

PLAT RECORDING SHEET

PLAT NAME: Jordan Ranch Street Dedication No. 2 and Reserves

PLAT NO: _____

ACREAGE: 15.725

LEAGUE: H. & T.C.R.R. Co. Survey, Section 105

ABSTRACT NUMBER: 261

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 4

OWNERS: Fort Bend Jordan Ranch LP

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

I, STEPHEN A. SAMS, Vice President of JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, the general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, hereinafter referred to as owners of the 15,725 acre tract described in the above and foregoing map of JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private 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, successors, 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 purpose 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 the 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 purpose 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 the 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 originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) 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, permanent access easement, 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, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES 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 aforesaid.

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, JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, as general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, has caused these presents to be signed by Stephen A. Sams, Vice President, this ____ day of _____, 2017.

BY: FORT BEND JORDAN RANCH LP,
a Texas Limited Partnership

By: JOHNSON JORDAN RANCH GP, LLC
a Texas Limited Liability Company
It's General Partner

By: _____
Stephen A. Sams, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stephen A. Sams, Vice President, 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 and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2017.

Notary Public in and for the
State Of Texas

Douglas W. Turner, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 3988

I, John R. Herzog, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

John R. Herzog, P.E.
Licensed Professional Engineer, No. 126468

This plat of JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES is approved by the City Planning Commission of the City of Fulshear, Texas this ____ day of _____, 2017.

Amy Pearce, Chairman

Austin Weant, Co-Chairman

The plat of JORDAN RANCH STREET DEDICATION NO. 2 was approved by the City of Fulshear Council on the ____ day of _____, 2017, and signed on this ____ day of _____, 2017, provided; however, this approval shall be invalid, null and void, unless this plat is filed with the County Clerk of Fort Bend, Texas within six (6) months hereafter.

Jeff W. Roberts, Mayor

D. Gordon Offord, City Secretary

BEING 15.725 acres of land in the H.&T.C.R. Co. Survey Section 105, Abstract Number 261, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocca Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod with cap stamped "IDS" found for the southwest corner of Restricted Reserve "C" of JORDAN RANCH SEC. 5 according to the plat thereof recorded under Film Code No. 20160010, in the Official Plat Records of Fort Bend County, Texas and an angle corner of the herein described tract;

THENCE North 60° 28' 05" East - 316.78 feet, with a south line of said Restricted Reserve "C" to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner the herein described tract;

THENCE North 52° 36' 07" East - 43.43 feet, continuing with said south line to a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of said Restricted Reserve "C" and an angle corner the herein described tract;

THENCE South 16° 14' 09" East - 44.84 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 27° 45' 16" East - 93.31 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 40° 37' 06" East - 89.16 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 46° 28' 59" East - 98.36 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the left;

THENCE in a northeasterly direction, with said curve to the left, having a radius of 600.00 feet, a central angle of 08° 57' 37", a chord bearing and distance of North 51° 46' 07" East - 83.74 feet, and an arc distance of 93.83 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the left;

THENCE in a northeasterly direction, with said curve to the left, having a radius of 770.00 feet, a central angle of 00° 57' 39", a chord bearing and distance of North 69° 25' 01" East - 381.89 feet, and an arc distance of 12.31 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the left;

THENCE in a northerly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 91° 36' 32", a chord bearing and distance of North 00° 11' 24" East - 35.85 feet, and an arc distance of 39.97 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 45° 10' 58" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the left;

THENCE in an easterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 91° 39' 54", a chord bearing and distance of North 83° 53' 11" East - 35.87 feet, and an arc distance of 40.00 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a northeasterly direction, with said curve to the right, having a radius of 430.00 feet, a central angle of 52° 43' 35", a chord bearing and distance of North 69° 25' 01" East - 381.89 feet, and an arc distance of 195.71 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 84° 13' 11" East - 26.65 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

THENCE in a northeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 86° 18' 42", a chord bearing and distance of North 52° 37' 28" East - 34.20 feet, and an arc distance of 37.66 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a northerly direction, with said curve to the right, having a radius of 830.00 feet, a central angle of 02° 03' 37", a chord bearing and distance of North 10° 29' 55" East - 29.85 feet, and an arc distance of 29.85 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 11° 31' 44" East - 6.46 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 89° 04' 37" East - 52.79 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 10° 24' 58" West - 113.58 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 36° 25' 38" West - 423.67 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 55° 43' 19" West - 101.73 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 89° 25' 22" West - 108.14 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract, in a southeast line of said Restricted Reserve "C";

THENCE North 17° 15' 27" East - 87.56 feet, with said southeast line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and an angle corner the herein described tract;

THENCE North 50° 12' 59" East - 288.63 feet, continuing with said southeast line, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said Restricted Reserve "C" and the north corner the herein described tract;

THENCE South 40° 53' 48" East - 369.28 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 80° 36' 24" East - 52.56 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of the herein described tract and the beginning of a non-tangent curve to the left;

THENCE in a southerly direction, with said curve to the left, having a radius of 430.00 feet, a central angle of 03° 31' 19", a chord bearing and distance of South 00° 37' 57" West - 26.43 feet, and an arc distance of 26.43 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 05° 53' 18" West - 224.97 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 84° 07' 42" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the left;

THENCE in a southeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", a chord bearing and distance of South 39° 07' 42" East - 35.36 feet, and an arc distance of 39.27 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 09° 13' 17" West - 60.10 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the left;

THENCE in a southwesterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 85° 19' 25", a chord bearing and distance of South 53° 12' 35" West - 33.58 feet, and an arc distance of 37.23 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a southerly direction, with said curve to the right, having a radius of 1030.00 feet, a central angle of 00° 58' 52", a chord bearing and distance of South 11° 02' 18" West - 17.64 feet, and an arc distance of 17.64 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 11° 31' 44" West - 105.32 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

THENCE in a southerly direction, with said curve to the left, having a radius of 770.00 feet, a central angle of 34° 03' 05", a chord bearing and distance of South 05° 19' 48" East - 450.91 feet, and an arc distance of 457.62 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the left;

THENCE in an easterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 86° 10' 20", a chord bearing and distance of South 65° 36' 31" East - 40.99 feet, and an arc distance of 45.12 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in an easterly direction, with said curve to the right, having a radius of 530.00 feet, a central angle of 01° 45' 40", a chord bearing and distance of North 72° 11' 09" East - 16.29 feet, and an arc distance of 16.29 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 16° 56' 01" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the left;

THENCE in a southerly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 98° 41' 40", a chord bearing and distance of South 23° 43' 09" West - 45.52 feet, and an arc distance of 51.68 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 25° 37' 41" East - 93.94 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner the herein described tract;

THENCE South 64° 22' 19" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 25° 37' 41" West - 95.74 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

THENCE in a westerly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 96° 58' 56", a chord bearing and distance of North 74° 07' 09" West - 44.93 feet, and an arc distance of 50.78 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 32° 36' 37" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the right;

THENCE in an easterly direction, with said curve to the right, having a radius of 530.00 feet, a central angle of 01° 36' 30", a chord bearing and distance of North 58° 11' 33" East - 14.85 feet, and an arc distance of 14.85 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the left;

THENCE in a northerly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 81° 50' 33", a chord bearing and distance of North 18° 04' 26" East - 39.30 feet, and an arc distance of 42.85 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a northerly direction, with said curve to the right, having a radius of 830.00 feet, a central angle of 24° 56' 22", a chord bearing and distance of North 18° 12' 40" West - 33.58 feet, and an arc distance of 361.28 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the left;

THENCE in a northwesterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 86° 18' 42", a chord bearing and distance of North 41° 03' 50" West - 34.20 feet, and an arc distance of 37.66 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 84° 13' 11" West - 26.65 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

THENCE in a westerly direction, with said curve to the left, having a radius of 370.00 feet, a central angle of 51° 03' 41", a chord bearing and distance of South 70° 14' 59" West - 318.94 feet, and an arc distance of 378.74 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 44° 43' 08" West - 102.30 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a radius of 830.00 feet, a central angle of 12° 05' 47", a chord bearing and distance of South 50° 46' 01" West - 124.90 feet, and an arc distance of 175.23 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the left;

THENCE in a southerly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 86° 18' 42", a chord bearing and distance of South 13° 39' 34" West - 34.20 feet, and an arc distance of 37.66 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 29° 29' 48" East - 10.28 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 60° 30' 12" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 29° 29' 48" East - 16.82 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

THENCE in a southeasterly direction, with said curve to the left, having a radius of 530.00 feet, a central angle of 12° 17' 44", a chord bearing and distance of South 35° 38' 40" East - 113.52 feet, and an arc distance of 113.74 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a southerly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 75° 50' 18", a chord bearing and distance of South 03° 52' 23" East - 30.73 feet, and an arc distance of 33.09 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the left;

THENCE in a southerly direction, with said curve to the left, having a radius of 355.00 feet, a central angle of 65° 18' 57", a chord bearing and distance of South 00° 23' 18" West - 383.13 feet, and an arc distance of 404.69 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 58° 43' 50" West - 121.24 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE North 83° 48' 42" West - 208.57 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner the herein described and at the beginning of a non-tangent curve to the left;

THENCE in a northerly direction, with said curve to the left, having a radius of 1550.00 feet, a central angle of 17° 03' 46", a chord bearing and distance of North 07° 12' 35" West - 459.89 feet, and an arc distance of 461.59 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 74° 15' 32" West - 100.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract and the beginning of a non-tangent curve to the left;

THENCE in a northerly direction, with said curve to the left, having a radius of 1450.00 feet, a central angle of 24° 57' 31", a chord bearing and distance of North 28° 13' 14" West - 626.67 feet, and an arc distance of 631.65 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the left;

THENCE in a northwesterly direction, with said curve to the left, having a radius of 500.00 feet, a central angle of 10° 51' 20", a chord bearing and distance of North 46° 07' 41" West - 98.59 feet, and an arc distance of 94.73 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a northwesterly direction, with said curve to the right, having a radius of 850.00 feet, a central angle of 04° 38' 52", a chord bearing and distance of North 49° 18' 55" West - 66.48 feet, and an arc distance of 66.48 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the left;

THENCE in a northwesterly direction, with said curve to the left, having a radius of 1440.00 feet, a central angle of 03° 56' 13", a chord bearing and distance of North 49° 02' 35" West - 58.92 feet, and an arc distance of 98.94 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 51° 00' 41" West - 22.41 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner the herein described tract;

THENCE North 39° 43' 37" East - 120.01 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

THENCE South 51° 00' 41" East - 20.86 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the right;

THENCE in a southeasterly direction, with said curve to the right, having a radius of 1560.00 feet, a central angle of 03° 40' 20", a chord bearing and distance of South 49° 10' 31" East - 99.97 feet, and an arc distance of 99.98 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the right;

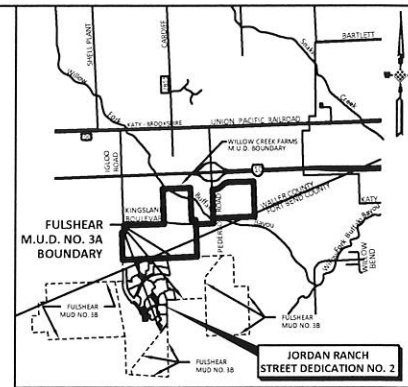
THENCE in a southeasterly direction, with said curve to the right, having a radius of 750.00 feet, a central angle of 08° 00' 45", a chord bearing and distance of South 42° 49' 59" East - 117.85 feet, and an arc distance of 117.97 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 38° 19' 37" East - 126.87 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right;

