N 11°53'20" W	153.12'
C17	50.00'	102°42'22"	89.63'	N 30°39'22" E	78.10'
C18	500.00'	17°36'58"	153.73'	N 11°53'20" W	153.12'
C19	25.00'	30°27'58"	13.29'	N 72°13'38" E	13.14'
C20	50.00'	150°55'56"	131.71'	S 47°32'23" E	96.80'
C21	25.00'	30°27'58"	13.29'	S 12°41'36" W	13.14'
C22	25.00'	90°00'00"	39.27'	S 47°32'23" E	35.36'
C23	25.00'	38°52'12"	16.09'	N 69°01'31" E	15.81'
C24	50.00'	27°43'20"	239.67'	S 07°54'35" W	67.79'
C25	25.00'	57°46'09"	25.21'	N 63°39'19" W	24.15'
C26	25.00'	90°32'28"	39.51'	S 42°11'23" W	35.52'
C27	475.00'	17°36'58"	146.04'	S 11°53'20" E	145.47'
C28	25.00'	23°30'38"	10.26'	S 32°27'08" E	10.19'
C29	50.00'	149°43'38"	130.66'	S 30°39'22" W	96.53'
C30	25.00'	23°30'38"	10.26'	N 86°14'08" W	10.19'

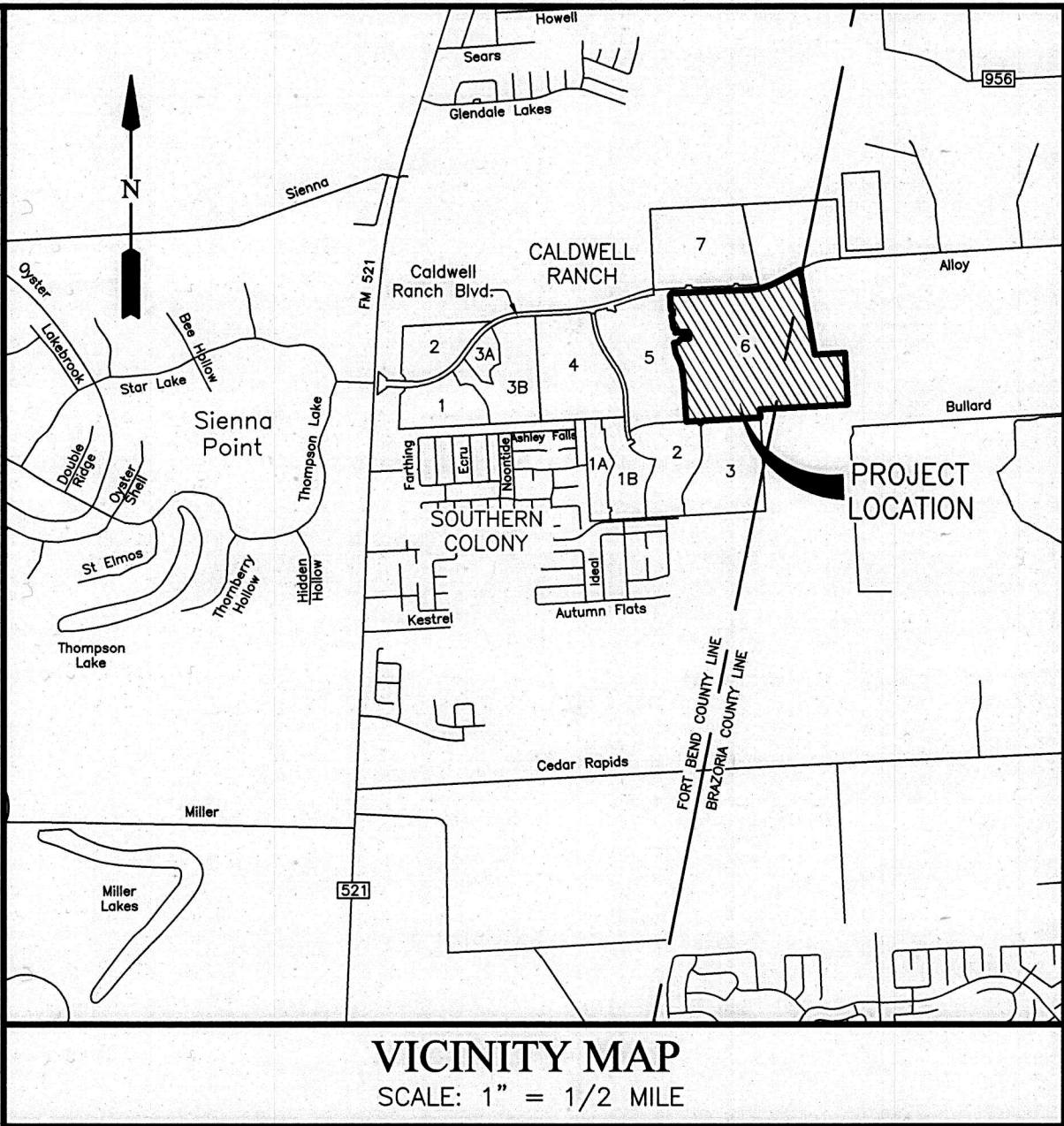
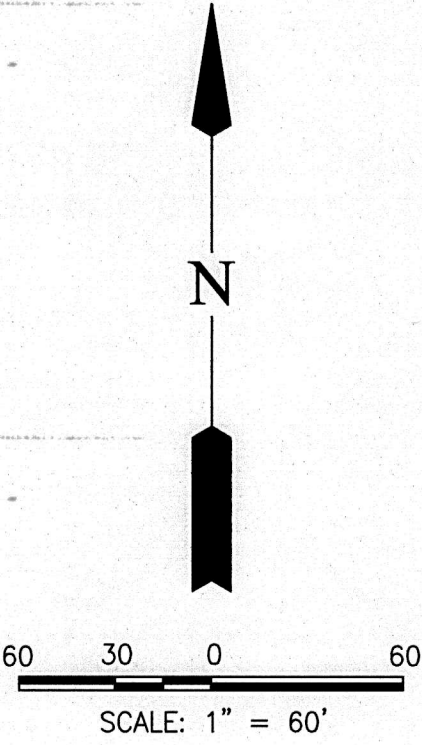
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C31	25.00'	82°07'35"	35.83'	S 40°56'46" W	32.84'
C32	340.00'	87°02'11"	516.48'	S 43°24'03" W	468.24'
C33	25.00'	30°27'58"	13.29'	S 71°41'10" W	13.14'
C34	50.00'	150°55'56"	131.71'	N 48°04'51" W	96.80'
C35	25.00'	30°27'58"	13.29'	N 12°09'08" E	13.14'
C36	25.00'	90°00'00"	39.27'	N 48°04'51" W	35.36'
C37	25.00'	90°00'00"	39.27'	N 41°55'09" E	35.36'
C38	25.00'	111°53'35"	48.82'	N 59°01'39" W	41.43'
