

**PLAT RECORDING SHEET**

**PLAT NAME:** Jordan Ranch Street Dedication No. 4 and Reserves

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

**ACREAGE:** 18.213

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

**ABSTRACT NUMBER:** 261

**NUMBER OF BLOCKS:** 2

**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 18.213 acre tract described in the above and foregoing map of JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES, do hereby make and establish said subdivision and development plat 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 plan are originally intended for the construction of single family residential 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. 4 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 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, 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 1<sup>st</sup> day of October, 2018.

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

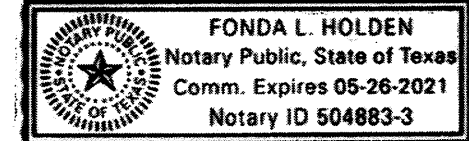
BY: JOHNSON JORDAN RANCH GP, LLC  
a Texas Limited Liability Company  
It's General Partner

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 1<sup>st</sup> day of October, 2018.



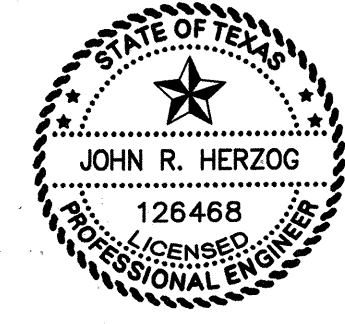
Notary Public in and for the  
State of Texas

I, Douglas W. Turner, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Douglas W. Turner, R.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. 4 AND RESERVES is approved by the City Planning Commission of the City of Fulshear, Texas this 5<sup>th</sup> day of October, 2018.

Amy Peck, Chair

Austin Weant, Co-Chair

The plat of JORDAN RANCH STREET DEDICATION NO. 4 was approved by the City of Fulshear Council on the 16<sup>th</sup> day of October, 2018, and signed on this 20<sup>th</sup> day of October, 2018, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend, Texas within six (6) months hereafter.

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

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.B.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.R.P. 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 sidelet 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 revert in the dedicatrix, 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. 48157C0020L, 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.  
Held the Published NAVD 88 Elevation on Y1148 = 141.44  
Elevation = 142.00 (NAVD 1929 - datum based on FEMA maps)
- Reserves A, B, C, and D and other drainage facilities within this plat will be owned and maintained by Fulshear M.U.D. No. 3A or the Jordan Ranch Community Association. 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.
- 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.

BEING 20.180 acres (Save and Except 1.967 acres) of land in the H. & T. R. R. CO. Survey, Section 105, Abstract Number 261 in Fort Bend County, Texas and being a portion of the 1352.43 acre tract of land described in deed from Massimo Fabio Silvestri Irrevocable Trust and Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 of the Official Public Records of Fort Bend County, Texas and being 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 the intersection of Jordan Ranch Boulevard (with varies) and Dahlia Run Drive (with varies), according to the plat of JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES, recorded under File Number 20170207 of the Official Public Records of Fort Bend County, Texas, being a northerly corner of a Proposed Access Easement to Jordan Ranch LDS Church Site;

THENCE North 74° 15' 32" East - 100.00 feet, with the southerly line of said JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES, to a 5/8-inch iron rod with cap stamped "IDS" found for the south end of the southeast right-of-way cutback curve at the intersection of said Jordan Ranch Boulevard and Dahlia Run Drive and being at the beginning of a non-tangent curve to the right;

THENCE in a southerly direction, with a westerly line of said JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES and said curve to the right, having a radius of 1550.00 feet, a central angle of 17° 03' 46", a chord bearing and distance of South 07° 12' 35" East - 459.89 feet, and an arc distance of 461.59 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the end of said curve and being a southerly corner of said JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES;

THENCE South 88° 40' 42" East - 208.57 feet, with the southerly line of said JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle point;

THENCE across said 1352.43 acre tract the following courses and distances:

- South 09° 05' 18" West - 13.12 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
- South 40° 33' 13" East - 68.12 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
- South 06° 56' 08" West - 90.12 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
- South 08° 12' 19" West - 125.31 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
- South 13° 48' 08" West - 226.17 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
- South 19° 31' 47" West - 133.53 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
- South 11° 57' 33" West - 101.06 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
- South 07° 26' 01" East - 101.06 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;
- in a southwesterly direction, with said curve to the left, having a radius of 330.00 feet, a central angle of 26° 40' 30", a chord bearing and distance of South 56° 44' 20" West - 152.25 feet, and an arc distance of 153.64 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;
- in a southwesterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 78° 28' 41", a chord bearing and distance of South 82° 38' 25" West - 31.63 feet, and an arc distance of 34.24 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
- North 58° 07' 17" West - 68.90 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;
- in a northerly direction, with said curve to the left, having a radius of 995.00 feet, a central angle of 02° 42' 10", a chord bearing and distance of North 59° 28' 22" West - 46.93 feet, and an arc distance of 46.94 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
- South 23° 11' 25" West - 90.54 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;
- in a southwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 91° 47' 39", a chord bearing and distance of South 72° 52' 36" West - 43.09 feet, and an arc distance of 48.06 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;
- in a southwesterly direction, with said curve to the right, having a radius of 1855.00 feet, a central angle of 00° 19' 18", a chord bearing and distance of South 28° 08' 25" West - 10.41 feet, and an arc distance of 10.41 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
- North 61° 41' 56" West - 100.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;
- in a northerly direction, with said curve to the left, having a radius of 1755.00 feet, a central angle of 00° 11' 36", a chord bearing and distance of North 28° 12' 16" East - 5.92 feet, and an arc distance of 5.92 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;
- in a northwesterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 98° 27' 59", a chord bearing and distance of North 21° 07' 31" West - 37.87 feet, and an arc distance of 42.96 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;
- in a northwesterly direction, with said curve to the left, having a radius of 905.00 feet, a central angle of 10° 37' 31", a chord bearing and distance of North 75° 40' 16" West - 167.59 feet, and an arc distance of 167.83 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;
- in a northwesterly direction, with said curve to the right, having a radius of 500.00 feet, a central angle of 02° 19' 29", a chord bearing and distance of North 79° 49' 17" West - 20.29 feet, and an arc distance of 20.29 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;
- in a northwesterly direction, with said curve to the left, having a radius of 980.29 feet, a central angle of 10° 47' 39", a chord bearing and distance of North 84° 03' 22" West - 184.41 feet, and an arc distance of 184.68 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
- North 03° 13' 17" West - 63.91 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right;
- in an easterly direction, with said curve to the right, having a radius of 1008.10 feet, a central angle of 10° 14' 02", a chord bearing and distance of North 88° 01' 19" East - 179.82 feet, and an arc distance of 180.06 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;
- in a southeasterly direction, with said curve to the right, having a radius of 500.00 feet, a central angle of 07° 00' 23", a chord bearing and distance of South 83° 21' 29" East - 61.10 feet, and an arc distance of 61.14 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;
- in a southeasterly direction, with said curve to the right having a radius of 995.00 feet, a central angle of 10° 20' 28", a chord bearing and distance of South 74° 41' 03" East - 179.34 feet, and an arc distance of 179.58 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;
- in a northerly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 87° 02' 22", a chord bearing and distance of North 66° 58' 00" East - 34.43 feet, and an arc distance of 37.98 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;
- in a northerly direction, with said curve to the left, having a radius of 1755.00 feet, a central angle of 22° 07' 30", a chord bearing and distance of North 12° 23' 03" East - 673.50 feet, and an arc distance of 677.70 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
- North 01° 19' 18" East - 112.88 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
- South 82° 42' 56" West - 536.97 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
- North 29° 32' 29" West - 210.10 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
- North 39° 18' 26" West - 207.98 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
- North 46° 49' 47" West - 467.95 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
- North 44° 59' 12" East - 210.11 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
- South 46° 49' 47" East - 485.51 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
- North 48° 03' 06" East - 547.46 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point on the arc of a non-tangent curve to the right and being on the westerly right-of-way line of said Jordan Ranch Boulevard;

THENCE in a southeasterly direction, with said curve to the right and with the westerly right-of-way line of said Jordan Ranch Boulevard, having a radius of 1450.00 feet, a central angle of 14° 42' 57", a chord bearing and distance of South 23° 05' 56" East - 371.40 feet, and an arc distance of 372.42 feet to the POINT OF BEGINNING of the herein described tract

AND CONTAINING 20.180 ACRES OF LAND.

SAVE AND EXCEPT THE FOLLOWING ACREAGE:

BEING 1.967 acres of land in the H. & T. R. R. CO. Survey, Section 105, Abstract Number 261 in Fort Bend County, Texas and being a portion of the 1352.43 acre tract of land described in deed from Massimo Fabio Silvestri Irrevocable Trust and Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 of the Official Public Records of Fort Bend County, Texas and being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 5/8-inch iron rod with cap stamped "IDS" found for the southwest corner of the intersection of Jordan Ranch Boulevard (with varies) and Dahlia Run Drive (with varies), according to the plat of JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES, recorded under File Number 20170207 of the Official Public Records of Fort Bend County, Texas, being a northerly corner of a Proposed Access Easement to Jordan Ranch LDS Church Site;

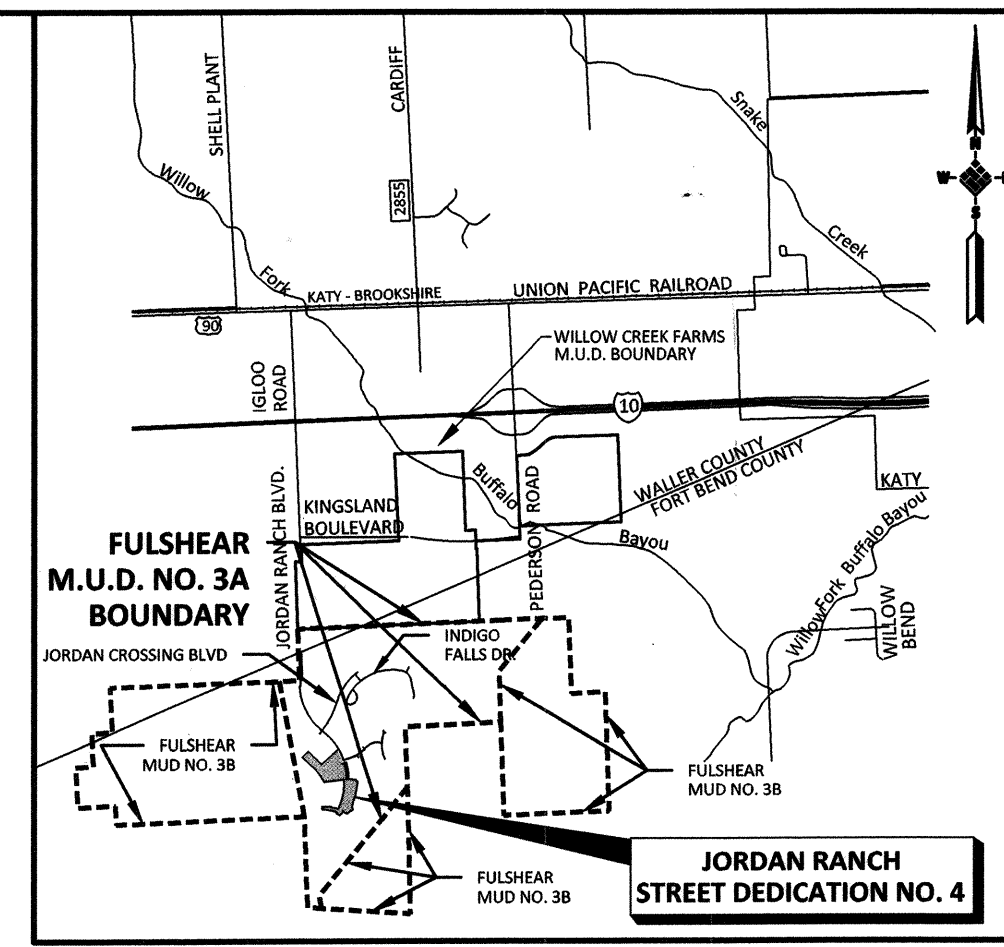
THENCE in a southeasterly direction, with a curve to the right and the westerly line of said Proposed Access Easement, having a radius of 1450.00 feet, a central angle of 15° 11' 04", a chord bearing and distance of South 15° 06' 32" East - 32.00 feet, and an arc distance of 32.00 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the north corner and POINT OF BEGINNING of the herein described tract;

THENCE in a southeasterly direction, continuing with said curve to the right and the westerly line of said Proposed Access Easement, having a radius of 1450.00 feet, a central angle of 15° 11' 04", a chord bearing and distance of South 06° 53' 04" East - 383.15 feet, and an arc distance of 384.28 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of the herein described tract;

THENCE across said 1352.43 acre tract the following courses and distances:

- South 82° 42' 56" West - 235.98 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the southwest corner of the herein described tract;
- North 41° 53' 06" West - 179.86 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the most westerly corner of the herein described tract;
- North 48° 06' 54" East - 414.01 feet to the POINT OF BEGINNING of the herein described tract and containing 1.967 acres of land.

Resulting in a net acreage of 18.213 acres.



FORT BEND COUNTY KEY MAP NO. 482M  
VICINITY MAP  
SCALE 1" = 5,000'

I, Richard W. Stolleis, 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.

Richard W. Stolleis, P.E.  
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Vincent M. Morales, Jr.  
Precinct 1, County Commissioner

W.A. "Andy" Meyers  
Precinct 3, County Commissioner

Robert E. Hebert  
County Judge

Grady Prestage  
Precinct 2, County Commissioner

James Patterson  
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 \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Filed in plat number(s) \_\_\_\_\_ of the plat records of Fort Bend County, Texas.

Laura Richard, County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

# JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES

A SUBDIVISION OF  
**18.213 ACRES**

LOCATED IN  
**H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261  
FORT BEND COUNTY, TEXAS**

**0 LOTS 2 BLOCKS 4 RESERVES**

OWNER: **FORT BEND JORDAN RANCH LP**  
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: **IDS Engineering Group**  
13430 NW, Freeway Suite 700  
Houston, Tx, 77040  
713.462.3178  
TBEF F-002226  
TBPIS 10110700

\\SS\Projects\2100\2141\00708\_LP\_S1\_004\_4\_PN\_CAD\DWG\JP\_STREET\_DED\_NO\_4\_PLOT.dwg [Layout1] Printed Oct 08, 2018 at 1:29pm by rhuander (Last Saved by: rhuander)

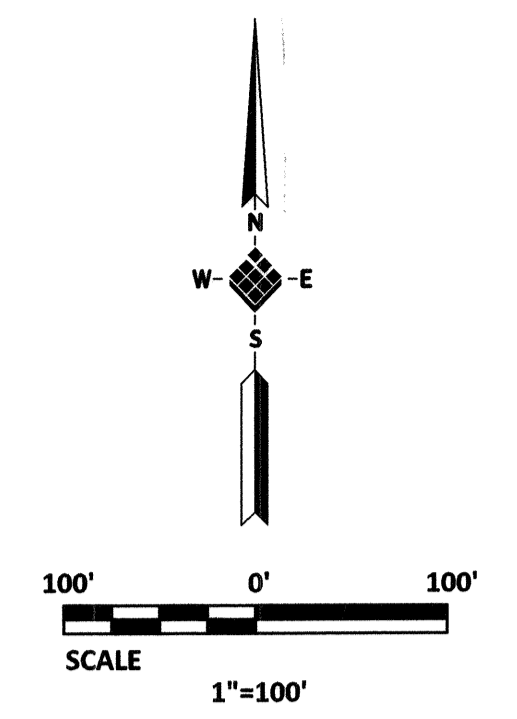
JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES



RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
(A)	A	LANDSCAPE/OPEN SPACE/DRAINAGE/DETENTION	218,132	5.008
(B)	B	DRILL SITE/UTILITIES	186,387	4.279
(C)	C	LANDSCAPE/OPEN SPACE/DRAINAGE/DETENTION	202,340	4.645
(D)	D	OPEN SPACE/ LANDSCAPE/DRAINAGE	5,854	0.134

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°15'32"E	100.00'
L2	N58°07'17"W	68.90'
L3	S23°11'25"W	90.54'
L4	S01°19'18"W	122.61'
L5	S86°46'43"W	9.96'
L6	S23°11'25"W	45.26'
L7	S23°11'25"W	45.28'
L8	N01°19'18"E	9.74'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	14°42'57"	1,450.00'	372.42'	187.24'	S23°05'56"E	371.40'
C2	17°03'46"	1,550.00'	461.59'	232.52'	S07°12'35"E	459.89'
C3	26°40'30"	330.00'	153.64'	78.24'	S56°44'20"W	152.25'
C4	78°28'41"	25.00'	34.24'	20.42'	S82°38'25"W	31.63'
C5	2°42'10"	995.00'	46.94'	23.47'	N59°28'22"W	46.93'
C6	91°47'39"	30.00'	48.06'	30.95'	S73°52'36"W	43.09'
C7	0°19'18"	1,855.00'	10.41'	5.21'	S28°08'25"W	10.41'
C8	0°11'36"	1,755.00'	5.92'	2.96'	N28°12'16"E	5.92'
C9	98°27'59"	25.00'	42.96'	29.00'	N21°07'31"W	37.87'
C10	10°37'31"	905.00'	167.83'	84.16'	N75°40'16"W	167.59'
C11	2°19'29"	500.00'	20.29'	10.14'	N79°49'17"W	20.29'
C12	10°47'39"	980.29'	184.68'	92.61'	N84°03'22"W	184.41'
C13	10°14'02"	1,008.10'	180.06'	90.27'	N88°01'19"E	179.82'
C14	7°00'23"	500.00'	61.14'	30.61'	S83°21'29"E	61.10'
C15	10°20'28"	995.00'	179.58'	90.04'	S74°41'03"E	179.34'
C16	87°02'22"	25.00'	37.98'	23.74'	N66°58'00"E	34.43'
C17	22°07'30"	1,755.00'	677.70'	343.13'	N12°23'03"E	673.50'
C18	15°11'04"	1,450.00'	384.28'	193.27'	S06°53'04"E	383.15'
C19	17°03'46"	1,500.00'	446.70'	225.02'	S07°12'35"E	445.05'
C20	24°18'42"	1,805.00'	765.90'	388.80'	S13°28'39"W	760.17'
C21	2°40'03"	1,805.00'	84.04'	42.03'	N26°58'02"E	84.03'
C22	27°56'07"	950.00'	463.18'	236.29'	N79°15'14"W	458.61'
C23	4°44'48"	950.00'	78.70'	39.37'	N62°54'46"W	78.68'
C24	22°05'14"	1,855.00'	715.10'	362.04'	S12°21'55"W	710.68'
C25	84°14'00"	30.00'	44.10'	27.12'	S18°42'27"E	40.24'
C26	0°36'50"	1,450.00'	15.53'	7.77'	N01°00'53"E	15.53'
C27	1°15'52"	1,450.00'	32.00'	16.00'	N15°06'32"W	32.00'



# JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES

A SUBDIVISION OF  
**18.213 ACRES**

LOCATED IN  
**H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261  
FORT BEND COUNTY, TEXAS**

**0 LOTS 2 BLOCKS 4 RESERVES**

**OWNER: FORT BEND JORDAN RANCH LP**  
a Texas limited partnership  
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

**ENGINEER: IDS Engineering Group**

13430 NW, Freeway  
Suite 700  
Houston, TX 77040  
713.462.3178  
TBP# F-002726  
TBP#LS 10110700

\P\Projects\2100\2141\007-08\_S1\_Ded\_4\_Plan.dwg [Layout: 2] Plotted Oct 08, 2018 at 1:26pm by rwauler (Last Saved by rwauler)  
 RAEYLYN FRANZ WERNER, TRUSTEE OF THE F.H. & L. 2012 TRUST UT/TA ET AL. FILE NO. 2012140097, O.P.R.F.B.C.

JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES