

## PLAT RECORDING SHEET

**PLAT NAME:** Caldwell Ranch Section 8

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

**ACREAGE:** 30.941

**LEAGUE:** William Hall Survey and William Pettus Survey

**ABSTRACT NUMBER:** 31 and 68

**NUMBER OF BLOCKS:** 5

**NUMBER OF LOTS:** 138

**NUMBER OF RESERVES:** 7

**OWNERS:** 608 Colony Investments, LTD.,

\_\_\_\_\_  
(DEPUTY CLERK)

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH FW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH BRAD RICHIE, SECRETARY, BEING AN OFFICER OF FW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS, HERENATEFTER REFERRED TO AS OWNERS OF THE 30.941 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL RANCH SECTION 8, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL, UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND 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 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 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 ABOVE AND FOREGOING SUBDIVISION OF CALDWELL RANCH SECTION 8 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, 608 COLONY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH FW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRAD RICHIE, ITS SECRETARY, THEREUNTO AUTHORIZED,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

608 COLONY INVESTMENTS, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: FW COMPANIES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
BRAD RICHIE, SECRETARY

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD RICHIE, SECRETARY, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

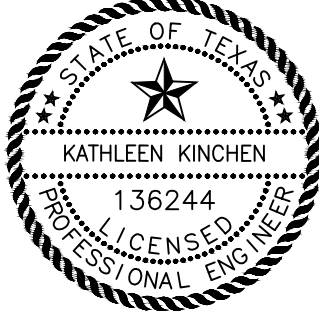
I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PARENT TRACT PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND; 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 6)

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



NOTES:

- 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, 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 MAY 10, 2023, EFFECTIVE DATE OF AUGUST 5, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THE EXISTING PIPELINE EASEMENTS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT HAVE BEEN SHOWN, HEREON.
- 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-B: 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. 48157C0455L, EFFECTIVE APRIL 2, 2014.
- 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.
- 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.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT 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.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 60.35 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 THEN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- DEVELOPER/HOA WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE FACILITIES WITHIN RESERVES "A", "B", "C", "D", "E", & "F".
- BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE FACILITIES WITHIN RESERVE "G".

BEING A TRACT CONTAINING 30.941 ACRES OF LAND, LOCATED IN THE WILLIAM HALL SURVEY, ABSTRACT NUMBER 31, AND THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 68 IN FORT BEND COUNTY, TEXAS; SAID 30.941 ACRE TRACT BEING A PORTION OF A CALL 92.286 ACRE TRACT STYLED AS PARCEL 2 AND RECORDED IN THE NAME OF 608 COLONY INVESTMENTS, LTD. IN FILE NUMBER 2021159184 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY (O.R.F.B.C.) AND A PORTION OF A CALL 44.995 ACRE TRACT RECORDED IN THE NAME OF 258 COLONY INVESTMENTS, LTD. IN FILE NUMBER 2021080026 OF THE O.R.F.B.C.; SAID 30.941 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):

