

# PLAT RECORDING SHEET

**PLAT NAME:** Caldwell Ranch Section 9

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

**ACREAGE:** 30.436

**LEAGUE:** William Pettus League

**ABSTRACT NUMBER:** 68

**NUMBER OF BLOCKS:** 5

**NUMBER OF LOTS:** 145

**NUMBER OF RESERVES:** 4

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

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**(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, HEREINAFTER REFERRED TO AS OWNERS OF THE 30.436 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL RANCH SECTION 9, 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 EXPRESSLY AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSERVED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") 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 UNOBSERVED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY 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, PAVINES, 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF CALDWELL RANCH SECTION 9 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 JULY 8, 2022, EFFECTIVE DATE OF JULY 1, 2022. 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-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 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 60.37 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.
- DEVELOPER/HOA WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE FACILITIES WITHIN RESERVES "B" & "D".
- BRAZORIA-FORT BEND MUD NO. 3 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE FACILITIES WITHIN RESERVE "A" & "C".
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

BEING A TRACT CONTAINING 30.436 ACRES OF LAND, LOCATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 68 IN FORT BEND COUNTY, TEXAS; SAID 30.436 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.); SAID 30.436 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 NORTHWESTERLY CORNER OF SAID 92.286 ACRE TRACT, THE NORTHEASTERLY CORNER OF A CALL 7.334 ACRE TRACT DESCRIBED AS HUNTINGTON PLACE SECTION 7 AND RECORDED IN THE NAME OF WOODMERE DEVELOPMENT IN FILE NUMBER 2020187995 OF THE O.R.F.B.C. AND BEING ON THE SOUTHERLY LINE OF RESERVE "O", SOUTHERN COLONY SECTION 1, A SUBDIVISION RECORDED IN PLAT NUMBER 20050137 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.);

THENCE, WITH THE NORTHERLY LINE OF SAID 92.286 ACRE TRACT, NORTH 86 DEGREES 59 MINUTES 33 SECONDS EAST, A DISTANCE OF 488.28 FEET;

THENCE, LEAVING SAID LINE, THROUGH AND ACROSS SAID 92.286 ACRE TRACT, THE FOLLOWING NINE (9) COURSES:

- SOUTH 73 DEGREES 22 MINUTES 39 SECONDS EAST, A DISTANCE OF 229.20 FEET;
- NORTH 86 DEGREES 59 MINUTES 33 SECONDS EAST, A DISTANCE OF 622.77 FEET;
- SOUTH 12 DEGREES 23 MINUTES 09 SECONDS WEST, A DISTANCE OF 1238.91 FEET;
- NORTH 77 DEGREES 36 MINUTES 51 SECONDS WEST, A DISTANCE OF 442.32 FEET;
- NORTH 78 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 55.97 FEET;
- NORTH 84 DEGREES 03 MINUTES 16 SECONDS WEST, A DISTANCE OF 72.86 FEET;
- NORTH 02 DEGREES 37 MINUTES 25 SECONDS EAST, A DISTANCE OF 3.12 FEET;
- NORTH 87 DEGREES 22 MINUTES 35 SECONDS WEST, A DISTANCE OF 50.00 FEET;
- SOUTH 86 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 395.59 FEET TO THE WESTERLY LINE OF SAID 92.286 ACRE TRACT AND BEING ON THE EASTERLY LINE OF A CALL 179.359 ACRE TRACT RECORDED IN THE NAME OF BGM LAND INVESTMENTS, LTD. IN FILE NUMBER 2006086726 OF THE O.R.F.B.C.;

THENCE, WITH SAID EASTERLY LINE AND THE EASTERLY LINE OF AFORESAID 7.334 ACRE TRACT, NORTH 03 DEGREES 01 MINUTE 30 SECONDS WEST, A DISTANCE OF 1121.11 FEET THE POINT OF BEGINNING AND CONTAINING 30.436 ACRES OF LAND.

