

PLAT RECORDING SHEET

PLAT NAME: Caldwell Ranch Section 10

PLAT NO: _____

ACREAGE: 24.166

LEAGUE: William Pettus League

ABSTRACT NUMBER: 68

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 108

NUMBER OF RESERVES: 3

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, HEREAFTER REFERRED TO AS OWNERS OF THE 24.166 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL RANCH SECTION 10, 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 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') 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 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 THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF CALDWELL RANCH SECTION 10 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
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 SUBSIDIENCE DISTRICT; FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY LIGHTING ORDINANCE ZONE 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 AUGUST 15, 2022, EFFECTIVE DATE OF AUGUST 5, 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 "T" - MAG NAIL ON SOUTH SIDE OF ASPHALT ROAD JUST EAST OF GRAVEL DRIVE TO VACANT TRACT LOCATED AT THE NORTHEAST CORNER OF 920 JULIFF-MANVEL ROAD.
ELEVATION = 59.67' (NAVD 88, GEOID 2018)
- 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 ACRES 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.
- THE HOA/DEVELOPER WILL BE IN CHARGE OF MAINTENANCE FOR RESERVES "B" AND "C". RESERVE "A" WILL BE MAINTAINED BY BRAZORIA-FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 3.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

BEING A TRACT CONTAINING 24.166 ACRES OF LAND, LOCATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NUMBER 68 IN FORT BEND COUNTY, TEXAS; SAID 24.166 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 24.166 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):

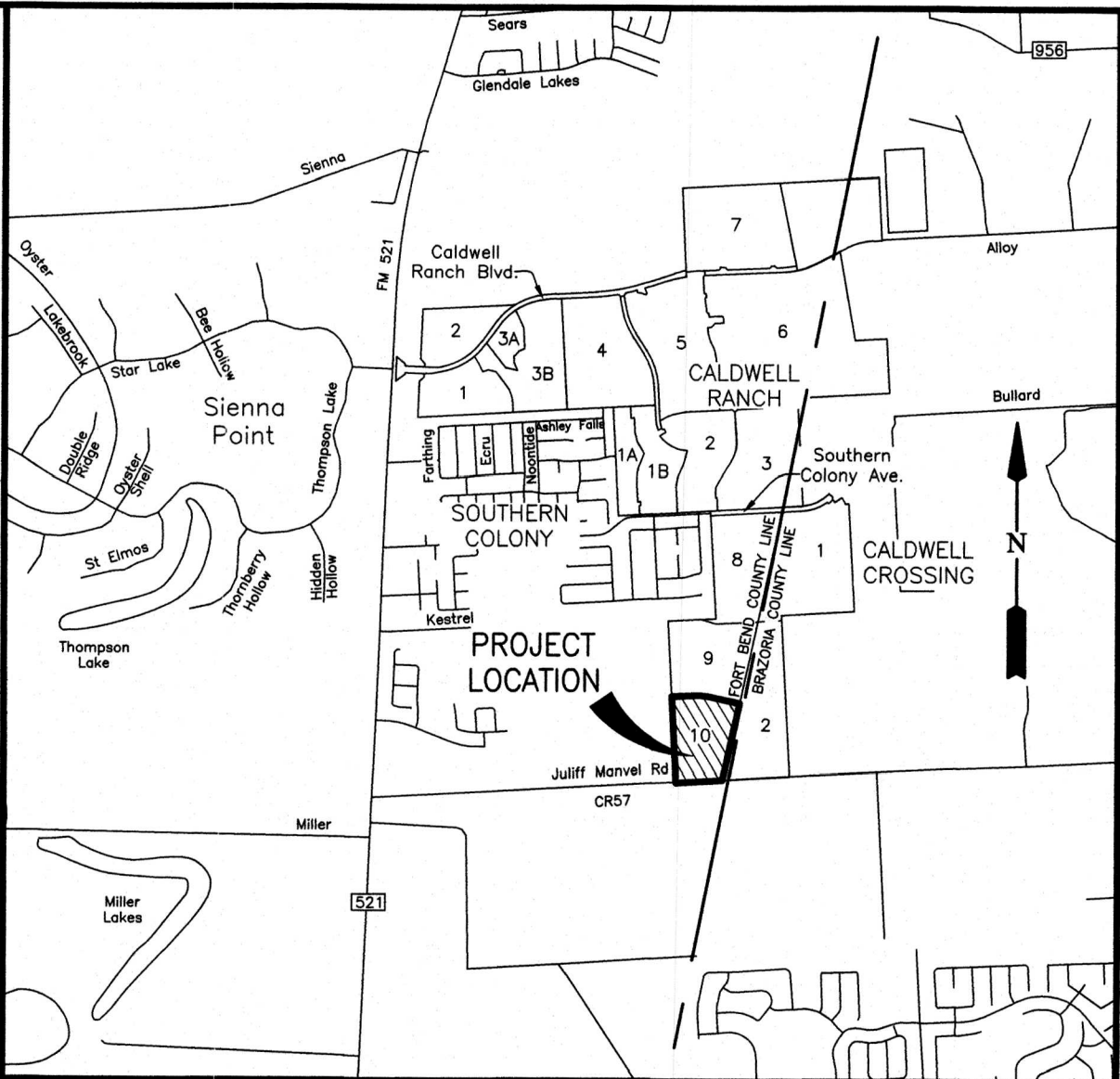
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID 92.286 ACRE TRACT, THE NORTHWESTERLY CORNER OF A CALL 47.27 ACRE TRACT RECORDED IN THE NAME OF JOSE MARTINEZ, RAMON MARTINEZ AND JUVENCIO MARTINEZ IN FILE NUMBER 9458335 OF THE O.R.F.B.C.;

