STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 6.420 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CALDWELL RANCH SECTION 3A, 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 DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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 BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF CALDWELL RANCH SECTION 3A 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, D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JONATHAN WOODRUFF, ITS ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF_____, 2020.

D.R. HORTON–TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: _____
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT OF D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, 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 _____, 2020.

_____
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 9)

_____
JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

STATE OF TEXAS
REGISTERED
JON P. BORDOVSKY
6405
PROFESSIONAL
LAND SURVEYOR

NOT FOR OFFICIAL USE

I, MICHAEL S. RUSK, 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.

_____
MICHAEL S. RUSK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 89457

STATE OF TEXAS
MICHAEL S. RUSK
89457
LICENSED
PROFESSIONAL ENGINEER

NOT FOR OFFICIAL USE

CITY OF ALVIN APPROVAL

_____ _____
PAUL HORN, MAYOR DIXIE ROBERTS, CITY SECRETARY

_____
MICHELLE SEGOVIA, CITY ENGINEER

Being a tract containing 6.420 acres of land, located in the William Hall Survey, Abstract Number 31, in Fort Bend County, Texas; Said 6.420 acre tract being a portion of call 83.238 acre tract recorded in the name of D.R. Horton–Texas, LTD. in File Number 2019127035 of the Official Records of Fort Bend County (O.R.F.B.C.); Said 6.420 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):

Commencing at the northeasterly corner of said 83.238 acre tract;

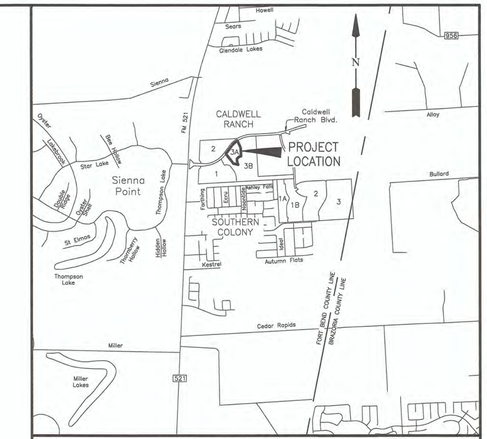
Thence, through and across aforesaid 83.238 acre tract, South 79 degrees 38 minutes 09 seconds West, a distance of 695.49 feet to the Point of Beginning of the herein described tract;

Thence, through and across said 83.238 acre tract, the following thirteen (13) courses:

1) South 24 degrees 47 minutes 47 seconds East, a distance of 243.05 feet;
2) South 20 degrees 29 minutes 14 seconds East, a distance of 50.03 feet;
3) South 03 degrees 04 minutes 56 seconds East, a distance of 301.45 feet;
4) South 69 degrees 57 minutes 31 seconds West, a distance of 95.78 feet;
5) South 14 degrees 26 minutes 19 seconds West, a distance of 11.32 feet;
6) South 44 degrees 54 minutes 22 seconds West, a distance of 72.34 feet;
7) South 57 degrees 25 minutes 21 seconds West, a distance of 10.77 feet;
8) South, 102.75 feet;
9) South 22 degrees 15 minutes 18 seconds East, a distance of 120.83 feet;
10) North 76 degrees 58 minutes 12 seconds West, a distance of 181.77 feet;
11) North 37 degrees 44 minutes 49 seconds West, a distance of 454.48 feet;
12) North 36 degrees 06 minutes 22 seconds East, a distance of 307.55 feet;
13) 341.77 feet along the arc of a curve to the right, said curve having a radius of 965.00 feet, a central angle of 20 degrees 17 minutes 33 seconds and a chord that beors North 46 degrees 15 minutes 09 seconds East, a distance of 339.99 feet to the Point of Beginning and containing 6.420 acre of land.