C39	50.00'	22°34'17"10"	195.29'	N 03°04'51" W	92.79'
C40	25.00'	111°53'35"	48.82'	N 52°51'56" E	41.43'
C41	1405.00'	3°47'52"	93.13'	N 85°33'41" E	93.11'
C42	25.00'	90°00'00"	39.27'	N 42°27'37" E	35.36'
C43	25.00'	90°00'00"	39.27'	N 47°32'23" W	35.36'
C44	1645.00'	4°03'59"	116.75'	S 85°25'37" W	116.72'
C45	25.00'	89°27'32"	39.03'	S 47°48'37" E	35.19'
C46	525.00'	17°36'58"	161.42'	S 11°53'20" E	160.78'
C47	290.00'	107°36'58"	544.69'	S 33°06'40" W	468.08'
C48	25.00'	90°00'00"	39.27'	N 48°04'51" W	35.36'
C49	25.00'	109°25'47"	47.75'	N 51°38'02" E	40.81'
C50	50.00'	218°51'34"	190.99'	N 03°04'51" W	94.31'
C51	25.00'	109°25'47"	47.75'	N 57°47'45" W	40.81'
C52	25.00'	90°32'28"	39.51'	N 42°11'23" E	35.52'
C53	25.00'	89°27'32"	39.03'	S 47°48'37" E	35.19'
C54	525.00'	17°36'58"	161.42'	S 11°53'20" E	160.78'
C55	25.00'	102°42'22"	44.81'	S 30°39'22" W	39.05'
C56	25.00'	82°07'35"	35.83'	N 56°55'39" W	32.84'
C57	340.00'	4°49'58"	28.68'	N 18°16'50" W	28.67'
C58	475.00'	17°36'58"	146.04'	N 11°53'20" W	145.47'
C59	25.00'	90°32'28"	39.51'	N 42°11'23" E	35.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°04'56" E	127.83'
L2	S 41°56'16" W	50.80'
L3	N 48°02'58" W	50.92'
L4	N 08°52'36" W	53.43'
L5	N 11°44'45" W	51.50'
L6	N 18°13'57" W	50.04'