THENCE, WITH THE WESTERLY LINE OF SAID 92.286 ACRE TRACT, NORTH 03 DEGREES 01 MINUTE 30 SECONDS WEST, A DISTANCE OF 1269.89 FEET;

THENCE, LEAVING SAID LINE, THROUGH AND ACROSS SAID 92.286 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES:

- NORTH 86 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 395.59 FEET;
- SOUTH 87 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF 50.00 FEET;
- SOUTH 02 DEGREES 37 MINUTES 25 SECONDS WEST, A DISTANCE OF 3.12 FEET;
- SOUTH 84 DEGREES 03 MINUTES 16 SECONDS EAST, A DISTANCE OF 72.86 FEET;
- SOUTH 78 DEGREES 49 MINUTES 02 SECONDS EAST, A DISTANCE OF 55.97 FEET;
- SOUTH 77 DEGREES 36 MINUTES 51 SECONDS EAST, A DISTANCE OF 442.32 FEET;
- SOUTH 12 DEGREES 23 MINUTES 09 SECONDS WEST, A DISTANCE OF 1161.19 FEET TO THE SOUTHERLY LINE OF SAID 92.286 ACRE TRACT;

THENCE, WITH SAID SOUTHERLY LINE, SOUTH 86 DEGREES 59 MINUTES 33 SECONDS WEST, A DISTANCE OF 689.11 FEET THE POINT OF BEGINNING AND CONTAINING 24.166 ACRES OF LAND.



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 10

A SUBDIVISION OF 24.166 ACRES OF LAND SITUATED IN THE
WILLIAM PETTUS LEAGUE, ABSTRACT 68, FORT BEND COUNTY, TEXAS.