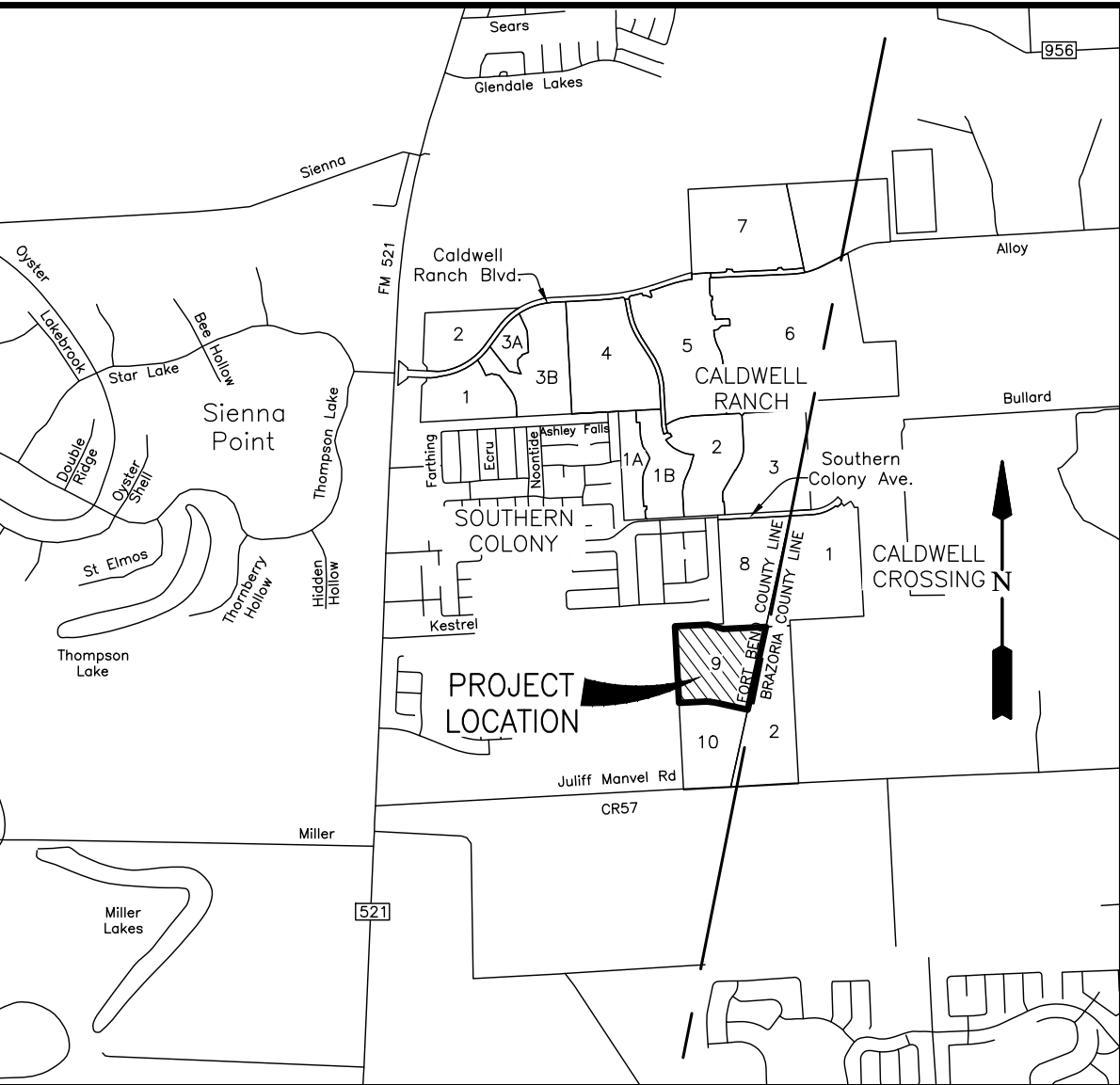
BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,947	64.39'
2	6,651	53.00'
3	6,275	50.00'
4	6,275	50.00'
5	6,275	50.00'
6	6,275	50.00'
7	6,275	50.00'
8	6,275	50.00'
9	6,275	50.00'
10	6,652	50.07'
11	12,204	50.63'
12	9,933	50.63'
13	5,851	50.05'
14	6,000	50.00'
15	6,000	50.00'
16	6,000	50.00'
17	6,000	50.00'
18	6,068	50.93'
19	6,334	54.71'
20	7,678	68.08'

BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,153	64.57'
2	6,000	50.00'
3	6,000	50.00'
4	5,987	50.00'
5	6,941	50.30'
6	12,844	50.63'
7	8,710	50.40'
8	6,143	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'
21	6,250	50.00'
22	6,256	50.00'
23	6,386	50.00'
24	6,750	50.00'
25	6,471	50.00'
26	6,881	50.01'
27	9,445	68.04'
28	9,465	63.00'
29	12,272	70.94'
30	10,403	51.50'
31	10,403	51.50'
32	10,326	51.50'
33	9,548	51.50'
34	8,602	51.50'
35	7,656	51.50'
36	6,732	51.50'
37	6,437	51.50'
38	6,438	51.50'
39	6,437	51.50'
40	6,438	51.50'
41	7,554	61.50'

BLOCK 3		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,668	65.02'
2	6,240	52.00'
3	6,240	52.00'
4	6,240	52.00'
5	6,240	52.00'
6	6,240	52.00'
7	6,240	52.00'
8	6,240	52.00'
9	6,240	52.00'
10	6,240	52.00'
11	6,240	52.00'
12	6,240	52.00'
13	7,308	62.03'
14	6,599	55.00'
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	6,000	50.00'
25	6,000	50.00'
26	6,000	50.00'
27	6,000	50.00'
28	9,370	88.83'
29	8,715	61.66'
30	6,859	50.83'
31	6,305	51.70'
32	6,156	51.30'
33	6,156	51.30'
34	6,156	51.30'
35	6,156	51.30'
36	6,156	51.30'
37	6,156	51.30'
38	6,180	51.50'
39	6,007	51.50'
40	11,478	60.15'
41	12,152	57.90'
42	6,365	53.96'
43	6,120	51.00'
44	6,120	51.00'
45	6,120	51.00'
46	6,120	51.00'
47	6,120	51.00'
48	6,120	51.00'
49	7,280	63.03'

BLOCK 4		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	6,466	55.00'
2	6,000	50.00'
3	6,000	50.00'
4	6,000	50.00'
5	6,000	50.00'
6	7,503	54.58'
7	7,744	60.13'
8	6,104	50.00'
9	6,000	50.00'
10	6,000	50.00'
11	6,000	50.00'
12	6,000	50.00'
13	6,000	50.00'
14	7,064	60.00'
15	7,885	62.81'
16	7,289	51.44'
17	8,486	51.44'
18	9,384	54.49'
19	13,156	56.06'
20	11,055	56.77'
21	14,693	56.76'
22	8,833	55.43'
23	7,905	71.15'
24	6,023	50.00'
25	6,447	56.27'
26	8,146	74.97'

BLOCK 5		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,459	61.00'
2	10,373	54.20'
3	19,055	53.55'
4	9,252	52.09'
5	5,262	50.00'
6	6,275	50.00'
7	6,275	50.00'
8	6,275	50.00'
9	7,395	60.00'



VICINITY MAP

SCALE: 1" = 1/2 MILE

KEY MAP NO. 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. PRECINCT 1, COUNTY COMMISSIONER  
GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

W. A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER  
KEN R. DEMERCHANT 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 9

A SUBDIVISION OF 30.436 ACRES OF LAND SITUATED IN THE  
WILLIAM PETTUS LEAGUE, ABSTRACT 68, FORT BEND COUNTY, TEXAS.

145 LOTS 4 RESERVES (0.356 ACRES) 5 BLOCKS

MAY 18, 2023 JOB NO. 1931-8092C

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: ENGINEER:



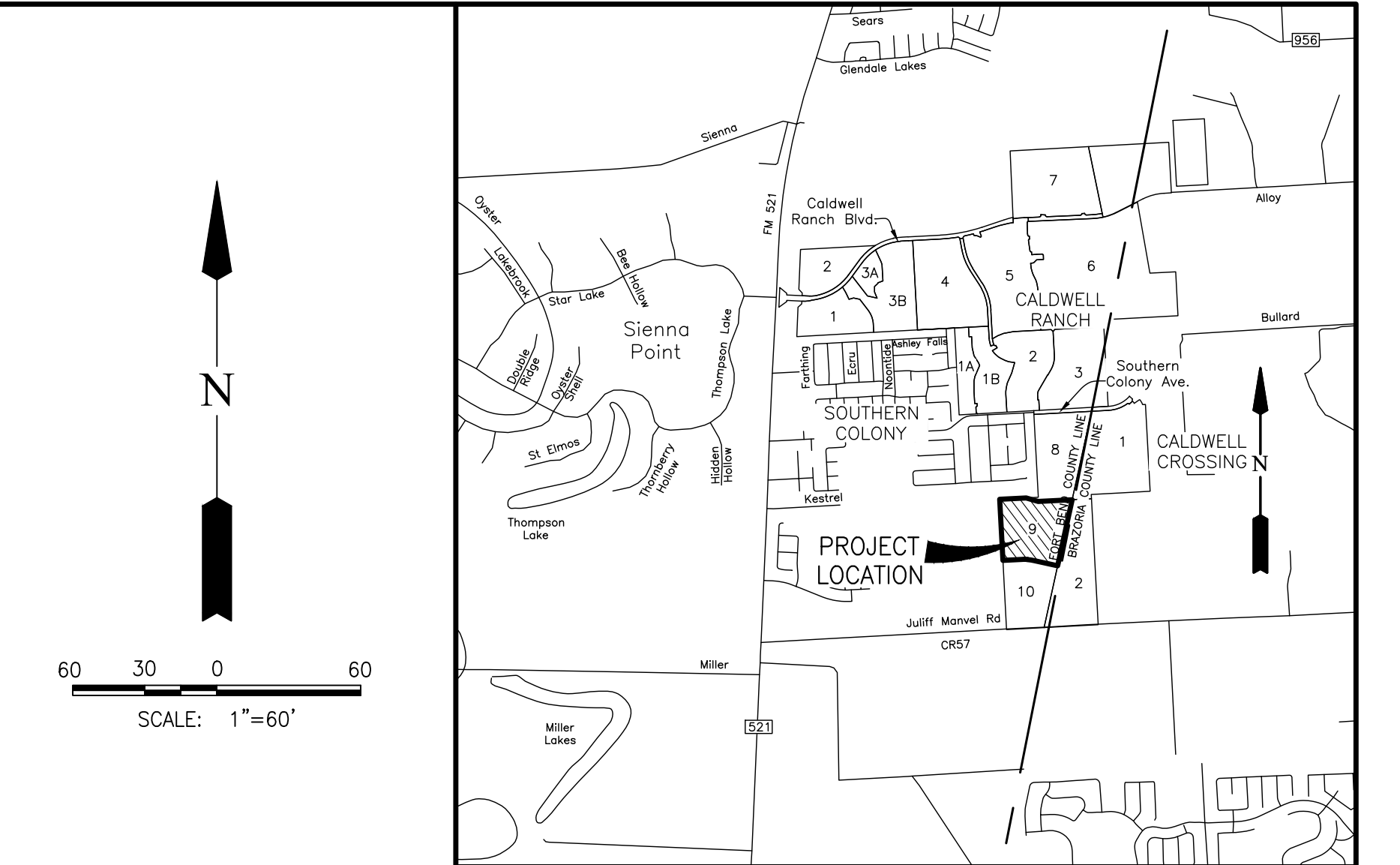
GBI PARTNERS  
4724 VISTA ROAD PASADENA, TX 77505  
PHONE: 281-499-4539

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

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





CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	50.00'	105°23'36"	91.97'	S 40°18'39" E 79.54'
C2	50.00'	90°00'00"	78.54'	S 57°23'09" W 70.71'
C3	980.00'	15°24'39"	263.59'	N 85°19'10" W 262.80'
C4	50.00'	90°00'00"	78.54'	N 48°01'30" W 70.71'
C5	500.00'	12°44'03"	111.13'	N 03°20'32" E 110.90'
C6	1000.00'	5°38'55"	98.59'	N 00°12'02" W 98.55'
C7	50.00'	90°01'03"	78.56'	N 41°59'02" E 70.72'
C8	300.00'	15°23'36"	80.60'	S 85°18'39" E 80.36'
C9	300.00'	26°59'36"	141.34'	S 16°31'18" E 140.03'
C10	25.00'	90°00'00"	39.27'	S 48°00'27" E 35.36'
C11	25.00'	21°40'21"	9.46'	N 76°09'23" E 9.40'
C12	50.00'	148°44'18"	129.80'	S 40°18'39" E 96.30'
C13	25.00'	21°40'21"	9.46'	S 23°13'19" W 9.40'
C14	25.00'	90°00'00"	39.27'	S 32°36'51" E 35.36'
C15	25.00'	90°00'00"	39.27'	S 57°23'09" W 35.36'
C16	25.00'	30°27'58"	13.29'	S 02°50'50" E 13.14'
C17	50.00'	150°55'56"	131.71'	S 57°23'09" W 96.80'
C18	25.00'	30°27'58"	13.29'	N 62°22'52" W 13.14'
C19	955.00'	6°40'49"	111.35'	N 80°57'16" W 111.28'
C20	25.00'	93°04'55"	40.61'	S 49°09'52" W 36.29'
C21	25.00'	93°04'55"	40.61'	N 43°55'02" W 36.29'
C22	955.00'	2°34'00"	42.78'	S 88°15'30" W 42.78'
C23	25.00'	30°27'58"	13.29'	S 71°44'31" W 13.14'
C24	50.00'	150°55'56"	131.71'	N 48°01'30" W 96.80'
C25	25.00'	30°27'58"	13.29'	N 12°12'29" E 13.14'
C26	525.00'	12°44'03"	116.68'	N 03°20'32" E 116.44'
C27	25.00'	48°11'23"	21.03'	N 14°23'08" W 20.41'
C28	50.00'	276°22'46"	241.19'	S 80°17'27" E 66.67'
C29	25.00'	48°11'23"	21.03'	S 33°48'15" W 20.41'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C30	475.00'	6°25'49"	53.31'	S 06°29'39" W 53.28'
C31	25.00'	96°17'11"	42.01'	S 44°51'51" E 37.24'
C32	25.00'	90°00'00"	39.27'	N 41°59'33" E 35.36'
C33	25.00'	90°00'00"	39.27'	N 48°01'30" W 35.36'
C34	25.00'	90°01'03"	39.28'	N 41°59'02" E 35.36'
C35	25.00'	105°23'36"	45.99'	S 40°18'39" E 39.77'
C36	25.00'	90°00'00"	39.27'	S 57°23'09" W 35.36'
C37	325.00'	15°23'36"	87.32'	N 85°18'39" W 87.05'
C38	25.00'	30°27'29"	13.29'	N 77°46'43" W 13.13'
C39	50.00'	150°56'01"	131.71'	S 41°59'02" W 96.80'
C40	25.00'	30°27'29"	13.29'	S 18°15'14" E 13.13'
C41	975.00'	3°03'06"	51.93'	S 01°29'57" E 51.92'
C42	25.00'	89°45'37"	39.17'	S 44°54'24" W 35.28'
C43	1005.00'	2°48'42"	49.32'	S 88°22'51" W 49.32'
C44	25.00'	90°00'00"	39.27'	S 57°23'09" W 35.36'
C45	1005.00'	7°01'45"	123.29'	N 81°07'43" W 123.22'
C46	25.00'	84°54'45"	37.05'	N 42°11'13" W 33.75'
C47	1025.00'	3°17'39"	58.93'	N 01°22'40" W 58.92'
C48	25.00'	90°01'03"	39.28'	N 41°59'02" E 35.36'
C49	25.00'	90°03'02"	39.29'	S 47°58'56" E 35.37'
C50	325.00'	23°50'39"	135.25'	S 14°52'44" E 134.28'
C51	25.00'	45°32'07"	19.87'	S 04°02'00" E 19.35'
C52	50.00'	276°14'00"	241.06'	N 60°37'04" E 66.76'
C53	25.00'	51°43'54"	22.57'	N 51°37'59" W 21.81'
C54	275.00'	22°49'50"	109.58'	N 14°21'07" W 108.86'
C55	25.00'	89°55'45"	39.24'	N 42°01'41" E 35.33'
C56	275.00'	15°23'36"	73.88'	S 85°18'39" E 73.66'
C57	25.00'	90°00'00"	39.27'	S 32°36'51" E 35.36'

FINAL PLAT OF  
CALDWELL RANCH  
SECTION 9

A SUBDIVISION OF 30.436 ACRES OF LAND SITUATED IN THE  
WILLIAM PETTUS LEAGUE, ABSTRACT 68, FORT BEND COUNTY, TEXAS.

145 LOTS      4 RESERVES (0.356 ACRES)      5 BLOCKS

MAY 18, 2023      JOB NO. 1931-8092C

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 T8P6LS FIRM #10130300  
PASADENA, TX 77505 GBSurvey@GBISurvey.com  
PHONE: 281-499-4539 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-1366

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.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS  
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.C.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS  
F.B.C.C.F. INDICATES FORT BEND COUNTY CLERK'S FILE  
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS  
F.N. INDICATES FILE NUMBER  
E.E. INDICATES ELECTRICAL EASEMENT  
R.O.W. INDICATES RIGHT OF WAY  
P.O.B. INDICATES POINT OF BEGINNING  
INDICATES PROPOSED STREET LIGHT  
INDICATES STREET NAME CHANGE

DATA Time : Thu, 07 Sep 2023 11:36:00 Print Name : C:\Users\ljinnesock\AppData\Local\Temp\ljinnesock\12318\Caldwell Ranch 9.dwg SHEET 2 OF 2