L7	N 26°53'59" W	101.87'
L8	N 22°33'25" W	50.34'
L9	N 15°00'22" W	82.08'
L10	N 06°11'17" W	88.15'
L11	N 80°35'19" E	57.17'
L12	N 43°50'26" E	77.78'
L13	N 86°55'09" E	127.09'
L14	N 03°04'51" W	73.95'
L15	S 87°27'37" W	96.07'
L16	N 06°20'15" W	50.00'
L17	N 06°36'22" W	50.00'
L18	S 02°32'23" E	10.00'
L19	N 86°55'09" E	24.95'
L20	S 86°55'09" W	22.28'
L21	N 79°59'13" E	66.96'
L22	S 86°55'09" W	24.95'
L23	N 38°42'29" E	14.04'
L24	N 72°08'48" E	63.58'
L25	N 64°18'24" E	63.58'
L26	N 56°27'59" E	63.58'
L27	N 48°37'34" E	63.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N 40°47'10" E	63.58'
L29	S 85°52'25" W	50.50'
L30	S 87°21'13" W	50.83'
L31	N 04°48'04" W	58.00'
L32	N 09°56'57" W	59.81'
L33	N 15°15'50" W	59.81'
L34	N 19°55'02" W	55.60'
L35	N 18°57'48" W	49.05'
L36	N 05°11'56" W	46.86'
L37	N 10°38'47" W	46.86'
L38	N 26°29'31" E	46.86'
L39	N 42°20'15" E	46.86'
L40	N 58°10'59" E	46.86'
L41	N 74°01'43" E	46.86'
L42	S 20°25'11" E	51.44'
L43	S 14°31'18" E	49.89'
L44	S 06°28'16" E	50.15'
L45	N 32°56'45" E	63.58'
L46	N 43°24'20" E	30.75'
L47	N 18°41'20" W	48.74'
L48	N 11°12'01" W	47.98'
L49	N 04°13'19" W	48.90'
L50	N 03°04'51" W	50.00'
L51	N 49°03'44" W	20.00'
L52	N 49°00'44" E	20.00'
L53	N 53°19'58" W	31.10'
L54	S 85°41'00" W	53.97'

