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COUNTY OF FORT BEND

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DEVELOPMENT AGREEMENT (Caldwell Ranch)

THIS DEVELOPMENT AGREEMENT (the "Agreement") is entered into by and between Fort Bend County, Texas (the "County"), a body politic acting herein by and through its Commissioners Court, and 608 Colony Investments, LTD., owner of property subject to this Agreement, its successors and assigns, (the "Owner"). The County and the Owner may be individually referred to as a "Party" or collectively as the "Parties."

WHEREAS, the Owner owns and is currently preparing to develop approximate 24.17-acre tract of land as described in Exhibit A attached hereto and incorporated herein for all purposes, (the "Property"); and

WHEREAS, Juliff Manvel Road is a public roadway maintained by the County and adjacent to the Property; and

WHEREAS, the Parties desire to enter into a Development Agreement to memorialize the terms in which the Owner will submit subdivision plats to the County for approval of its Commissioners Court, dedicate land for use as a public right of way, and contribute to the improvements to Juliff Manvel Road.

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, the County and the Owner agree as follows:

- 1. Owner's Responsibilities. The Owner agrees to perform the following at its sole cost and at no cost to the County:
 - (a) within 10 business days of the effective date hereof, pay to the County a total amount of \$689,000.00 as its contribution for the future improvements to Juliff Manvel Road, (hereinafter called "Owner Contribution"). The Owner Contribution will be available to the County for the construction costs associated with the improvements to Juliff Manvel Road only, and the County shall, in its sole discretion, be entitled to use at any time, all or a portion of the Owner Contribution only in connection with the improvements to Juliff Manvel Road; and
 - (b) dedicate to the public, by subdivision plat, land within Caldwell Ranch Section 10 of the Property necessary to provide sufficient right of way for the proposed ultimate right of limits of Juliff Manvel Road, as depicted in Exhibit A.
- 2. <u>County's Responsibilities</u>. In exchange for the Owner's commitments made in accordance with Section 1 above and satisfaction of all other requirements for subdivision plat approval, the County agrees to present the proposed subdivision plats for consideration by the County's Commissioners Court for approval.
- 3. PARTIES' ACKNOWLEDGEMENT OF COUNTY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/OWNER'S WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS IMPOSED BY THIS AGREEMENT.
 - (a) OWNER ACKNOWLEDGES AND AGREES THAT THE COMMITMENT MADE BY THE OWNER TO THE COUNTY, IN WHOLE OR IN PART, DOES NOT CONSTITUTE A:
 - (I) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION,

- (II) VIOLATION OF THE TEXAS TRANSPORTATION CODE, AS IT EXISTS OR MAY BE AMENDED;
- (III) NUISANCE: AND/OR
- (L) CLAIM FOR DAMAGES AND/OR REIMBURSEMENT AGAINST COUNTY FOR A VIOLATION OF ANY FEDERAL AND/OR STATE CONSTITUTION, STATUTE AND/OR CASE LAW AND/OR FEDERAL, STATE AND/OR LOCAL ORDINANCE. RULE AND/OR REGULATION.
- (b) OWNER RELEASES COUNTY FROM ANY AND ALL CLAIMS OR CAUSES OF ACTION BASED ON EXCESSIVE OR ILLEGAL EXACTIONS ARISING OUT OF OR RELATED TO THIS AGREEMENT.
- (c) OWNER WAIVES ANY CLAIM FOR DAMAGES AND/OR REIMBURSEMENT AGAINST COUNTY FOR A VIOLATION OF ANY FEDERAL AND/OR STATE CONSTITUTION, STATUTE AND/OR CASE LAW AND/OR FEDERAL, STATE AND/OR LOCAL ORDINANCE, RULE AND/OR REGULATION ARISING OUT OF OR RELATED TO THIS AGREEMENT.
- (d) THIS PARAGRAPH SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.
- 4. <u>Limitations of Agreement.</u> The Parties hereto acknowledge this Agreement is limited to the development of the Property only. Further, this Agreement does not waive or limit any of the obligations of Owner to County under any other order whether now existing or in the future arising.
- 5. <u>Default.</u> In the event Owner fails to comply with any of the provisions of this Agreement within sixty (60) business days after Owner's receipt of written notice thereof from County, County shall have any rights and remedies available at law or in equity. In the event of County's default under this Agreement, Owner will be entitled to seek any remedy available to them at law or in equity.

6. Miscellaneous.

(a) <u>Notice</u>. Any notice required to be sent under this Agreement must be in writing and may be served by depositing same in the United States Mail, addressed to the Party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such Party via a hand- delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as follows:

If to County, to:

Fort Bend County Engineering Attention: County Engineer 301 Jackson Street Richmond, Texas 77469

With a copy to:

Fort Bend County Attention: County Judge 401 Jackson Street Richmond, Texas 77469

If to Owner, to:

608 Colony Investments, LTD 1003 NW Military Hwy, Suite 2201 San Antonio, Texas 78231

- (b) <u>Binding Effect</u>. This Agreement, and the benefits and obligations hereof, shall be binding upon and inure to the benefit of the Parties hereto, their respective heirs, executors, administrators, legal representatives, successors and assigns, as the case may be. Upon conveyance of any portion of the Property subject to this Agreement, there must be executed by the Owner and successor in interest, and delivered to the County within ten (10) days after the occurrence of such conveyance, an agreement of assignment and assumption in a form reasonably acceptable to the County, pursuant to which the assignee assumes all obligations of the Owner under this Agreement.
- (c) <u>Entire Agreement.</u> This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the Parties hereto.
- (d) <u>Venue.</u> This Agreement shall be construed in accordance with the laws of the State of Texas and shall be performable in Fort Bend County, Texas.
- (e) <u>Consideration.</u> This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.
- (f) <u>Counterparts.</u> This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original if properly executed.
- (g) Authority to Execute. The individuals executing this Agreement on behalf of the respective Parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the Party for which his or her signature appears, that there are no other Parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the Party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.
- (h) <u>Savings/Severability</u>. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
- (i) <u>Representations</u>. Each signatory represents this Agreement has been read by the Party for which this Agreement is executed and that such Party has had an opportunity to confer with its counsel.
- (j) <u>Miscellaneous Drafting Provisions.</u> This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply. Headings in this Agreement are for the convenience of the Parties and are not intended to be used in construing this document.
- (k) <u>Sovereign Immunity.</u> The Parties agree that County has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.
 - (l) Attorneys' Fees. In any legal proceeding brought to enforce the terms of this

Agreement, the prevailing Party may recover its reasonable and necessary attorneys' fees from the non-prevailing Party as permitted by law.

- (m) <u>Incorporation of Recitals</u>. The representations, covenants and recitations set forth in the foregoing recitals of this Agreement are true and correct and are hereby incorporated into the body of this Agreement and adopted as findings of County and the Owner and/or its authorized representatives.
- (n) Owner's Warranties/Representations. All warranties, representations and covenants made by Owner in this Agreement or in any certificate or other instrument delivered by Owner to County under this Agreement shall be considered to have been relied upon by County and will survive the satisfaction of any fees and/or payments made under this Agreement, regardless of any investigation made by County or on County's behalf.
- (o) <u>Waiver and Release of Claims</u>. The Parties agree that the Waiver and Release of Claims provisions set forth in Paragraph 3 herein are conspicuous, and the Parties have read and understood the same.
- (p) <u>Waiver</u>. Waiver by either Party of any breach of this Agreement, or the failure of either Party to enforce any of the provisions of this Agreement, at any time, shall not in any way affect, limit or waive such Party's right thereafter to enforce and compel strict compliance.

Notary Public, State of Texas

OWNER:			
608 Colony Investments	. Ltd.		
By: FW Companies, LLC			
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1770			2/1/6/
By: Brad Richie, Secret	ary		Date
The State of Texas §			
The State of Texas	§		
Country of Faut Downly DEVA			
County of XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	K8		
	1 1 11 0	1. Februar	by Brad Richie, Secreta
			•
of FW Companies, LLC	General Partner	of 608 Colony Inve	estments on behalf of such limited
liability company.	Free Charles St. 2 5 But St. 25 B		
	EMMA ELIZ	ZABETH VIDAL	
(NOTARY SEAL)	Notary Publi	c, State of Texas	
		ires 04-29-2027	
	Notary ID	12859988-1	
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Notary Public, State of Texas	3		

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SOS COLONY INVESTMENTS, LTC.,

5% PA COMPANES, LLC.
A TEXAS LIMITED LIMITUTY COMPANY,
ITS OBMERAL PARTNER

37: SRAD RIGHIE, SECRETARY

STATE OF TEXAS COUNTY OF POPT BEND

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GWEN UNDER MY HAND AND SEAL OF OFFICE,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JON 9, BORCOVSKY, R.P.L.S, SHOUSIN-HED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405



I, KATI-LEEN KINCHEN, A PROFESSIONAL CHAINCER REGISTERED IN THE STATE OF TEXAS DO HERERY CERTEY THAT THIS PEAK WESTS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE

KATHLEEN KIYCHEN, F.E. LICENSED PROFESSIONAL ENGINEER TRUS I KENSE NO. 136244



"EXHIBIT A"

- THIS PLAT JES WHOLLY WISHIN BRAZORIA-FORT BEND COUNTIES MUNICIPAL LITTLEY DISTRICT NO.3, FORT EEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRIVINGE DISTRICT, FORT BEND COUNTY LOWING DRIVANCE ZIONS 2. AND FORT BEND COUNTY.
- 2. STÉ PLANS SIMÁL BE SUBTIMIED TO TOTT DEND CUNTY AND MY STITE APPLICABLE RUN RECORDION FOR REMEM AND APPROVAL DEVELOCATE TOTAL SIMOLAL CHER REMEMBER PROCEDURE STRANGE STRAN
- 3. PROP TO THE BEDINNING OF THE DISCTEAR WANTENANCE PERIOD FOR UTILIZED AND PANNE BY FORT INVIDED DOUBLY, ALL BLOCK CORNERS AND STREET ROHIS-OF-ARY WILL BE
- BHS PLAT WAS PREPARED FACIN INFORMATION FURNISHED BY D-4 TITLE AGENCY, DATED ALGUST 15, 2022, EFFECTIVE DATE OF JULYST 5, 2022. THE SURVEYOR WAS NOT ABSTRACTED THE ASDRE PROPERTY.
- THERE ARE NO MISHIF IMPEUNES WITHIN THIS PLAT.
- BHE COORDINATES SHOWN MATERN ARE LEXAS SOUTH CENTRAL ZONE NO. 4234 STATE PLANE SHO CONTRINATES (MODIS) AND MAY BE BECKENT TO SURFACE BY DIMONS BY THE FOLLOWER COMPINE SCHE FACTOS OF CRESHOOD ATOM.
- TAIN. NOIGHTES TEMPORARY ERNCHMARK THE TY MAD MAL ON SCHITLE SIDE OF APPHAIL ROUGH USE EAST OF GRAVEL DRING TO WACANT TRACT COCATED AT THE NORTHEAST CORNICE OF SOUTH JUST ANALYSIS OF THE STATE OF TH ELEVATOR - 50.67 (NAVO 88, DECID 2018)
- B. (RVC DEFICES IND) (3/8") RON HORS THREE FICT (3") IN LONGTH WITH A PLASTIC CA-MARKED "GSI PARTNERS MIL BC 52" ON ALL PERMINITER BOUNDARY CORRECTS. LOT, BLOCK AND RESERVE COMPRESS MIL BE SET LEON COMPLITION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- 9. THIS FROPERTY US WITHIN THE AREA DESIGNATED AS ZONE "A" UNBHADED AS PER FLOOD BISLIANCE RATE HAPS (FLR.M.), COMMUNITY PANEL NO. 48 SECRETAGE, REPECTNY APRIL 2,
- 10. THE DRIVINGE SYSTEM FOR THIS SUBDISSION IS CESCIVED IN ACCORDANCE WITH THE FORT BYING COUNTY TRIVINGE CRITERIA WARKAL WHICH ALLDRIS STREET POWDING WITH INTERSE RRIVINGLE EXPORTS.
- 11. NO BULDING PERVIS WILL BE ISSUED UNTIL ALL THE STORM EMARKAGE IMPROVEMENTS, WHICH MAY NELLOG DETENTION, HAVE BEEN CONSTRUCTED.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FEACES, BUYLDINGS, MESTATION AND CTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 13. THE PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEWENT UNIO T PROLOGY APPROVED DRAINAGE STRUCTURE.
- 14. SOCHARKS MUST BE CONSTRUCTED AS A PART OF RESLANCE OF A BUILDING "FEWER FOR EACH TRACT."
- 15. DORNHUSS SHALL BE BULL OR CUUSED TO 48 BUILT NOT LESS THAY 5-FET Y SECTH ON BETH- SIDES OF AL. DEDICATED MIGHTS-DF-MAY EITHIN SAD FAIL AND ON CONTIDUOUS STORM OF ALL PERMETER REVAILS ELECTURATED FOR THE HEAD STORM OF THE PERMETER PRIVATE STOR
- 16. ALL ROQUIRED UTILITY COMPANIES HAVE BEEN CONTROTED AND ALL PUBLIC LITHETY DISEMBNIES AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASTMENTS REQUIRED BY THE UTILITY COMPANIES CONTROTED.
- 17. HI ACCORDANCE AND CENTER POINT INSPREY ELECTRICAL SERVICE WARREL 421.2, ELECTRIC METERS SHALL SELECTRIC PLA PURSON HALL BE ACCESSIBLE AT MAL MADES WITHOUT CUSTOMER ASSISTANCE, ADDESS TO 74 METERS SHALL NOT BE SECONDED BY COURSE, MULLS OF FOUND.
- . DIE-POT RESERS REDAIRD TO THE DITY IN FEE AS A SUFFIX SEMANDER DETAILS AS OF EACH SHIPE, SUCH SHELLS AND ADJUST AND EXPENSION OF SPECIES WHEN SUCH SHELLS AND ADJUST AND EXPENSION OF SHELLS AND ADJUST AND ADJ
- 19. THE TOP OF ALL PLOOD SUMB SMILL BE A MANUAUM OF SCAT FEET ABOVE VEW SEA LEAF.
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- 20. THE HOW/DEVELOPER WILL BE IN CHARDE OF MANTENANCE FOR RESERVES "B" AND "O". RESERVE "A" WILL BE MANTENAND BY BRAZDRA-FOR" BEND COUNTY MUNICIPAL VILLY DISTRICT 3.

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THENCE WITH THE WESTERLY LINE OF SAID \$2,286 ACRE TRACT, WORTH D3 DEGREES D' MINUSE JO SECONDS WEST, A DISTANCE OF 1289.00 FEB1; THEREE LANKS SAD LINE, THROUGH AND ACROSS SAN 92.289 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES:

- FOLLOWING SECTION (*) DUMERSHING AS SECONDS DIST, A DISTANCE OF 365.56 FEET;
 2. SOUTH AT DECREES 29 WALTES 35 SECONDS DIST, A DISTANCE OF 0.00 FEET;
 3. SOUTH AT DECREES 37 WALTES 35 SECONDS ASST, A DISTANCE OF 0.00 FEET;
 3. SOUTH AS DECREES 37 WALTES 35 SECONDS ASST, A DISTANCE OF 0.12 FEET;
- +. SOUTH B+ DEGREES 63 MINUTES 18 SECONDS EAST, A DISTANCE OF 72.88 FEET;
- SOUTH 78 CHEMICA 64 WATERS OF SECONDS DOES, A BEHAVIOR OF ZASS FEET,
 SOUTH 78 CHEMICA 64 WATERS OF SECONDS FAST, A BISTANCE OF 445,00 FFET,
 SOUTH 77 DECRESS 25 WATURS OF SECONDS FAST, A BISTANCE OF 445,00 FFET,
 SOUTH 12 DECRESS 25 WATURS OF SECONDS WEST, A BISTANCE OF 1151,18 FFET 70
 THE SECONDS TABLE OF SOM 2528 FACTE TRACT.

THERCE, WITH SND SOUTHERLY LINE, SOUTH 86 DEGREES 59 WHILES 33 SECONDS WEST, A DISTANCE OF 688."1 FEET THE POINT OF BEGINNING AND CONTAINING 24.186 ACRES



KEY MAP NO. 6910

, 4. STOCY SLAWINGER, FORT BEIND COUNTY ENGINEER, 30 HERBEY CERTIFY THAT THE PLAT OF THIS SERBOMSION COUNTES WITH ALL OF THE ENISTING RULES AND REQULATIONS OF THIS OFFICE AS ACCOPTED IN THE PROFE RULE COUNTY COMMISSIONERS' COUNTE ANNUARM, NO CETTE CATION IS THE PROFESSION OF THE PROFESSION OF THE PROFESSION OF THE REPRESENTATION OF THE PROFESSION OF THE REPRESENTATION OF THE PROFESSION O

J. STACY SLAWNSKY, P.E. FORT BEND COUNTY DIGINEER

APPROVED BY THE DOMINISTRATERS' COURT OF FORT BEND COUNTY, TEXAS, DAY OF ___

VINCENT V MORALES, JR. PRECINCT 1, DOUNTY COMMISSIONER

GRADY PRESTAGE PRECINCT 2, COLUMN COMMISSIONER

KP GEORGE COUNTY JUDGE

W. A. (ANDY) WEYERS
PRECINC! 3, DOUVEY COMMISSIONER

KEN R. DEMORCHANT PRECINCT A. COLORY COMMISSIONER

I, LIURA RICHARD, COUNTY CLERK MI AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE PORECOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHORIZATION WAS FILED FOR RECORDATION IN O'CLOCK ______ N. IN PLAT MY DEFICE ON _____ ____ 2023 AT ____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHARDAD, TEXAS THE DAY AND DATE LAST ABOVE WHITTO

LALRA RICHARD, COUNTY CLERK FORT BEND COLLVEY, BENAN

BY: ncn-my

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. 1931-80930

OWNERS: 608 COLONY INVESTMENTS, LTD., 608 COLONY INVESTMENTS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: FW COMPANIES, LLC.
A TEXAS LIMITED LIABILITY COMPANY
BEAR RICHE; SCRETARY
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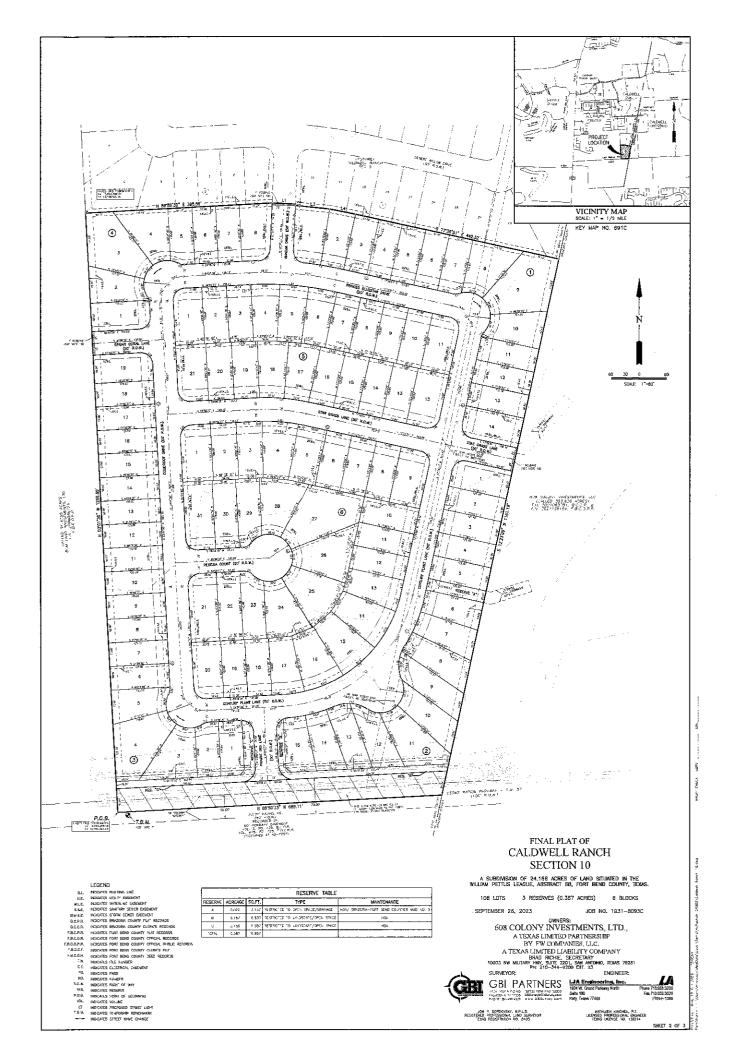


JON P. DORDOVSKY, R.P.L.S. REDISTERED PROFESSIONAL LAND SURVEYOR "EXAS REGISTRATION NO. 8405

ENGINEER:

KATHLEEN KINDHEN, P.Z. LICENSED PROFESSIONAL ENGINEER EXAS LICENSE NO. >36244

SHEET 1 OF 3



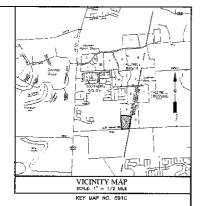
BLOCK 1						
LOT NO.	SQ.FT.	LOT WITTH				
-	7,713	P1 05'				
7	0.520	36.93				
i i	6.130	51.82				
- 1	6,120	51.35				
5 1	6.120	51.30				
	h,170	51,30				
, ,	6,149	51.84				
9	0.950	57.54				
,	14,453	22.22				
-12	7.781	50.93				
11	6,735	50.33				
.2	0.7%	50.00				
- ·i ·	6,275	5d.53"				
14	7,950	34.50				

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OT NO.	SQF1.	LOT WIDTH AT BLL	LOT NO.	S2.FT.	LOT 'AID AT B.L
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., .	B.275	PC:00,	1	9.03.	D: W
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+	6.175	10.00	1 5	7,163	13.76
-6	6,767	50.15		6,250	50.00°
,	361	-9.94°	- T	A,250	50.CC
2	P.46-	50.04"		0.790	50.00
3	527	87.75	1 2	6.250	90,00
10	1,931	34,11	10	9.730	50.60
17	9.100	50,59"		6,250	50.00
12	7.277	60.53	11	6.780	20.60
13	7,868	52.57	15	6.290	50.00
14	3,377	44.04	1 7 7	6.250	58.00
15	6.286	50.39	15	0.750	90.00
			13	6.250	30.50
			17	6.250	50.00
			18	S Trip	50.00
			15	7,355	50,00

BLOCK 4						
LOT NO.	SQ.FT.	TOL MOSH				
	7,384	50 00.				
7	7.550	25 13.				
3	12,577	45.55				
•	2.877	50 31"				
	6.994	51.59"				
0	6,330	80.00.				
7	8,000	50 00"				
9	1,060	5' 12'				

E	LOCK	5		E	BLOCK 8	
,OK 10,	SD.FT.	COF THOTH AT B,L		LOT NO.	50.F.	AT B.L.
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,	9,240	92.00	ш	- 2	6.160	14.00
2	6.359	52.35	!	- 5	6.491	55.20
4	6,732	59 31			7/367	73.34
-	1,782	59.5	i		6313	60.75
G	0,847	\$9.20	ŀ	1.7	6,450	54.30
,	4.24E	5207		7	5.480	54,30"
a	6,240	92/0"		- 4	5/160	34.30"
9	6,240	52.00		-	7.765	56:00"
IG	9.240	52'00'		10	5.100	55.33
P.	2,20€	50.00*		- 11	\$ CHG	50 33
10	7,846	86.50		12	5,000	50.00
13	6,360	2215		13	7.135	51 51
14	6.360	22.00,		14	8,427	21.00
15	6.360	23 00,		15	5 427	31.00
15	6,360	53 00"		15	4,427	913"
17	7,255	55 CE'		17	7700	15.41
18	7,225	Salen'	ŀ	18	6,120	51.90
15	3,581	34 00"		19	6,120	51.00
70	6,490	54.60"		70	7,581	52.45"
21	7,548	54.00				

JOT NO.	90.FT.	AT B.L
**	2,632	20-16
72	2,750	30 CG,
23	1,935	66 - 3.
74	8,415	10 16
25	2,575	46.58
26	10.263	15.78
:92	14,100	<8.58"
29	6,956	51.47
29	6,755	66.4**
33	4,790	Şu.du'
27	0.952	52:0