NOTES:

1. 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.
2. 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, THE ETJ OF THE CITY OF ALVIN AND FORT BEND COUNTY.
3. 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.
4. 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.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, DATED _____, 2020, EFFECTIVE DATE OF _____, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THERE ARE NO VISIBLE PIPELINES WITHIN THIS PLAT; HOWEVER THIS TRACT IS SUBJECT TO UNLOCATABLE AND UNDESCRIBED PIPELINE EASEMENTS RECORDED IN VOLUME 167, PAGE 400, VOLUME 380, PAGE 377, VOLUME 429, PAGE 58, VOLUME 462, PAGE 563, VOLUME 167, PAGE 401, VOLUME 380, PAGE 377, VOLUME 429, PAGE 60, VOLUME 462, PAGE 563, VOLUME 167, PAGE 404, VOLUME 429, PAGE 42, VOLUME 462, PAGE 563, VOLUME 569, PAGE 541, VOLUME 278, PAGE 464 AND FILE NUMBER 2000085468 OF THE O.R.F.B.C.
7. 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.
8. T.B.M. INDICATES TEMPORARY BENCHMARK: TBM–171: 5/8 INCH IRON ROD SET.
   ELEVATION = 59.26', NAVD 88, GEOID 18
9. 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.
10. 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.
11. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 61.31 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.
12. 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.
13. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
14. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. THE PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
17. 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.
18. 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.
19. 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.
20. ALL BUILDING LINE TRANSITIONS ARE AT 45° ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
21. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
22. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
23. ALL SPLIT REAR LOT UE'S ARE CENTERED ON THE PROPERTY LINES UNLESS OTHERWISE NOTED.
24. 4.479 ACRES OF COMMON LANDSCAPE AREA ARE SUPPLIED IN THIS SECTION. 6.420 OVERALL ACRES X 7% = 0.449 ACRES OF COMMON LANDSCAPE AREA ARE REQUIRED FOR THIS PLANNED UNIT DEVELOPMENT LEAVING A SURPLUS OF 4.030 ACRES IN THIS SECTION. THE EXISTING CALDWELL RANCH DEVELOPMENT HAS 2.659 ACRES OF SURPLUS COMMON LANDSCAPE AREA AVAILABLE PLUS THE ADDITIONAL SURPLUS OF 4.030 ACRES FROM THIS SECTION LEAVES A TOTAL SURPLUS OF 6.689 ACRES OF COMMON LANDSCAPE AREA TO BE USED IN FUTURE SECTIONS, IF NEEDED.
25. THE AMENITIES WITHIN RESERVES "A" & "B" WILL MEET OR EXCEED THE REQUIREMENTS OF SEC.21–29(C) OF THE CITY OF ALVIN SUBDIVISION ORDINANCE.
26. THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN RESERVES "A" & "B".



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 651X/Y

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 _____, 2020.

_____ _____
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 _____ , 2020 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 3A

A SUBDIVISION OF 6.420 ACRES OF LAND SITUATED IN THE WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOT 5 & 6 OF THE T.W. & J.W.B. HOUSE SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 301 OF THE FORT BEND COUNTY DEED RECORDS.

8 LOTS 2 RESERVES (4.479 ACRES) 1 BLOCK

AUGUST 12, 2020 JOB NO. 1931–8076C

OWNERS:
D.R. HORTON–TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281–566–2100

SURVEYOR:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4734 VISTA ROAD, PASADENA, TX 77505
PHONE: 281-498-4539, www.gbisurvey.com
TBPELS FIRM # 10130300

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

MICHAEL S. RUSK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 89457

MYLAR CHECK: SURV _____ DIR. _____

Date\Time : Wed, 12 Aug 2020 - 1:37pm
Path\Name : I:\Projects\PARTNRS\193\DGN_PLATS\Caldwell Ranch\Caldwell Ranch 3A.dwg

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	4.345	189,275	RESTRICTED TO RECREATION CENTER / OPEN SPACE	HOA
B	0.133	5,814	RESTRICTED TO LANDSCAPE / OPEN SPACE	HOA
TOTAL	4.479	195,089		