CALLED 353.926 ACRES
258 COLONY INVESTMENTS, LLC
F.N. 2019127946 & 2019127976
F.B.C.O.R.

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.058	2,523	RESTRICTED TO LANDSCAPE / OPEN SPACE	HOA
B	68.105	2,966,670	RESTRICTED TO DRAINAGE / DETENTION	BRAZORIA-FORT BEND MUD 3
C	0.730	31,803	RESTRICTED TO PUMP STATION	BRAZORIA-FORT BEND MUD 3
D	0.411	17,908	RESTRICTED TO WATER WELL SITE	BRAZORIA-FORT BEND MUD 3
E	0.071	3,097	RESTRICTED TO DRAINAGE	BRAZORIA-FORT BEND MUD 3
TOTAL	69.376	3,022,001		



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 651U/V/Y/Z

- 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
 - 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 6

A SUBDIVISION OF 103.081 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS AND ABSTRACT 713 IN BRAZORIA 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.

167 LOTS 5 RESERVES (69.376 ACRES) 5 BLOCKS
FEBRUARY 9, 2022 JOB NO. 1931-8079C

OWNERS:
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A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
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PH: 281-566-2100

SURVEYOR:
GBI PARTNERS
LAND SURVEYING CONSULTANTS
4704 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • CBLsurvey@gbisurvey.com
TBEPLS 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

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 3

RESERVE "B"

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	N 42°27'37" E 35.36'
C2	1035.00'	24°13'55"	437.73'	N 75°20'39" E 434.47'
C3	25.00'	89°27'32"	39.03'	N 47°48'37" W 35.19'
C4	1355.00'	3°47'52"	89.81'	S 85°33'41" W 89.80'
C5	25.00'	87°42'41"	38.27'	N 52°28'55" W 34.64'
C6	25.00'	92°01'13"	40.15'	N 37°23'02" E 35.97'
C7	1695.00'	0°03'40"	1.81'	S 83°21'48" W 1.81'
C8	25.00'	91°53'24"	40.09'	N 50°43'20" W 35.93'
C9	775.00'	2°14'15"	30.26'	N 03°39'31" W 30.26'
C10	1670.00'	4°03'59"	118.52'	N 85°25'37" E 118.50'
C11	50.00'	90°00'00"	78.54'	S 47°32'23" E 70.71'
C12	1380.00'	3°47'52"	91.47'	N 85°33'41" E 91.45'
C13	1695.00'	4°03'59"	120.30'	N 85°25'37" E 120.27'
C14	50.00'	90°00'00"	78.54'	S 48°04'51" E 70.71'
C15	315.00'	107°36'58"	591.65'	N 33°06'40" E 508.44'
C16	500.00'	17°36'58"	153.73'	N 11°53'20" W 153.12'