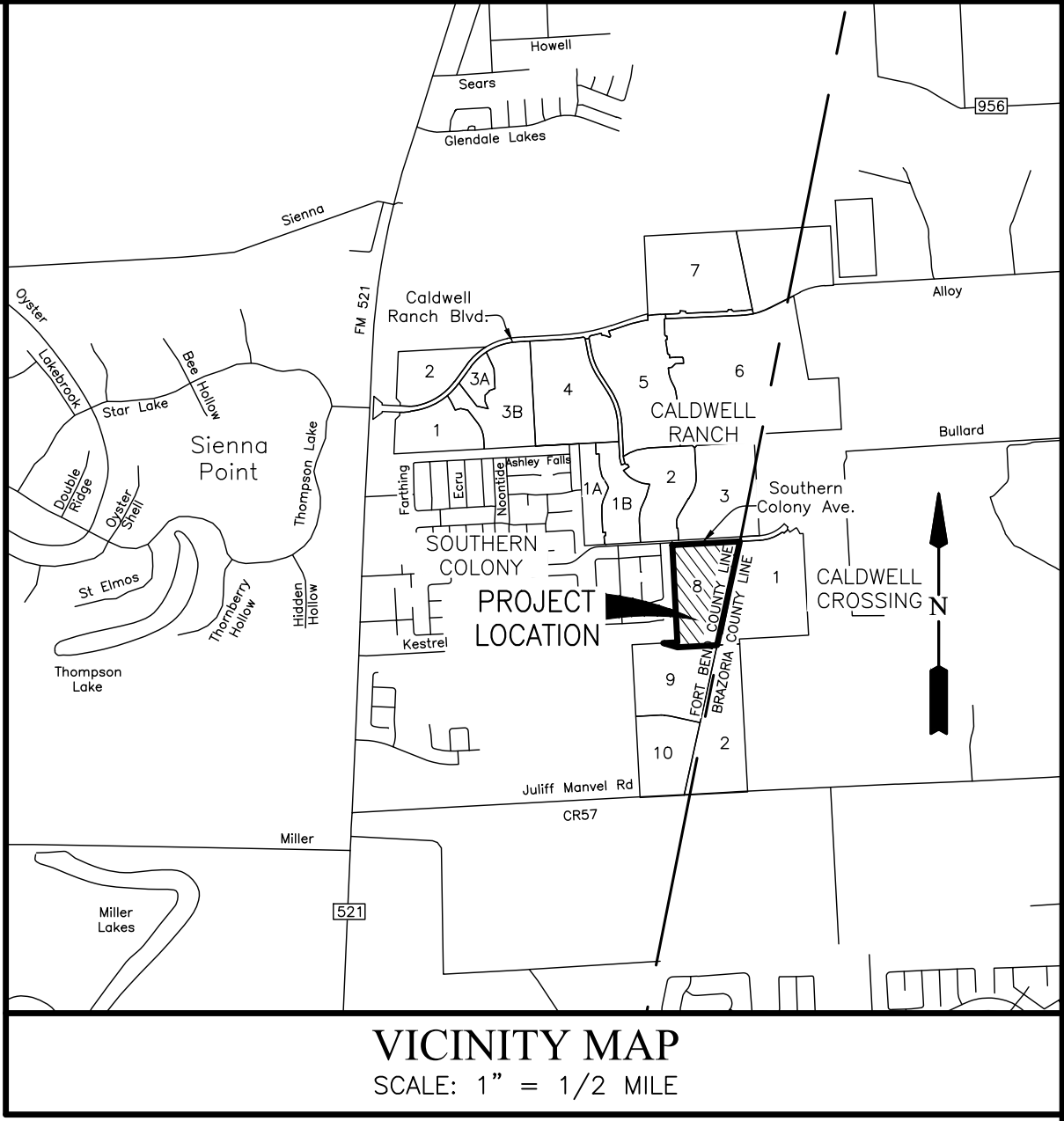
BEGINNING AT THE SOUTHEASTERLY CORNER OF A CALL 91.100 ACRE TRACT STYLED AS TRACT ONE AND RECORDED IN THE NAME OF FORESTAR (USA) REAL ESTATE GROUP, INC. IN FILE NUMBER 2017121852 OF THE O.R.F.B.C., BEING ON THE NORTHERLY LINE OF AFORESAID 92.286 ACRE TRACT AND BEING ON THE WESTERLY LINE OF AFORESAID 44.995 ACRE TRACT;

THENCE, WITH THE WESTERLY LINE OF AFORESAID 44.995 ACRE TRACT, THE EASTERLY LINE OF SAID 91.100 ACRE TRACT AND PARTIALLY WITH THE EASTERLY LINE OF SOUTHERN COLONY SECTION 4C, A SUBDIVISION RECORDED IN PLAT NUMBER 20190088 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), NORTH 03 DEGREES 03 MINUTES 21 SECONDS WEST, A DISTANCE OF 1520.78 FEET;

THENCE, LEAVING SAID LINE, THROUGH AND ACROSS AFORESAID 44.995 ACRE AND 92.286 ACRE TRACTS, THE FOLLOWING FOUR (4) COURSES:

- NORTH 86 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 1058.62 FEET;
- SOUTH 12 DEGREES 23 MINUTES 09 SECONDS WEST, A DISTANCE OF 1658.53 FEET;
- SOUTH 86 DEGREES 59 MINUTES 33 SECONDS WEST, A DISTANCE OF 622.77 FEET;
- NORTH 73 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 229.20 FEET TO THE AFORESAID NORTHERLY LINE OF 92.286 ACRE TRACT;

THENCE, WITH SAID LINE, NORTH 86 DEGREES 59 MINUTES 33 SECONDS EAST, A DISTANCE OF 221.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.941 ACRES OF LAND.



KEY MAP NO. 651Y/691C

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

VINCENT M. MORALES, JR. GRADY PRESTAGE  
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

W. A. (ANDY) MEYERS KEN R. DEMERCHANT  
PRECINCT 3, COUNTY COMMISSIONER PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## FINAL PLAT OF CALDWELL RANCH SECTION 8

A SUBDIVISION OF 30.941 ACRES OF LAND SITUATED IN THE  
WILLIAM HALL SURVEY, ABSTRACT 31 AND THE WILLIAM PETTUS SURVEY,  
ABSTRACT 68, FORT BEND COUNTY, TEXAS.

138 LOTS 7 RESERVES (1.833 ACRES) 5 BLOCKS

MAY 8, 2023 JOB NO. 1931-8091C

OWNERS:

608 COLONY INVESTMENTS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: FW COMPANIES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
BRAD RICHIE, SECRETARY  
10003 NW MILITARY HWY, SUITE 2201, SAN ANTONIO, TEXAS 78231  
PH: 210-344-9200 EXT. 23

SURVEYOR:



GBI PARTNERS  
4724 VISTA ROAD TBPELS FIRM #10130300  
PASADENA, TX 77505 GBSurvey@GBISurvey.com  
PHONE: 281-499-4539 www.GBISurvey.com

ENGINEER:

LJA Engineering, Inc.  
1904 W. Grand Parkway North Phone 713.953.5200  
Suite 100 Fax 713.953.5026  
Katy, Texas 77449 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





FINAL PLAT OF  
CALDWELL RANCH  
SECTION 8

A SUBDIVISION OF 30.941 ACRES OF LAND SITUATED IN THE  
WILLIAM HALL SURVEY, ABSTRACT 31 AND THE WILLIAM PETTUS SURVEY,  
ABSTRACT 68, FORT BEND COUNTY, TEXAS.

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PH: 210-344-9200 EXT. 23

SURVEYOR:

ENGINEER:

**GBI PARTNERS**

**LJA Engineering, Inc.**

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

Phone 713.953.6200  
Fax 713.953.6026  
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



BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	6,716	53.26'
2	7,076	53.26'
3	6,988	53.26'
4	12,262	70.96'
5	8,706	77.64'
6	7,115	50.00'
7	7,036	50.00'
8	7,568	60.00'
9	9,451	71.55'
10	7,551	61.42'
11	7,370	61.60'

BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	6,623	51.58'
2	6,749	50.00'
3	9,084	72.44'
4	7,950	50.62'
5	7,589	50.31'
6	7,326	50.31'
7	7,111	50.31'
8	6,944	50.31'
9	6,823	50.31'
10	6,749	50.31'
11	6,721	50.31'
12	6,740	50.31'
13	6,805	50.31'
14	6,917	50.31'
15	7,075	50.31'
16	7,422	51.23'
17	7,702	50.08'
18	7,951	50.01'
19	9,061	50.08'
20	12,512	50.63'
21	6,751	51.21'
22	6,209	50.00'
23	6,186	50.00'

BLOCK 3		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,366	60.00'
2	6,355	53.00'
3	10,603	56.29'
4	11,203	55.74'
5	6,417	53.00'
6	6,250	50.00'
7	6,250	50.00'
8	6,250	50.00'
9	6,250	50.00'
10	6,250	50.00'
11	6,250	50.00'
12	6,250	50.00'
13	6,250	50.00'
14	6,250	50.00'
15	6,250	50.00'
16	6,250	50.00'
17	6,250	50.00'
18	6,250	50.00'
19	6,250	50.00'
20	6,250	50.00'

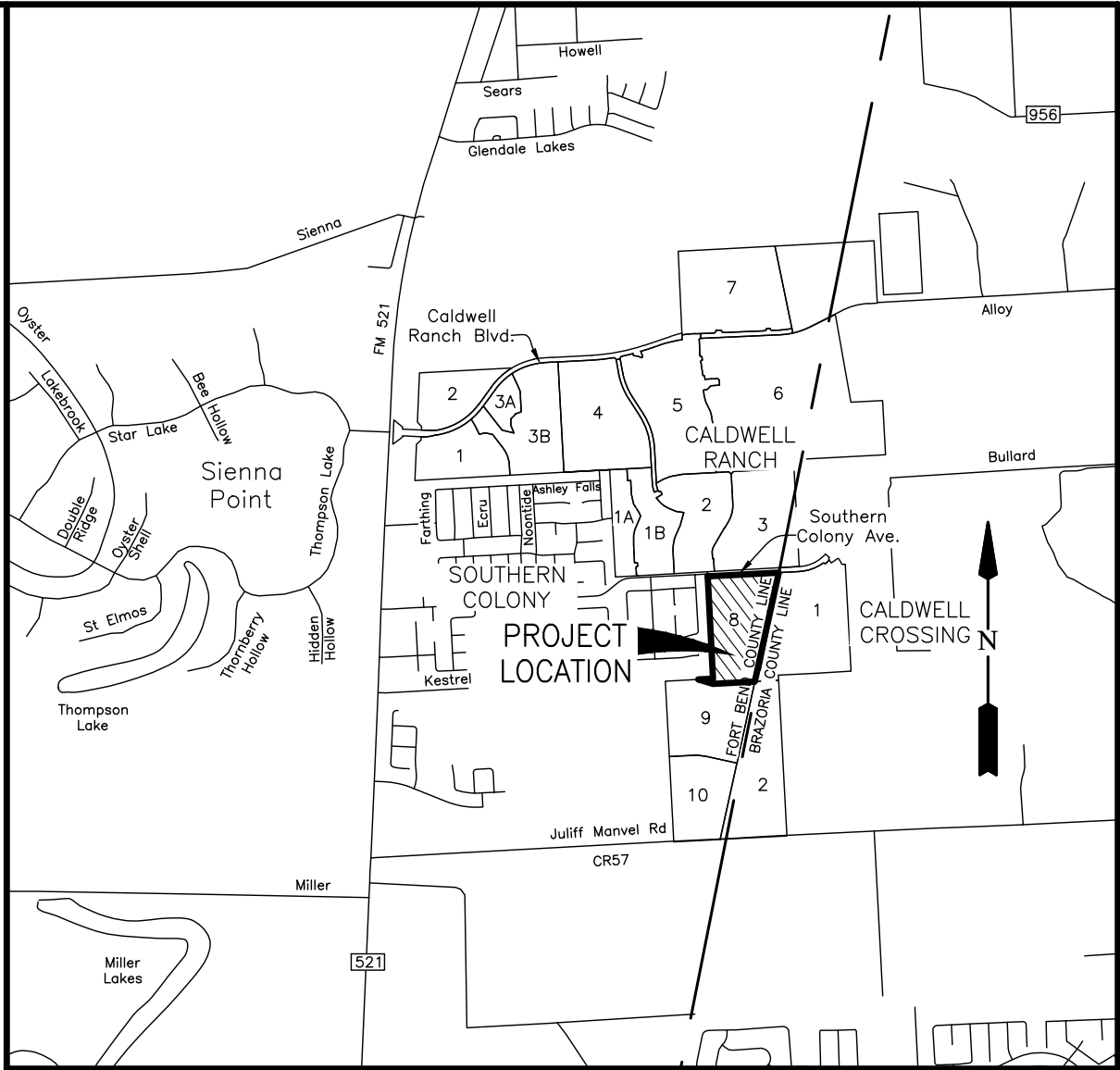
BLOCK 3		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
21	6,250	50.00'
22	6,250	50.00'
23	6,250	50.00'
24	6,250	50.00'
25	6,250	50.00'
26	6,250	50.00'
27	6,250	50.00'
28	6,367	52.00'
29	10,026	54.42'
30	13,418	53.46'
31	7,078	52.16'
32	6,250	50.00'
33	6,250	50.00'
34	6,250	50.00'
35	6,250	50.00'
36	6,250	50.00'
37	6,250	50.00'
38	6,250	50.00'
39	6,250	50.00'
40	6,200	50.00'

BLOCK 4		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,077	60.08'
2	6,010	50.08'
3	6,010	50.08'
4	6,010	50.08'
5	6,010	50.08'
6	6,010	50.08'
7	6,010	50.08'
8	6,010	50.08'
9	6,010	50.08'
10	7,137	60.86'
11	7,328	60.02'
12	6,000	50.00'
13	6,000	50.00'
14	6,000	50.00'
15	6,000	50.00'
16	6,000	50.00'
17	6,018	50.00'
18	6,231	50.00'
19	5,969	50.00'

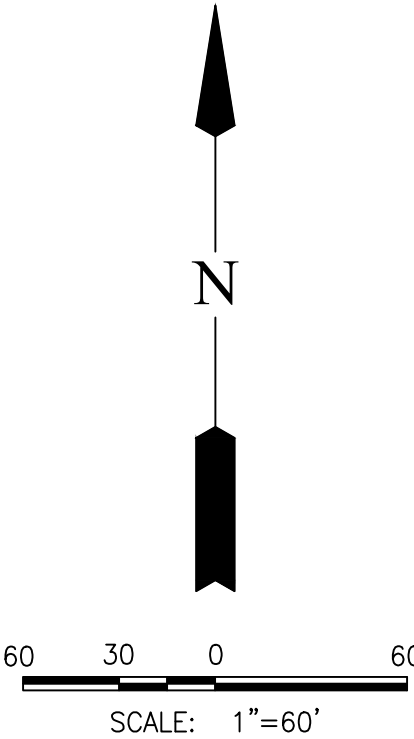
BLOCK 4		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
20	6,310	50.00'
21	5,796	50.00'
22	6,956	50.00'
23	7,165	50.00'
24	6,916	50.00'
25	6,916	50.00'
26	6,916	50.00'
27	6,916	50.00'
28	6,914	50.00'
29	8,815	69.00'
30	9,299	61.81'
31	7,695	50.00'
32	7,356	50.00'
33	7,211	50.00'
34	6,889	50.00'
35	6,818	50.00'
36	6,294	50.00'
37	6,092	51.34'
38	7,314	62.07'

BLOCK 5		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,661	66.48'
2	6,397	55.98'
3	6,503	57.48'
4	6,920	53.04'
5	7,657	53.04'
6	7,645	53.04'
7	7,691	53.04'
8	8,883	63.04'
9	8,439	60.00'
10	7,140	50.00'
11	7,139	50.00'
12	7,051	50.00'
13	7,197	50.00'
14	6,730	50.00'
15	9,002	52.80'
16	6,500	50.00'
17	6,385	50.00'
18	6,081	50.00'
19	6,001	50.00'
20	6,000	50.00'
21	7,066	60.00'
22	7,531	63.85'
23	6,462	53.85'
24	6,462	53.85'
25	6,462	53.85'
26	9,447	64.72'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.210	9,141	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
B	0.241	10,500	RESTRICTED TO OPEN SPACE/PIPELINES	HOA
C	0.455	19,826	RESTRICTED TO OPEN SPACE/PIPELINES	HOA
D	0.432	18,827	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
E	0.163	7,089	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
F	0.248	10,786	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
G	0.084	3,651	RESTRICTED TO DRAINAGE	BRAZORIA-FORT BEND MUD 3
TOTAL	1.833	79,820		



VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 651Y/691C



- LEGEND**
- B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - W.L.E. INDICATES WATERLINE EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
  - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
  - 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
  - PG. INDICATES PAGE
  - VOL. INDICATES VOLUME
  - R.O.W. INDICATES RIGHT OF WAY
  - P.O.B. INDICATES POINT OF BEGINNING
  - INDICATES PROPOSED STREET LIGHT
  - INDICATES STREET NAME CHANGE
  - T.B.M. INDICATES TEMPORARY BENCHMARK

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 75°27'15" E	20.59'
L2	N 72°25'12" E	27.86'
L3	S 81°33'31" E	54.78'
L4	S 86°59'33" W	45.13'
L5	N 15°02'37" W	14.93'
L6	N 03°04'31" W	11.90'
L7	S 03°04'31" E	11.90'
L8	S 08°53'35" W	14.93'
L9	N 86°55'29" E	14.21'
L10	S 86°55'29" W	29.05'
L11	S 03°04'31" E	13.33'
L12	N 75°31'52" E	19.74'
L13	S 75°31'52" W	19.74'
L14	N 86°56'39" E	35.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S 81°33'31" E	4.34'
L16	N 81°33'31" W	4.34'
L17	S 86°56'39" W	35.94'
L18	S 03°04'31" E	13.33'
L19	S 41°45'02" W	14.14'
L20	S 48°02'49" E	14.13'
L21	N 48°04'31" W	14.14'
L22	N 60°12'05" W	20.00'
L23	S 77°35'32" E	10.09'
L24	N 86°59'33" E	18.44'
L25	N 12°22'25" E	20.00'
L26	S 86°59'33" W	28.26'
L27	S 03°00'27" E	12.00'
L28	S 86°59'33" W	10.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	2900.00'	23°22'57"	1183.50'	S 08°36'58" W 1175.30'
C2	50.00'	66°41'06"	58.19'	S 53°39'00" W 54.96'
C3	50.00'	89°57'06"	78.50'	N 48°01'54" W 70.68'
C4	50.00'	89°58'50"	78.52'	N 41°56'04" E 70.70'
C5	400.00'	17°37'16"	123.02'	S 84°15'53" E 122.53'
C6	400.00'	14°30'17"	101.26'	N 79°40'21" E 100.99'
C7	800.00'	15°28'59"	216.18'	S 85°20'01" E 215.53'
C8	800.00'	0°57'37"	13.41'	N 86°27'51" E 13.41'
C9	800.00'	12°27'27"	173.94'	S 87°47'14" E 173.60'
C10	500.00'	11°27'41"	100.02'	N 81°15'43" E 99.85'
C11	25.00'	90°00'00"	39.27'	N 48°00'27" W 35.36'
C12	25.00'	30°29'19"	13.30'	S 71°44'54" W 13.15'
C13	50.00'	150°55'44"	131.71'	N 48°01'54" W 96.80'
C14	25.00'	30°29'19"	13.30'	N 12°11'19" E 13.15'
C15	25.00'	30°28'31"	13.30'	N 18°17'36" W 13.14'
C16	50.00'	150°55'51"	131.71'	N 41°56'04" E 96.80'
C17	25.00'	30°28'31"	13.30'	S 77°50'15" E 13.14'
C18	25.00'	101°58'06"	44.49'	N 35°56'26" E 38.85'
C19	300.00'	11°58'06"	62.67'	N 09°03'34" W 62.55'
C20	30.00'	90°00'00"	47.12'	N 48°04'31" W 42.43'
C21	30.00'	90°00'00"	47.12'	S 41°55'29" W 42.43'
C22	300.00'	11°58'06"	62.67'	S 02°54'32" W 62.55'