108 LOTS 3 RESERVES (0.387 ACRES) 6 BLOCKS

MAY 18, 2023

JOB NO. 1931-8093C

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

TBPELS FRM #10130300
GBISurvey@GBISurvey.com
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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



BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,713	51.80'
2	6,320	50.95'
3	6,120	51.00'
4	6,120	51.00'
5	6,120	51.00'
6	6,120	51.00'
7	6,149	51.84'
8	8,859	57.54'
9	14,452	55.22'
10	7,781	55.80'
11	6,275	50.00'
12	6,275	50.00'
13	6,275	50.00'
14	7,960	54.50'

BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,395	50.00'
2	6,275	50.00'
3	6,275	50.00'
4	6,275	50.00'
5	6,275	50.00'
6	6,767	50.05'
7	7,384	49.94'
8	8,462	50.04'
9	8,271	67.75'
10	7,981	54.11'
11	9,900	50.59'
12	7,777	68.63'
13	7,268	52.62'
14	6,977	49.94'
15	6,386	50.39'

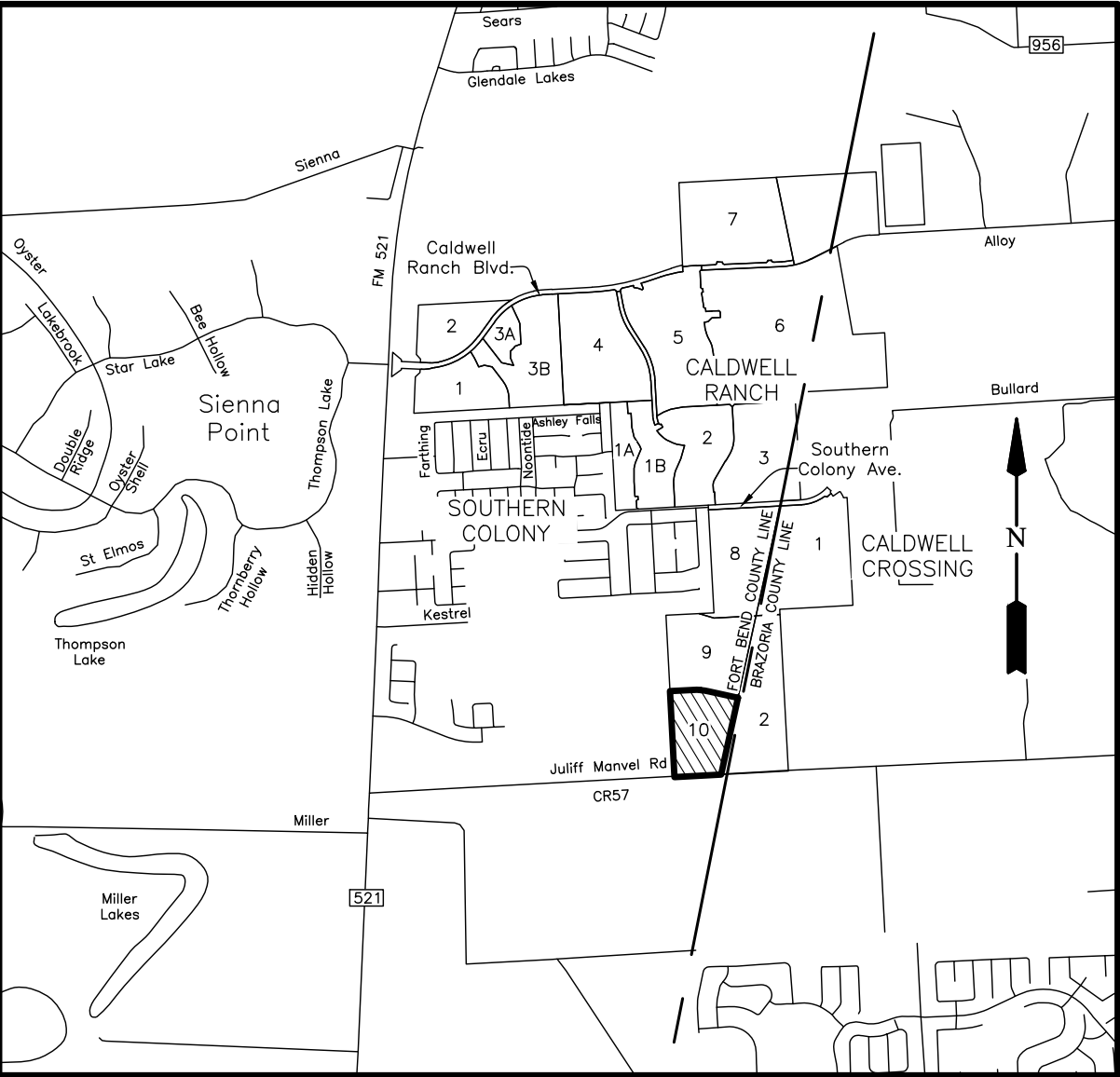
BLOCK 3		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	5,698	50.00'
2	5,612	50.69'
3	9,031	53.38'
4	12,796	50.73'
5	7,168	53.76'
6	6,250	50.00'
7	6,250	50.00'
8	6,250	50.00'
9	6,250	50.00'
10	6,250	50.00'
11	6,250	50.00'
12	6,250	50.00'
13	6,250	50.00'
14	6,250	50.00'
15	6,250	50.00'
16	6,250	50.00'
17	6,250	50.00'
18	6,250	50.00'
19	7,366	50.00'

BLOCK 4		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,364	50.00'
2	7,357	52.39'
3	12,877	48.58'
4	8,877	50.91'
5	5,994	51.68'
6	6,000	50.00'
7	6,000	50.00'
8	7,660	51.12'

BLOCK 5		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,306	52.00'
2	6,240	52.00'
3	6,259	52.33'
4	6,782	59.61'
5	6,782	59.61'
6	6,647	58.20'
7	6,240	52.00'
8	6,240	52.00'
9	6,240	52.00'
10	6,240	52.00'
11	7,306	52.00'
12	7,846	56.50'
13	6,360	53.00'
14	6,360	53.00'
15	6,360	53.00'
16	6,360	53.00'
17	7,255	56.08'
18	7,225	56.08'
19	6,561	54.00'
20	6,480	54.00'
21	7,546	54.00'

BLOCK 6		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,666	55.00'
2	6,480	54.00'
3	6,491	55.20'
4	7,967	73.34'
5	7,113	60.23'
6	6,480	54.00'
7	6,480	54.00'
8	6,480	54.00'
9	7,786	56.00'
10	6,600	55.00'
11	6,000	50.00'
12	6,000	50.00'
13	7,136	64.54'
14	8,427	81.00'
15	8,427	81.00'
16	8,427	81.00'
17	7,205	65.93'
18	6,120	51.00'
19	6,120	51.00'
20	7,361	52.46'

BLOCK 6		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
21	8,632	50.46'
22	7,250	50.00'
23	6,806	55.17'
24	8,418	49.48'
25	9,375	48.58'
26	10,293	48.58'
27	14,100	48.58'
28	8,886	51.47'
29	6,766	55.21'
30	7,250	50.00'
31	8,882	52.18'



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 691C

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	690.00'	15°24'39"	185.59'	S 85°19'10" E	185.03'
C2	50.00'	90°00'00"	78.54'	S 32°36'51" E	70.71'
C3	300.00'	74°35'21"	390.55'	S 49°40'50" W	363.55'
C4	50.00'	90°00'00"	78.54'	N 48°01'30" W	70.71'
C5	50.00'	90°00'00"	78.54'	N 41°58'30" E	70.71'
C6	400.00'	15°24'39"	107.59'	S 85°19'10" E	107.26'
C7	25.00'	86°07'33"	37.58'	S 40°26'21" E	34.14'
C8	715.00'	5°53'17"	73.48'	S 80°33'29" E	73.44'
C9	25.00'	30°27'58"	13.29'	N 87°09'10" E	13.14'
C10	50.00'	150°55'56"	131.71'	S 32°36'51" E	96.80'
C11	25.00'	30°27'58"	13.29'	S 27°37'08" W	13.14'
C12	25.00'	90°00'00"	39.27'	S 32°36'51" E	35.36'
C13	25.00'	90°00'00"	39.27'	S 57°23'09" W	35.36'
C14	325.00'	19°53'17"	112.81'	S 22°19'47" W	112.25'
C15	75.00'	55°52'30"	73.14'	S 04°20'11" W	70.28'
C16	50.00'	146°34'53"	127.92'	S 49°41'23" W	95.78'
C17	75.00'	55°52'30"	73.14'	N 84°57'25" W	70.28'
C18	325.00'	18°08'51"	102.94'	S 76°10'45" W	102.51'
C19	25.00'	88°15'38"	38.51'	S 41°07'22" W	34.81'
C20	30.00'	89°59'59"	47.12'	S 48°00'26" E	42.43'
C21	30.00'	90°00'00"	47.12'	N 41°59'33" E	42.43'
C22	25.00'	90°01'03"	39.28'	N 48°00'58" W	35.36'
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'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C25	25.00'	30°27'58"	13.29'	N 12°12'29" E	13.14'
C26	25.00'	90°00'04"	39.27'	N 48°01'32" W	35.36'
C27	25.00'	89°59'56"	39.27'	N 41°58'28" E	35.35'
C28	25.00'	30°27'58"	13.29'	N 18°15'29" W	13.14'
C29	50.00'	150°55'56"	131.71'	N 41°58'30" E	96.80'
C30	25.00'	30°27'58"	13.29'	S 77°47'31" E	13.14'
C31	715.00'	1°46'27"	22.14'	N 87°51'44" E	22.14'
C32	25.00'	86°07'33"	37.58'	N 45°41'11" E	34.14'
C33	25.00'	90°00'00"	39.27'	N 41°58'30" E	35.36'
C34	665.00'	15°24'39"	178.86'	S 85°19'10" E	178.33'
C35	25.00'	90°00'00"	39.27'	S 32°36'51" E	35.36'
C36	25.00'	90°00'00"	39.27'	S 57°23'09" W	35.36'
C37	425.00'	15°24'39"	114.31'	N 85°19'10" W	113.97'
C38	25.00'	90°00'00"	39.27'	N 48°01'30" W	35.36'
C39	25.00'	90°00'00"	39.27'	N 41°58'30" E	35.36'
C40	375.00'	15°24'39"	100.86'	S 85°19'10" E	100.56'
C41	25.00'	90°00'00"	39.27'	S 32°36'51" E	35.36'
C42	275.00'	74°35'21"	358.00'	S 49°40'50" W	333.25'
C43	25.00'	90°00'00"	39.27'	N 48°01'30" W	35.36'
C44	25.00'	90°00'00"	39.27'	N 41°58'30" E	35.36'
C45	25.00'	48°11'23"	21.03'	S 68°55'48" E	20.41'
C46	50.00'	276°22'48"	241.19'	N 03°01'30" W	66.67'
C47	25.00'	48°11'23"	21.03'	S 62°52'49" W	20.41'
C48	25.00'	90°00'00"	39.27'	N 48°01'30" W	35.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°22'35" E	50.00'
L2	S 02°37'25" W	3.12'
L3	S 84°03'16" E	72.86'
L4	S 78°49'02" E	55.97'
L5	S 40°18'37" E	45.72'
L6	N 03°01'30" W	28.79'
L7	S 48°00'27" E	14.14'
L8	S 41°59'02" W	14.14'

FINAL PLAT OF CALDWELL RANCH SECTION 10

A SUBDIVISION OF 24.166 ACRES OF LAND SITUATED IN THE
WILLIAM PETTUS LEAGUE, ABSTRACT 68, FORT BEND COUNTY, TEXAS.

108 LOTS 3 RESERVES (0.387 ACRES) 6 BLOCKS

SEPTEMBER 26, 2023

JOB NO. 1931-8093C

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

LJA
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