

PLAT RECORDING SHEET

PLAT NAME: Caldwell Ranch Section 7

PLAT NO: _____

ACREAGE: 43.785

LEAGUE: William Hall League

ABSTRACT NUMBER: 31

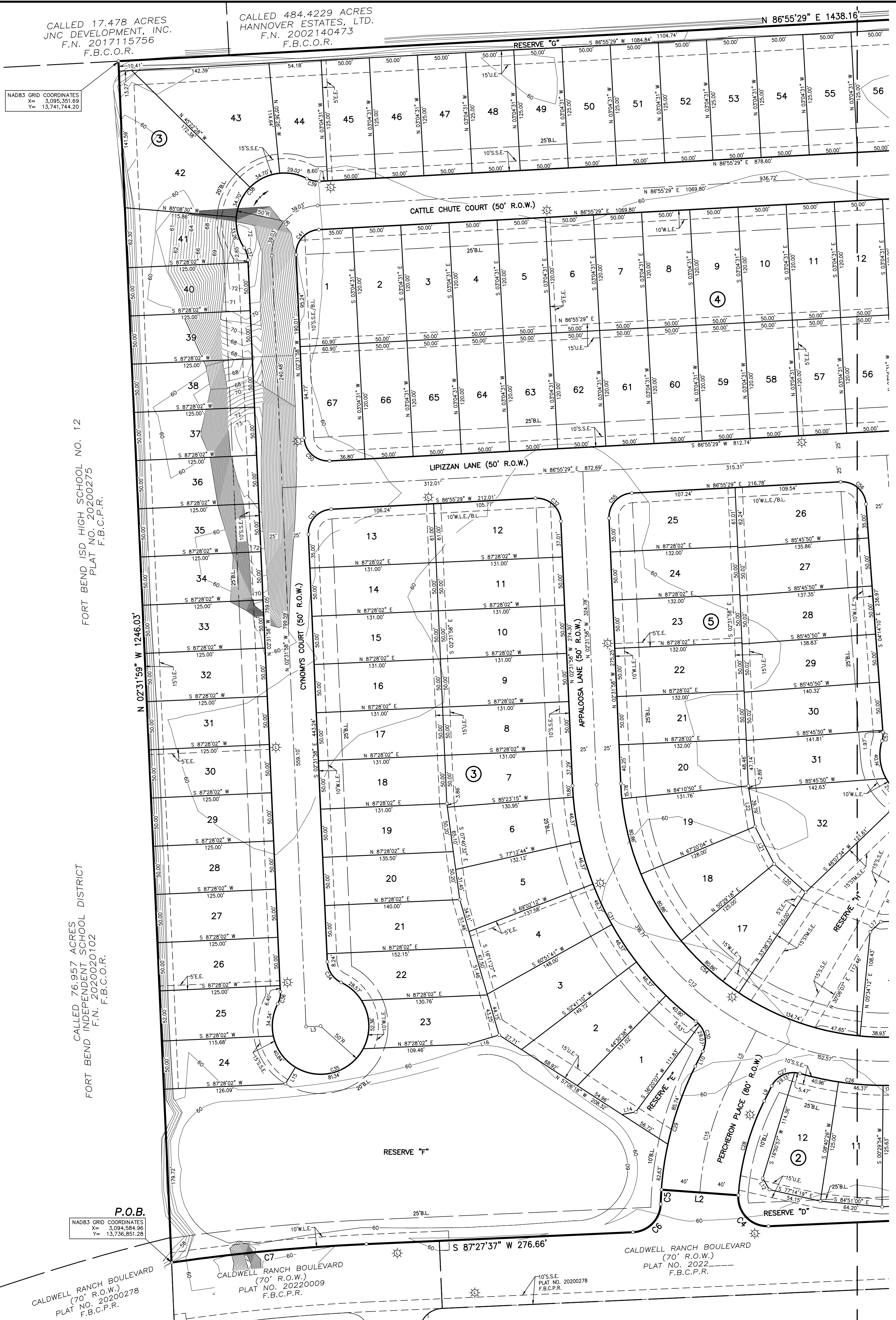
NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 206