C23	25.00'	101°58'06"	44.49'	S 42°05'28" E 38.85'
C24	425.00'	12°57'14"	96.09'	S 86°35'54" E 95.88'
C25	25.00'	45°02'03"	19.65'	N 77°21'42" E 19.15'
C26	50.00'	276°11'27"	241.02'	S 12°56'24" W 66.78'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C27	25.00'	52°01'57"	22.70'	N 54°58'51" W 21.93'
C28	375.00'	12°04'41"	79.05'	N 87°02'10" W 78.90'
C29	25.00'	90°00'00"	39.27'	S 41°55'29" W 35.36'
C30	2925.00'	3°39'09"	186.46'	S 01°14'56" E 186.43'
C31	25.00'	84°20'42"	36.80'	S 41°35'43" E 33.57'
C32	830.00'	6°10'32"	89.46'	S 80°40'48" E 89.42'
C33	770.00'	2°38'36"	35.53'	N 78°54'50" W 35.52'
C34	25.00'	97°05'40"	42.37'	S 51°13'01" W 37.48'
C35	2925.00'	17°15'06"	880.72'	S 11°17'44" W 877.39'
C36	25.00'	38°45'47"	16.91'	S 00°32'24" W 16.59'
C37	50.00'	144°54'06"	126.45'	S 53°36'34" W 95.35'
C38	25.00'	39°04'04"	17.05'	N 73°28'25" W 16.72'
C39	25.00'	90°00'00"	39.27'	S 41°59'33" W 35.36'
C40	25.00'	89°57'06"	39.25'	N 48°01'54" W 35.34'
C41	25.00'	90°02'54"	39.29'	N 41°58'06" E 35.37'
C42	525.00'	11°27'41"	105.02'	N 81°15'43" E 104.84'
C43	25.00'	48°11'23"	21.03'	S 80°22'26" E 20.41'
C44	50.00'	276°22'46"	241.19'	N 14°28'08" W 66.67'
C45	25.00'	48°11'23"	21.03'	S 51°26'11" W 20.41'
C46	475.00'	11°27'41"	95.02'	S 81°15'43" W 94.86'
C47	25.00'	89°57'06"	39.25'	N 48°01'54" W 35.34'
C48	25.00'	90°00'00"	39.27'	N 41°56'39" E 35.36'
C49	825.00'	0°57'37"	13.83'	N 86°27'51" E 13.83'
C50	775.00'	12°27'27"	168.50'	S 87°47'14" E 168.17'
C51	25.00'	91°00'19"	39.71'	S 36°03'22" E 35.66'
C52	25.00'	91°00'19"	39.71'	S 52°56'20" W 35.66'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C53	825.00'	12°27'27"	179.37'	N 87°47'14" W 179.02'
C54	775.00'	0°57'37"	12.99'	S 86°27'51" W 12.99'
C55	25.00'	90°00'00"	39.27'	N 48°03'21" W 35.36'
C56	25.00'	89°58'50"	39.26'	N 41°56'04" E 35.35'
C57	25.00'	90°00'00"	39.27'	S 48°04'31" E 35.36'
C58	2875.00'	3°34'18"	179.22'	S 01°17'22" E 179.19'
C59	25.00'	89°01'30"	38.84'	S 45°00'32" W 35.05'
C60	830.00'	2°35'48"	37.62'	S 88°13'23" W 37.61'
C61	425.00'	10°49'40"	80.32'	S 81°30'39" W 80.20'
C62	25.00'	45°27'19"	19.83'	N 81°10'31" W 19.32'
C63	50.00'	276°14'12"	241.06'	S 16°33'58" E 66.76'
C64	25.00'	51°32'36"	22.49'	N 51°05'14" E 21.74'
C65	375.00'	10°03'58"	65.88'	N 81°53'30" E 65.80'
C66	770.00'	5°07'49"	68.95'	N 89°29'24" E 68.92'
C67	25.00'	90°30'03"	39.49'	S 42°41'40" E 35.51'
C68	2875.00'	4°52'49"	244.88'	S 04°59'46" W 244.81'
C69	2875.00'	10°51'39"	544.97'	S 14°52'37" W 544.16'
C70	25.00'	66°41'06"	29.10'	S 53°39'00" W 27.48'</