C17	50.00'	102°42'22"	89.63'	N 30°39'22" E 78.10'
C18	500.00'	17°36'58"	153.73'	N 11°53'20" W 153.12'
C19	25.00'	30°27'58"	13.29'	N 72°13'38" E 13.14'
C20	50.00'	150°55'56"	131.71'	S 47°32'23" E 96.80'
C21	25.00'	30°27'58"	13.29'	S 12°41'36" W 13.14'
C22	25.00'	90°00'00"	39.27'	S 47°32'23" E 35.36'
C23	25.00'	36°52'12"	16.09'	N 69°01'31" E 15.81'
C24	50.00'	27°43'20"	239.67'	S 07°54'35" W 67.79'
C25	25.00'	57°46'09"	25.21'	N 63°39'19" W 24.15'
C26	25.00'	90°32'28"	39.51'	S 42°11'23" W 35.52'
C27	475.00'	17°36'58"	146.04'	S 11°53'20" E 145.47'
C28	25.00'	23°30'38"	10.26'	S 32°27'08" E 10.19'
C29	50.00'	149°43'38"	130.66'	S 30°39'22" W 96.53'
C30	25.00'	23°30'38"	10.26'	N 86°14'08" W 10.19'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C31	25.00'	82°07'35"	35.83'	S 40°56'46" W 32.84'
C32	340.00'	87°02'11"	516.48'	S 43°24'03" W 468.24'
C33	25.00'	30°27'58"	13.29'	S 71°41'10" W 13.14'
C34	50.00'	150°55'56"	131.71'	N 48°04'51" W 96.80'
C35	25.00'	30°27'58"	13.29'	N 12°09'08" E 13.14'
C36	25.00'	90°00'00"	39.27'	N 48°04'51" W 35.36'
C37	25.00'	90°00'00"	39.27'	N 41°55'09" E 35.36'
C38	25.00'	111°53'35"	48.82'	N 59°01'39" W 41.43'
C39	50.00'	223°47'10"	195.29'	N 03°04'51" W 92.79'
C40	25.00'	111°53'35"	48.82'	N 52°51'56" E 41.43'
C41	1405.00'	3°47'52"	93.13'	N 85°33'41" E 93.11'
C42	25.00'	90°00'00"	39.27'	N 42°27'37" E 35.36'
C43	25.00'	90°00'00"	39.27'	N 47°32'23" W 35.36'
C44	1645.00'	4°03'59"	116.75'	S 85°25'37" W 116.72'
C45	25.00'	89°27'32"	39.03'	S 47°48'37" E 35.19'
C46	525.00'	17°36'58"	161.42'	S 11°53'20" E 160.78'
C47	290.00'	107°36'58"	544.69'	S 33°06'40" W 468.08'
C48	25.00'	90°00'00"	39.27'	N 48°04'51" W 35.36'
C49	25.00'	109°25'47"	47.75'	N 51°38'02" E 40.81'
C50	50.00'	218°51'34"	190.99'	N 03°04'51" W 94.31'
C51	25.00'	109°25'47"	47.75'	N 57°47'45" W 40.81'
C52	25.00'	90°32'28"	39.51'	N 42°11'23" E 35.52'
C53	25.00'	89°27'32"	39.03'	S 47°48'37" E 35.19'
C54	525.00'	17°36'58"	161.42'	S 11°53'20" E 160.78'
C55	25.00'	102°42'22"	44.81'	S 30°39'22" W 39.05'
C56	25.00'	82°07'35"	35.83'	N 56°55'39" W 32.84'
C57	340.00'	4°49'58"	28.68'	N 18°16'50" W 28.67'
C58	475.00'	17°36'58"	146.04'	N 11°53'20" W 145.47'
C59	25.00'	90°32'28"	39.51'	N 42°11'23" E 35.52'