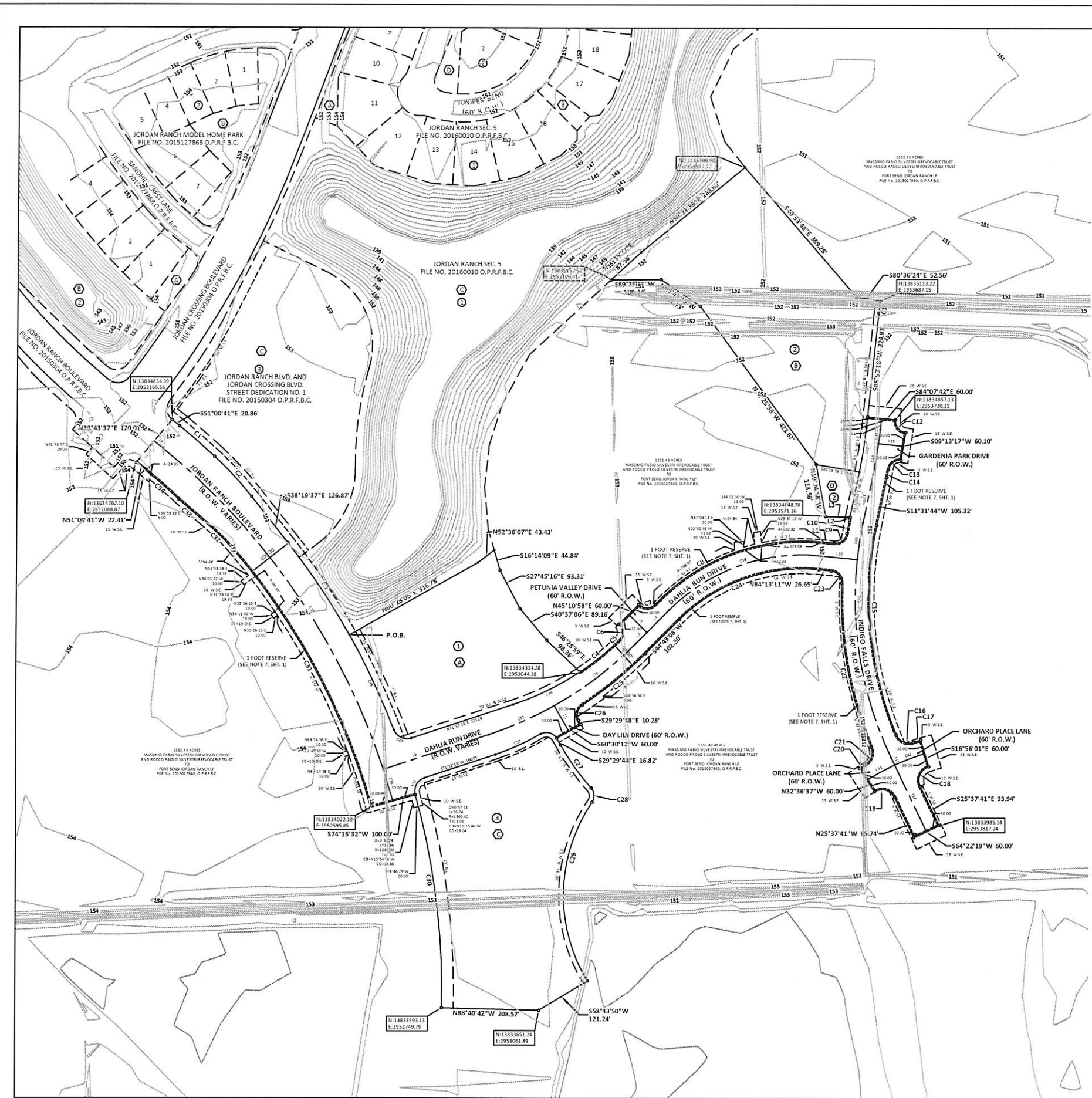
THENCE in a southeasterly direction, with said curve to the right, having a radius of 1550.00 feet, a central angle of 08° 47' 44", a chord bearing and distance of South 33° 55' 47" East - 237.71 feet, and an arc distance of 237.95 feet, to the POINT OF BEGINNING of the herein described tract containing 15,725 acres of land.