NUMBER OF RESERVES: 8

OWNERS: D.R. Horton-Texas, LTD

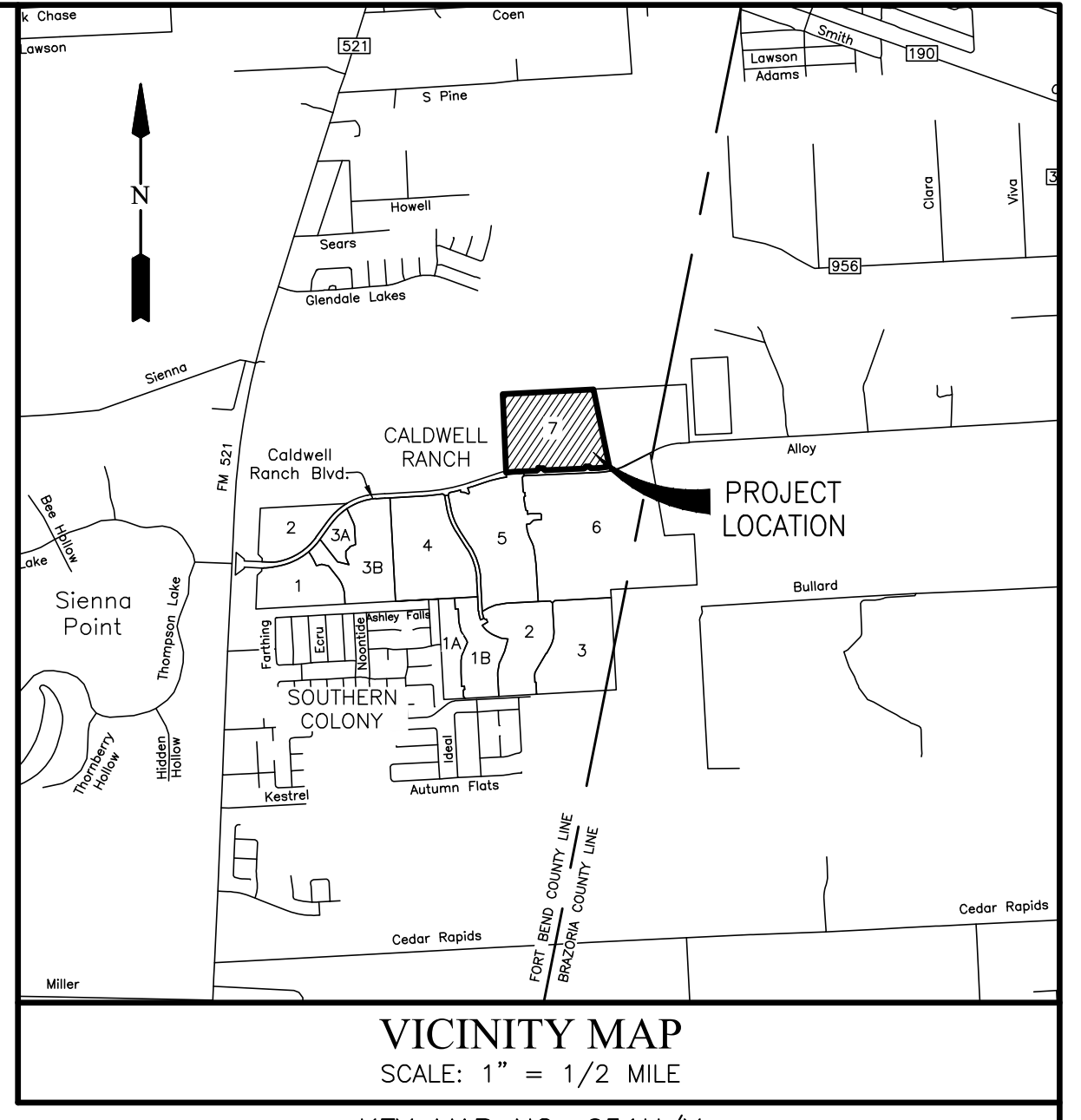
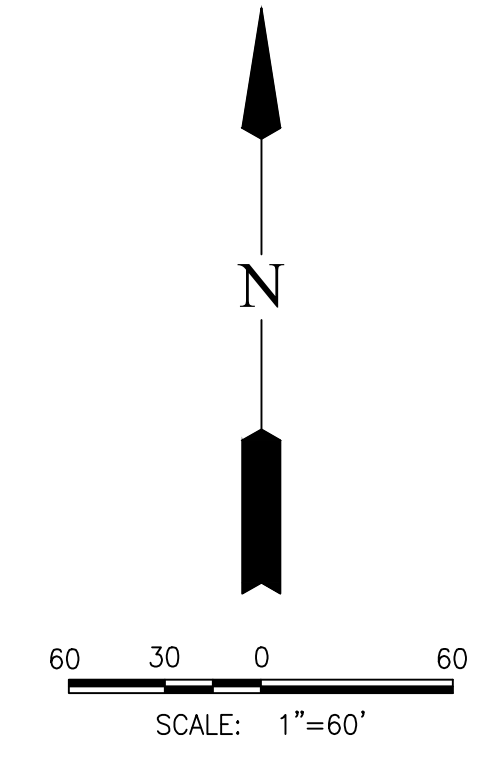
(DEPUTY CLERK)



MATCH LINE - SEE SHEET 3 OF 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°27'36" W	50.00'
L2	N 85°52'47" W	80.00'
L3	S 87°28'02" W	15.00'
L4	N 85°45'50" E	20.00'
L5	S 26°35'52" W	61.33'
L6	S 87°27'36" W	42.33'
L7	S 02°32'24" E	85.00'
L8	N 02°32'24" W	85.00'
L9	S 26°35'52" W	17.42'
L10	N 26°35'52" E	17.42'
L11	S 47°32'24" W	14.14'
L12	S 30°11'41" E	13.63'
L13	S 42°27'36" W	14.14'
L14	S 79°36'54" W	14.56'
L15	S 31°14'29" W	20.00'
L16	N 73°28'56" E	32.98'
L17	N 46°30'54" E	15.11'
L18	S 29°57'45" W	20.25'
L19	N 07°21'52" W	51.23'
L20	S 47°56'05" E	43.94'
L21	S 27°11'10" E	43.61'
L22	S 09°14'13" E	42.68'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	965.00'	10°19'01"	173.76'	S 82°18'07" W	173.53'
C2	30.00'	89°59'59"	47.12'	N 47°32'24" W	42.43'
C3	30.00'	90°00'01"	47.12'	S 42°27'36" W	42.43'
C4	30.00'	96°39'36"	50.61'	N 44°12'35" W	44.82'
C5	340.00'	2°31'33"	14.99'	S 02°51'27" W	14.99'
C6	30.00'	85°51'57"	44.96'	S 44°31'39" W	40.87'
C7	2035.00'	5°42'35"	202.80'	S 84°36'19" W	202.72'
C8	50.00'	89°27'27"	76.07'	N 42°11'45" E	70.38'
C9	50.00'	81°23'13"	71.02'	S 52°22'55" E	65.20'
C10	400.00'	9°08'54"	63.87'	S 07°06'51" E	63.80'
C11	50.00'	90°00'00"	76.54'	S 42°27'36" W	70.71'
C12	300.00'	90°00'26"	471.28'	N 47°32'11" W	424.29'
C13	50.00'	81°23'13"	71.02'	S 52°22'55" E	65.20'
C14	450.00'	9°08'54"	71.85'	S 07°06'51" E	71.77'
C15	300.00'	22°28'39"	117.69'	S 15°21'33" W	116.94'
C16	25.00'	90°00'00"	39.27'	S 48°04'31" E	35.36'
C17	25.00'	34°07'13"	14.89'	N 69°51'52" E	14.67'
C18	50.00'	149°37'40"	130.57'	S 52°22'55" W	96.51'
C19	25.00'	34°07'13"	14.89'	S 05°22'19" W	14.67'
C20	425.00'	9°08'54"	67.86'	S 07°06'51" E	67.79'
C21	25.00'	30°27'58"	13.29'	S 17°46'23" E	13.14'
C22	50.00'	150°55'58"	131.71'	S 42°27'36" W	96.80'
C23	25.00'	30°27'58"	13.29'	N 77°18'25" W	13.14'
C24	25.00'	90°00'00"	39.27'	S 42°27'36" W	35.36'
C25	25.00'	90°00'00"	39.27'	N 47°32'24" W	35.36'
C26	325.00'	18°26'06"	104.57'	N 83°19'21" W	104.12'
C27	25.00'	79°17'50"	34.60'	S 66°14'47" W	31.90'
C28	260.00'	22°28'39"	102.00'	S 15°21'33" W	101.35'
C29	340.00'	22°28'39"	133.38'	N 15°21'33" E	132.53'
C30	25.00'	79°17'50"	34.60'	N 130°33'03" W	31.90'
C31	325.00'	50°10'00"	284.56'	N 27°36'58" W	275.56'
C32	25.00'	90°32'33"	39.51'	N 47°48'15" W	35.52'
C33	25.00'	89°27'27"	39.03'	S 42°11'45" W	35.19'
C34	25.00'	62°10'55"	27.13'	S 33°37'25" E	25.82'
C35	50.00'	272°06'30"	237.48'	S 71°20'22" W	69.40'
C36	25.00'	29°55'35"	13.06'	N 12°25'50" E	12.91'
C37	25.00'	30°43'01"	13.40'	N 17°53'28" W	13.24'
C38	50.00'	150°53'28"	131.68'	N 42°11'45" E	96.79'
C39	25.00'	30°43'01"	13.40'	S 77°43'01" E	13.24'
C40	25.00'	90°00'00"	39.27'	N 41°55'29" E	35.36'
C41	25.00'	89°27'27"	39.03'	N 42°11'45" E	35.19'
C42	25.00'	81°23'13"	35.51'	S 52°22'54" E	32.60'
C43	375.00'	9°08'54"	59.88'	S 07°06'51" E	59.81'
C44	25.00'	90°00'00"	39.27'	S 42°27'36" W	35.36'
C45	25.00'	90°00'00"	39.27'	N 47°32'24" W	35.36'
C46	475.00'	9°08'54"	75.84'	N 07°06'51" W	75.76'
C47	25.00'	34°07'13"	14.89'	N 05°22'19" E	14.67'
C48	50.00'	149°37'40"	130.57'	N 52°22'55" W	96.51'
C49	25.00'	34°07'13"	14.89'	S 69°51'52" W	14.67'
C50	25.00'	90°32'33"	39.51'	N 47°48'15" W	35.52'
C51	25.00'	81°23'13"	35.51'	S 52°22'55" E	32.60'
C52	425.00'	9°08'54"	67.86'	S 07°06'51" E	67.79'
C53	25.00'	90°00'00"	39.27'	S 42°27'36" W	35.36'
C54	275.00'	90°00'26"	432.00'	N 47°32'11" W	388.93'
C55	25.00'	89°27'27"	39.03'	N 42°11'45" E	35.19'
C56	25.00'	88°50'21"	38.78'	S 48°39'20" E	35.00'
C57	25.00'	21°02'22"	9.18'	S 06°17'01" W	9.13'
C58	50.00'	267°27'41"	233.40'	N 63°04'22" E	72.26'
C59	25.00'	66°25'19"	28.98'	N 37°26'49" W	27.39'
C60	25.00'	91°09'39"	39.78'	N 41°20'39" E	35.71'



- 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

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.123	5,354	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	BRAZORIA-FORT BEND MUD 3
B	0.099	4,296	RESTRICTED TO DRAINAGE	BRAZORIA-FORT BEND MUD 3
C	0.257	11,202	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
D	0.388	16,908	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
E	0.077	3,367	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
F	2.075	90,378	RESTRICTED TO DETENTION	BRAZORIA-FORT BEND MUD 3
G	0.318	13,870	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	BRAZORIA-FORT BEND MUD 3
H	0.506	22,049	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	3.843	167,424		

FINAL PLAT OF CALDWELL RANCH SECTION 7
 A SUBDIVISION OF 43.785 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOTS 1, 2, & 3 OF THE T.W. & J.W.B. HOUSE SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 301 OF THE FORT BEND COUNTY DEED RECORDS.

206 LOTS 8 RESERVES (3.843 ACRES) 5 BLOCKS
 FEBRUARY 17, 2022 JOB NO. 1931-8080C

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** ENGINEER: **LJA Engineering, Inc.**
 LAND SURVEYING CONSULTANTS
 4784 VISTA ROAD - PASADENA, TX 77305
 PHONE: 281-498-4388 - GBIsurvey@GBISurvey.com
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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

SHEET 2 OF 3