34" PIPELINE EASEMENT
AGNES FERGUSON TO SHELLEY REPAIRING
100' 450' 100' 125' E.C.D.R.
COASTAL STATES BRIDGE CHAIRING CO.
100' 462' 100' 263' F.B.C.D.R.

T.W. & J.W.B. HOUSE
SUBDIVISION
VOL. 7, PG. 301
F.B.C.D.R.

P.O.B.
NAD83 GRID COORDINATES
X= 3,096,248.83
Y= 13,734,873.05

CALLLED 353.926 ACRES
258 COLONY INVESTMENTS, LLC
F.N. 2019127946 & 2019127976
F.B.C.O.R.

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.058	2,523	RESTRICTED TO LANDSCAPE / OPEN SPACE	HOA
B	68.105	2,966,670	RESTRICTED TO DRAINAGE / DETENTION	BRAZORIA-FORT BEND MUD 3
C	0.730	31,803	RESTRICTED TO PUMP STATION	BRAZORIA-FORT BEND MUD 3
D	0.411	17,908	RESTRICTED TO WATER WELL SITE	BRAZORIA-FORT BEND MUD 3
E	0.071	3,097	RESTRICTED TO DRAINAGE	BRAZORIA-FORT BEND MUD 3
TOTAL	69.376	3,022,001		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°04'56" E	127.83'
L2	S 41°56'16" W	50.80'
L3	N 48°02'58" W	50.92'
L4	N 08°52'36" W	53.43'
L5	N 11°44'45" W	51.50'
L6	N 18°13'57" W	50.04'
L7	N 26°53'59" W	101.87'
L8	N 22°33'25" W	50.34'
L9	N 15°00'22" W	82.08'
L10	N 06°11'17" W	88.15'
L11	N 80°35'19" E	57.17'
L12	N 43°50'26" E	77.78'
L13	N 86°55'09" E	127.09'
L14	N 03°04'51" W	73.95'
L15	S 87°27'37" W	96.07'
L16	N 06°20'15" W	50.00'
L17	N 06°36'22" W	50.00'
L18	S 02°32'23" E	10.00'
L19	N 86°55'09" E	24.95'
L20	S 86°55'09" W	22.28'
L21	N 79°59'13" E	66.96'
L22	S 86°55'09" W	24.95'
L23	N 38°42'29" E	14.04'
L24	N 72°08'48" E	63.58'
L25	N 64°18'24" E	63.58'
L26	N 56°27'59" E	63.58'
L27	N 48°37'34" E	63.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N 40°47'10" E	63.58'
L29	S 85°52'25" W	50.50'
L30	S 87°21'13" W	50.83'
L31	N 04°48'04" W	58.00'
L32	N 09°56'57" W	59.81'
L33	N 15°15'50" W	59.81'
L34	N 19°55'02" W	55.60'
L35	N 18°57'48" W	49.05'
L36	N 05°11'56" W	46.86'
L37	N 10°38'47" E	46.86'
L38	N 26°29'31" E	46.86'
L39	N 42°20'15" E	46.86'
L40	N 58°10'59" E	46.86'
L41	N 74°01'43" E	46.86'
L42	S 20°25'11" E	51.44'
L43	S 14°31'18" E	49.89'
L44	S 06°28'16" E	50.15'
L45	N 32°56'45" E	63.58'
L46	N 43°24'20" E	30.75'
L47	N 18°41'20" W	48.74'
L48	N 11°12'01" W	47.98'
L49	N 04°13'19" W	48.90'
L50	N 03°04'51" W	50.00'
L51	N 49°03'44" W	20.00'
L52	N 49°00'44" W	20.00'
L53	N 53°19'58" W	31.10'
L54	S 85°41'00" W	53.97'

FINAL PLAT OF CALDWELL RANCH SECTION 6

A SUBDIVISION OF 103.081 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS AND ABSTRACT 713 IN BRAZORIA 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.

167 LOTS 5 RESERVES (69.376 ACRES) 5 BLOCKS
FEBRUARY 9, 2022 JOB NO. 1931-8079C

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
4704 VISTA ROAD - PASADENA, TX 77508
PHONE: 281-488-4539 • GBSurvey@GBISurvey.com
TBPELS FIRM #10130300 • www.GBISurvey.com

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

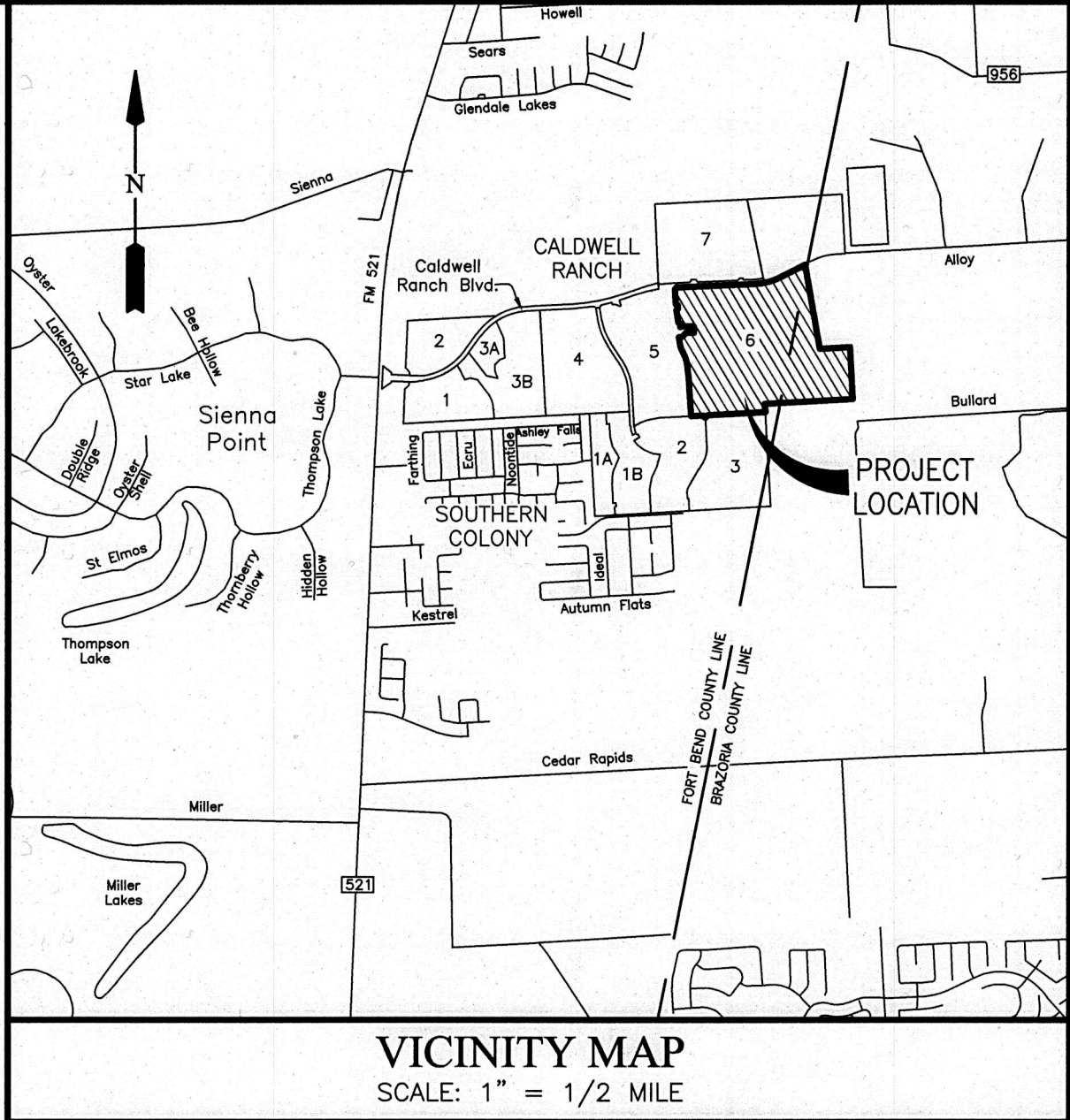
KATHLEEN KINCHEN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136244



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°04'56" E	127.83'
L2	S 41°56'16" W	50.80'
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L50	N 03°04'51" W	50.00'
L51	N 49°03'44" W	20.00'
L52	N 49°00'44" E	20.00'
L53	N 53°19'58" W	31.10'
L54	S 85°41'00" W	53.97'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.058	2,523	RESTRICTED TO LANDSCAPE / OPEN SPACE	HOA
B	68.105	2,966,670	RESTRICTED TO DRAINAGE / DETENTION	BRAZORIA-FORT BEND MUD 3
C	0.730	31,803	RESTRICTED TO PUMP STATION	BRAZORIA-FORT BEND MUD 3
D	0.411	17,908	RESTRICTED TO WATER WELL SITE	BRAZORIA-FORT BEND MUD 3
E	0.071	3,097	RESTRICTED TO DRAINAGE	BRAZORIA-FORT BEND MUD 3
TOTAL	69.376	3,022,001		



- 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 6

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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

KATHLEEN KINCHEN, P.E.
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TEXAS LICENSE NO. 136244