NOTES

- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
- B.L. indicates a building line
A.E. indicates an aerial easement
U.E. indicates a utility easement
W.S.E. indicates a water and sewer easement
VOL., PG. indicates Volume, Page
F.C.P.R. indicates Fort Bend County Public Records
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
ESMT. indicates Easement
H.L. & P. indicates Houston Lighting and Power
SQ. FT. indicates square feet
AC. indicates acre
R.O.W. indicates right-of-way
O.R.F.B.C. indicates Original Records of Fort Bend County
F.B.C.O.P.R.F.B.C. indicates Fort Bend County Official Public Records of Real Property
● indicates found 5/8" iron rod (unless otherwise noted)
○ indicates set 5/8" iron rod (unless otherwise noted)
- All building lines along street rights-of-way are as shown on the plat.
- All setback building lines to be 5' unless otherwise noted.
- All non-perimeter easements on property lines are centered unless otherwise noted.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in 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 rest in the dedicator, his heirs, assigns, or successors.
- The platted area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C0202L, effective April 02, 2014.
- This property lies within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas and within Fulshear Municipal Utility District No. 3A.
- 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 the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- The top of all floor slabs shall be a minimum of 153.50 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- 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.
- All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
- The Lighting Zone Code is L23.
- To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
- Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
- Benchmark:
Vertically is based on a FEMA benchmark in Katy, RM 7: A US Coast and Geodetic survey disk marked Y 1148, located 0.3 miles east along the Missouri-Kansas-Texas railroad from the station at Katy and 5.2 feet southwest of the southeast corner of the American Rice Growers Co-op Association office building.
Heid the Published NAVD 88 Elevation on Y1148 = 141.44
Elevation = 142.00 (NAVD 1929 - datum based on FEMA maps)
- Reserves A, B, and C and other drainage facilities within this plat will be owned and maintained by Fulshear M.U.D. No. 3A. Maintenance will be performed by either Fulshear M.U.D. No. 3A or the Jordan Ranch Community Association.
- A minimum distance of 10' shall be maintained between residential dwellings.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
- All property to drain into the drainage easement only through an approved drainage structure.