	CURVE TABLE						CURVE TABLE						
CURVE	(ADIUS	DELTA	ARC	снарр	BEARING	CHORD	DURVE	RADIUS	OBLTA	ARC	CHORD BEARING	CHOR	
¢1	590.00	15,54,10,	199.99	5 851	911011	165.33	C29	25 00	3277'55'	13.79	N 15"2"25" E	13.12	
c:	50.00	10,00,30,	79.56	5 /2"	10"51" [70.71	626	25.00"	80,00,04,	59.27	A 15.0 . 15, A	55.30	
62	500.00	> P35'21"	190.58	5 293	3'55" ×	353.55"	C27	25.00"	89759753	59.27	N 4F38'98' E	35.25	
24	\$0.00	66,88,39,	79.51	N 480	1,50, 4	79.71	626	23.00"	20,03,280	13.25	N 18715'25" ₩	13.1	
C.S	93 ac	VE*00*00*	79.51	0.4115	6,70L 3	78.71	C29	30.00	1537557567	1317	N 41'58'30' ;	V9.8	
ce	499.90	12.54,18,	197.55	1 351	6,10, ;	167.757	C30	27.cm	APPT SE	11.75	5 7597'ST C	- 3.1	
67	25 00"	ecro7'35"	57.5€	8 40.5	(d,51,5 °	31.15	231	/15.00	116/27"	22,16	N 875198 (32.1	
68	715.00	9753'17"	73.48"	s ear:	2'29" (12.44	032	22.00	58-07/33 "	37.38	N 4511111 C	31,1	
(9	25.00	20'27'59"	13.29"	N 270	9'10" :	12.10	631	22.00	93,00,00	39.27	N 4"56"10" 5	35.3	
C'G	W CC	· 60:55'58"	135.75	3 121	ie's i ' c	96.80	574	553.CC"	(5:54"30"	172 28	8 35.5.0.0.1	18	
611	25.08"	20127591	:3.29	5 273	708" //	15.14"	630	29.Cu*	9,00000	59:27	8 323831 F	36.5	
618	75.00	scragion"	59.27	SE	ld'51" E	35-35	C24	22.00	5700'00"	39.27	S 5773'09" A	35.3	
5.1	15.00	30,00,00,	36.27	5 572	509" W	55.32	6.17	101.00	904.08	20120	V 52.13,10, W	V 3.9	
218	303.00"	19'53'17"	1.22"	5 22"	9 47" #	112.25	c38	27.30"	93700 00"	39.27	A 12:01'33" #	55.3	
5.0	75.00	55.2.33.	73.54	5 042	OH: W	70.28	C:9	29.00*	2300.00.	39.27	N 4528.30. E	35.3	
C16	1000	18,31,27	12757	5 eff-4	foul w	25.72°	C40	379.00	3,54,50	ric se	N 35,13,.1.5. F	. na 5	
:'7	75.00"	42,05,20,	7114	4 set	775" 11	10.18	261	35.72	10'00'55"	19:7	5 52'46'91" E	25.5	
0.4	125.00	.8.20,21,	120 94"	8.75"	0'45° W	102.51	548	275.93"	74/2/217	539.CC*	5 4740'50" P	333.2	
CIN	15.00"	86.12.22	38 211	5 4"0	722" W	34.8"	C13	35.30	douttice,	31.27	u -18.01.70A	25.3	
120	36.04	69'59'59"	47.12	\$ 48%	3.36. E	42.42	7-14	25.33"	10,00,00,	31.27	N 4"55"20" F	35.3	
CS.	10.00	ae-33,93.	40.12	Hatt	0'33" €	20.42	549	25.22	1611123"	2:05	4 5255'48" C	20 4	
122	25 00"	98/31/93	39 26"	9 e8't	€59° W	35.38"	24G	50.33"	276"22"46"	241.19	N 630170739	46.5	
tija.	75.00	10.51,22,22	. 2 '58,	5 7"1	1'91" W	12.54	047	25.33	48" 1"23"	3, 53,	5 60°50'45" W	20 4	
524	50.00	150755738	121,211	9 485	55° W	93,80"	\$40	25,07	50'00'00"	38.27	N 4801'50' W	25.3	

	LINE TABLE					
UNE	DEVINO	DISTANCE				
	S 8792 35' E	50.00				
2	5 3737'05" *	2.17				
.5	5 S-P93 161 E	72.86				
14	4 12'44'02" L	10 4/				
1.5	5 401537 5	45.72"				
Lè	11 3201,23, 4	28.79"				
1.7	5 4870 27 5	18.14"				
4.5	5 4P69'00" a	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. 1931-80930

DOIS OF THE PROPERTY OF THE PR

SURVEYOR: ENGINEER:



GBI PARTNERS

123 AND A GOLD GENERAL STREET STREET

JON P. HONDOVSKY, R.P.I.S. REDIETORED PROFESSIONAL LAND SURVEYOR "EXAS REGISTRATION NO. 5405

KATHUSEN KINDHEN, P.E. JOENSED PROFESSIONAL EMBRICER TEXAS (ICENSE NO. 138244