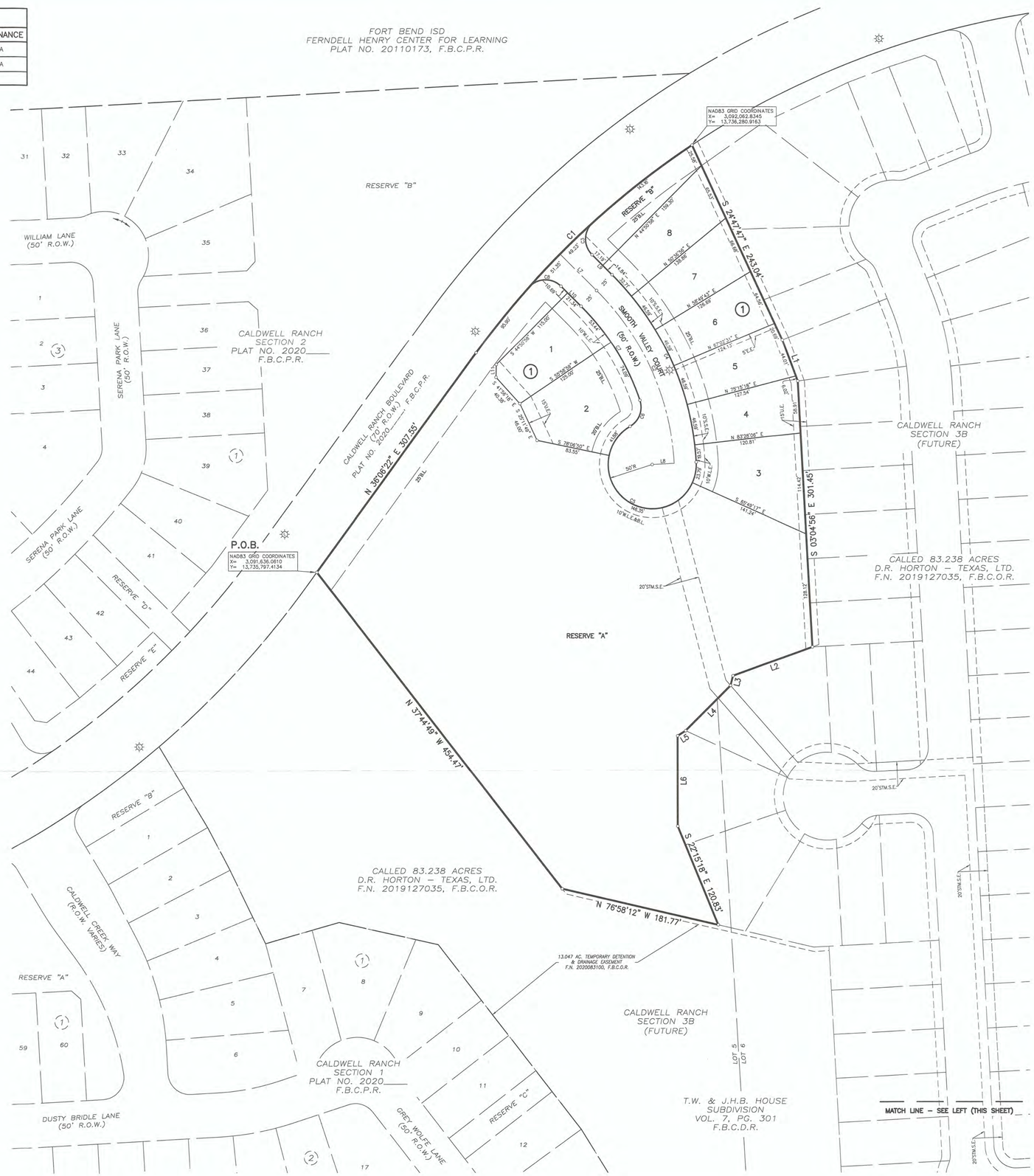
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 20°29'14" E	50.03'
L2	S 69°57'31" W	95.78'
L3	S 14°26'19" W	11.32'
L4	S 44°54'22" W	72.34'
L5	S 57°25'21" W	10.77'
L6	S 00°00'00" E	102.75'
L7	S 45°09'02" E	58.36'
L8	S 86°55'04" W	25.00'
L9	S 45°09'02" E	32.02'
L10	N 45°09'02" W	32.02'
L11	S 01°27'20" W	14.53'

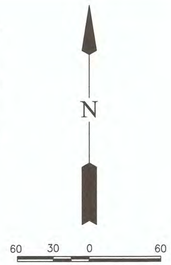
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	965.00'	20°17'32"	341.77'	N 46°15'08" E	339.99'
C2	300.00'	42°04'06"	220.27'	S 24°06'59" E	215.35'
C3	25.00'	93°02'57"	40.60'	S 01°22'27" W	36.28'
C4	325.00'	42°04'06"	238.62'	S 24°06'59" E	233.30'
C5	50.00'	242°57'52"	212.03'	N 61°36'00" W	85.28'
C6	25.00'	78°27'47"	34.24'	N 20°39'02" E	31.62'
C7	275.00'	26°34'10"	127.52'	N 31°51'57" W	126.38'
C8	25.00'	93°02'57"	40.60'	S 88°19'30" W	36.28'

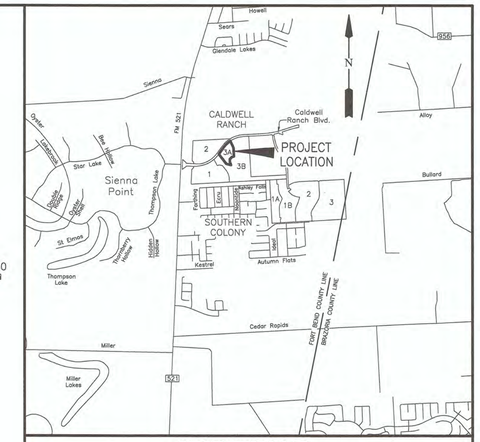
LOT TABLE		
BLOCK # – LOT #	AREA	LOT WIDTH @ B.L.
1 – 1	7,823 SQ.FT.	69.77'
1 – 2	10,601 SQ.FT.	92.11'
1 – 3	9,640 SQ.FT.	59.55'
1 – 4	6,893 SQ.FT.	50.00'
1 – 5	6,982 SQ.FT.	50.00'
1 – 6	6,920 SQ.FT.	50.00'
1 – 7	7,395 SQ.FT.	50.00'
1 – 8	8,164 SQ.FT.	50.00'

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
☼	INDICATES PROPOSED STREET LIGHT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
	INDICATES STREET NAME CHANGE
F.N.	INDICATES FILE NUMBER
E.E.	INDICATES ELECTRICAL EASEMENT
A.E.	INDICATES AERIAL EASEMENT
R.O.W.	INDICATES RIGHT OF WAY
(F)	INDICATES FOUND 5/8" IR W/"LJA ENG" CAP
(S)	INDICATES SET 5/8" IR W/"LJA ENG" CAP
I.R.	INDICATES IRON ROD
RES.	INDICATES RESERVE
P.O.B.	INDICATES POINT OF BEGINNING







VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 651X/Y

FINAL PLAT OF
CALDWELL RANCH
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AUGUST 12, 2020 JOB NO. 1931–8076C

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GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
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Date\Time : Wed, 12 Aug 2020 – 1:37pm
Path\Name : K:\Projdsk1\PLATTING\1931\03_PLATS\Caldwell Ranch\Caldwell Ranch 3A.dwg
MYLAR CHECK: SURV _____ DIR. _____