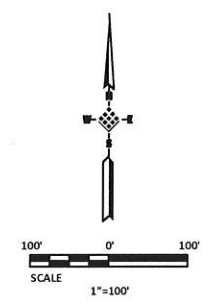
FORT BEND COUNTY



LINE	BEARING	LENGTH
L1	S84°13'11"E	26.65'
L2	N11°11'44"E	6.46'
L3	N89°04'37"W	52.79'
L4	S51°00'41"E	21.64'
L5	S71°32'18"W	238.22'
L6	S29°29'48"E	63.51'
L7	S44°43'08"W	34.08'
L8	S49°16'52"E	55.05'
L9	N44°43'08"E	68.22'
L10	S84°13'11"E	79.88'
L11	S25°37'43"E	15.88'
L12	S25°37'43"E	158.90'
L13	S11°31'44"W	105.12'
L14	S05°52'18"W	23.99'
L15	S84°07'42"E	53.72'
L16	N09°52'18"E	23.99'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	3°40'20"	1560.00'	99.98'	50.01'	S49°10'31"E	99.97'
C2	9°00'45"	750.00'	117.97'	59.11'	S42°49'59"E	117.85'
C3	8°47'44"	1550.00'	237.95'	119.21'	S33°55'47"E	237.71'
C4	8°57'37"	600.00'	93.83'	47.01'	N51°46'07"E	93.74'
C5	0°57'39"	770.00'	12.91'	6.46'	N46°48'29"E	12.91'
C6	91°36'32"	25.00'	39.97'	25.71'	N00°31'24"E	35.85'
C7	91°39'54"	25.00'	40.00'	25.74'	N88°53'11"E	35.87'
C8	S2°43'35"	430.00'	195.71'	213.11'	N69°25'01"E	381.89'
C9	86°18'42"	25.00'	37.66'	23.44'	N52°37'28"E	34.20'
C10	2°03'37"	830.00'	29.85'	14.93'	N10°29'55"E	29.85'
C11	S31°19'19"	430.00'	26.43'	13.22'	S07°37'57"W	26.43'
C12	90°00'00"	25.00'	39.27'	25.00'	S39°07'42"E	35.36'
C13	S5°19'25"	25.00'	37.23'	23.04'	S53°12'15"W	33.88'
C14	0°58'52"	1030.00'	17.64'	8.82'	S11°02'18"W	17.64'
C15	S4°03'05"	770.00'	45.62'	235.79'	S05°29'48"E	450.91'
C16	86°10'20"	30.00'	45.12'	28.06'	S65°38'31"E	40.99'
C17	S1°45'40"	530.00'	16.29'	8.15'	N72°11'09"E	16.29'
C18	98°41'40"	30.00'	51.68'	34.94'	S23°43'00"W	45.52'
C19	96°58'56"	30.00'	50.78'	33.90'	N74°07'09"W	44.97'
C20	S7°36'20"	530.00'	14.85'	7.43'	N58°11'33"E	14.85'
C21	S1°50'33"	30.00'	42.85'	26.01'	N18°04'26"E	39.30'
C22	S4°56'22"	830.00'	161.28'	183.55'	N10°22'40"W	354.43'
C23	86°18'42"	25.00'	37.66'	23.44'	N41°03'50"W	34.20'
C24	S1°03'41"	370.00'	329.74'	176.72'	S70°45'59"W	318.94'
C25	S2°05'47"	830.00'	175.23'	87.94'	S50°46'01"W	174.90'
C26	86°18'42"	25.00'	37.66'	23.44'	S13°39'34"W	34.20'
C27	S2°17'44"	530.00'	113.74'	57.09'	S35°38'40"E	113.52'
C28	S5°50'18"	25.00'	33.09'	19.48'	S03°52'23"E	30.73'
C29	S5°18'57"	355.00'	404.69'	227.54'	S01°23'18"W	383.13'
C30	S7°03'46"	1550.00'	461.59'	232.52'	N07°13'35"W	459.89'
C31	S4°57'33"	1450.00'	631.65'	320.92'	N28°13'14"W	626.67'
C32	S0°51'20"	500.00'	94.73'	47.51'	N46°07'41"W	94.59'
C33	S4°28'52"	850.00'	66.48'	33.26'	N49°18'55"W	66.46'
C34	S5°16'13"	1440.00'	38.94'	49.49'	N49°02'35"W	98.92'
C35	S2°32'59"	1500.00'	85.15'	437.92'	S34°44'12"E	840.74'
C36	S2°43'15"	1500.00'	71.23'	35.62'	S17°06'05"E	71.22'
C37	S11°02'05"	800.00'	154.07'	77.28'	S66°01'15"W	153.84'
C38	S5°47'04"	800.00'	220.39'	110.90'	S52°36'40"W	219.70'
C39	S1°03'41"	400.00'	356.48'	191.05'	N70°14'59"E	344.80'
C40	S1°24'30"	800.00'	438.54'	224.93'	S09°55'26"E	433.07'
C41	S7°43'43"	500.00'	67.44'	33.77'	S61°15'15"W	67.39'
C42	S5°56'53"	500.00'	69.36'	34.74'	N69°05'13"E	69.31'
C43	S°44'55"	800.00'	40.27'	40.17'	S08°39'16"W	80.23'
C44	S5°2'49"	1000.00'	67.72'	33.88'	S09°35'19"W	67.71'
C45	S1°46'37"	1000.00'	31.01'	15.51'	S06°45'36"W	31.01'
C46	S°20'58"	1550.00'	225.87'	113.14'	S25°21'26"E	225.67'
C47	S7°16'45"	30.00'	45.70'	28.61'	S64°49'20"E	41.41'
C48	S5°17'27"	600.00'	160.11'	80.57'	N63°53'17"E	159.63'
C49	S°39'26"	970.00'	95.78'	47.93'	N08°42'01"E	95.74'
C50	S2°14'20"	500.00'	106.81'	53.61'	S65°25'07"W	106.60'
C51	S7°16'45"	30.00'	45.70'	28.61'	S27°53'55"W	41.41'

RESERVE NAME	RESTRICTION	ACRES	SQ. FT.
A	LANDSCAPE/OPEN SPACE/DRAINAGE/DETENTION/UTILITIES/RECREATION	2.444	106,467
B	LANDSCAPE/OPEN SPACE/DRAINAGE/DETENTION/UTILITIES/RECREATION	3.813	166,100
C	LANDSCAPE/OPEN SPACE/DRAINAGE/DETENTION/UTILITIES/RECREATION	3.794	165,280
D	LANDSCAPE/OPEN SPACE/UTILITIES/RECREATION	0.175	7,603



FINAL PLAT OF
JORDAN RANCH
STREET DEDICATION NO. 2
AND RESERVES

A SUBDIVISION OF
15.725 ACRES
 LOCATED IN
 H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
3 BLOCKS 4 RESERVES

OWNER: **FORT BEND JORDAN RANCH LP**

ENGINEER: **IDS Engineering Group**
 13430 NW Freeway, Suite 700
 Houston, TX 77040
 713.462.3178
 TWP# 4-022728
 TRPL# 10112050

AUGUST 2017 IDS PROJECT NO. 2141-007-04 SHEET 2 OF 2

JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES