

**PLAT RECORDING SHEET**

**PLAT NAME:** Jordan Ranch Sec 17

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

**ACREAGE:** 8.369 Acres

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

**ABSTRACT NUMBER:** A-261

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 35

**NUMBER OF RESERVES:** 1

**OWNERS:** Fort Bend Jordan Ranch LP

\_\_\_\_\_  
**(DEPUTY CLERK)**

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 8.369 acre tract described in the above and foregoing map of JORDAN RANCH SEC 17, 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 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 SEC 17 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 17<sup>th</sup> day of September, 2019.

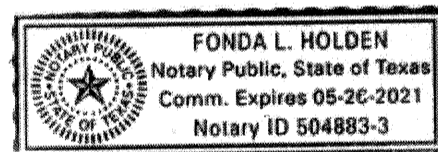
By: FORT BEND JORDAN RANCH LP,  
a Texas Limited Partnership

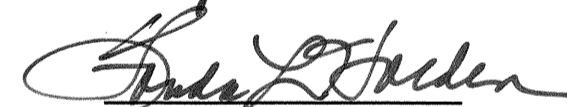
By: JOHNSON JORDAN RANCH GP, LLC  
a Texas Limited Liability Company  
It's General Partner

By:   
Stephen A. Sams, Vice President

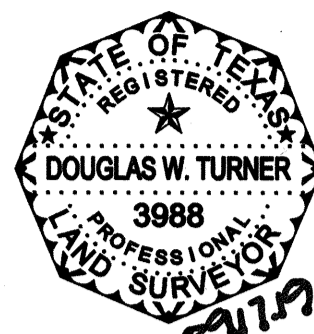
BEFORE ME, the undersigned authority, on this day personally appeared Stephen A. Sams, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

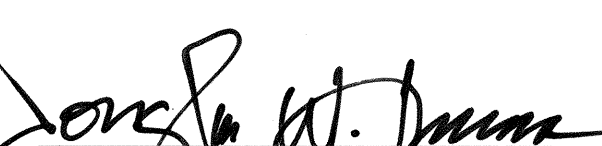
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17<sup>th</sup> day of September, 2019.



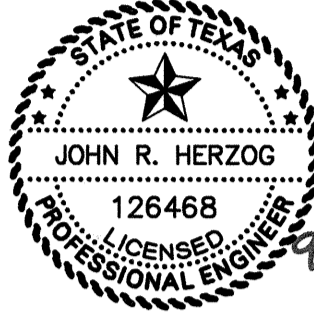
  
Notary Public In and for the  
State of Texas

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 SEC 17 is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this 16<sup>th</sup> day of September, 2019.

  
Andy Pearce, Chair

  
Dar Hakimuddin, Co-Chair

The plat of JORDAN RANCH SEC 17 was approved by the City of Fulshear Council on the 17<sup>th</sup> day of September, 2019, and signed on this 16<sup>th</sup> day of September, 2019, provided; however, this approval shall be invalid, and null and void, unless this plat filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

  
Aaron Groff, Mayor

  
Kimberly Kopecky, 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 a aerial easement  
U.E. indicates a utility easement  
W.S.E. indicates a water and sewer easement  
VOL., PG. indicates Volume, Page  
P.R.F.B.C. indicates Plat Records of Fort Bend County  
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County  
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  
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  
● indicates found 5/8" iron rod (unless otherwise noted)  
○ indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)
- Indicates street name change
- All building lines along street rights-of-way are as shown on the plat.
- All sidelot 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 vest 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. 48157C0020L and 48157C0085L, effective April 02, 2014.
- This property lies within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, Fulshear Municipal Utility District No. 3A and within County Assistance District (CAD) No. 7.
- 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 LZ3.
- 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)
- Reserve A 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.
- 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.
- The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.

BEING 8.369 acres of land in the H. & T. C. 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 most southerly corner of JORDAN RANCH SEC 14, according to the plat thereof recorded under File Number 20170222 of the Official Public Records of Fort Bend County, Texas;

THENCE South 38° 42' 38" West - 450.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract;

THENCE North 51° 17' 22" West - 115.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a tangent 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 90° 00' 00", a chord bearing and distance of South 83° 42' 38" West - 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 North 51° 17' 22" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 38° 42' 38" East - 83.21 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 51° 17' 22" West - 280.50 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 56° 51' 58" West - 55.24 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 66° 15' 45" West - 101.56 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 78° 09' 18" West - 116.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 87° 11' 59" West - 199.86 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner of the herein described tract, in an east line of Reserve "C" of JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES, recorded under File Number 20190006 of the Official Public Records of Fort Bend County, Texas;

THENCE with easterly lines of Reserve "C" of said JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES and westerly lines of the herein described tract the following courses and distances:

North 19° 31' 47" East - 9.91 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

North 13° 48' 08" East - 226.17 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

North 08° 12' 19" East - 125.31 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

North 06° 56' 08" East - 90.12 feet to a 5/8-inch iron rod with cap stamped "IDS" found the northeast corner of said Reserve "C", in a south line of JORDAN RANCH SEC 16, according to the plat thereof recorded under File Number 20190154 of the Official Public Records of Fort Bend County, Texas;

THENCE with southerly lines of said JORDAN RANCH SEC 16 and northerly lines of the herein described tract the following courses and distances:

South 45° 08' 26" East - 82.28 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

South 55° 15' 51" East - 76.75 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

South 64° 06' 28" East - 76.72 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

South 73° 16' 31" East - 76.72 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

South 82° 26' 33" East - 76.72 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

North 88° 23' 25" East - 76.72 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

North 84° 56' 07" East - 91.19 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

South 33° 27' 17" East - 60.98 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

South 27° 15' 05" East - 74.52 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

South 36° 06' 36" East - 75.40 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

South 45° 01' 37" East - 75.40 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

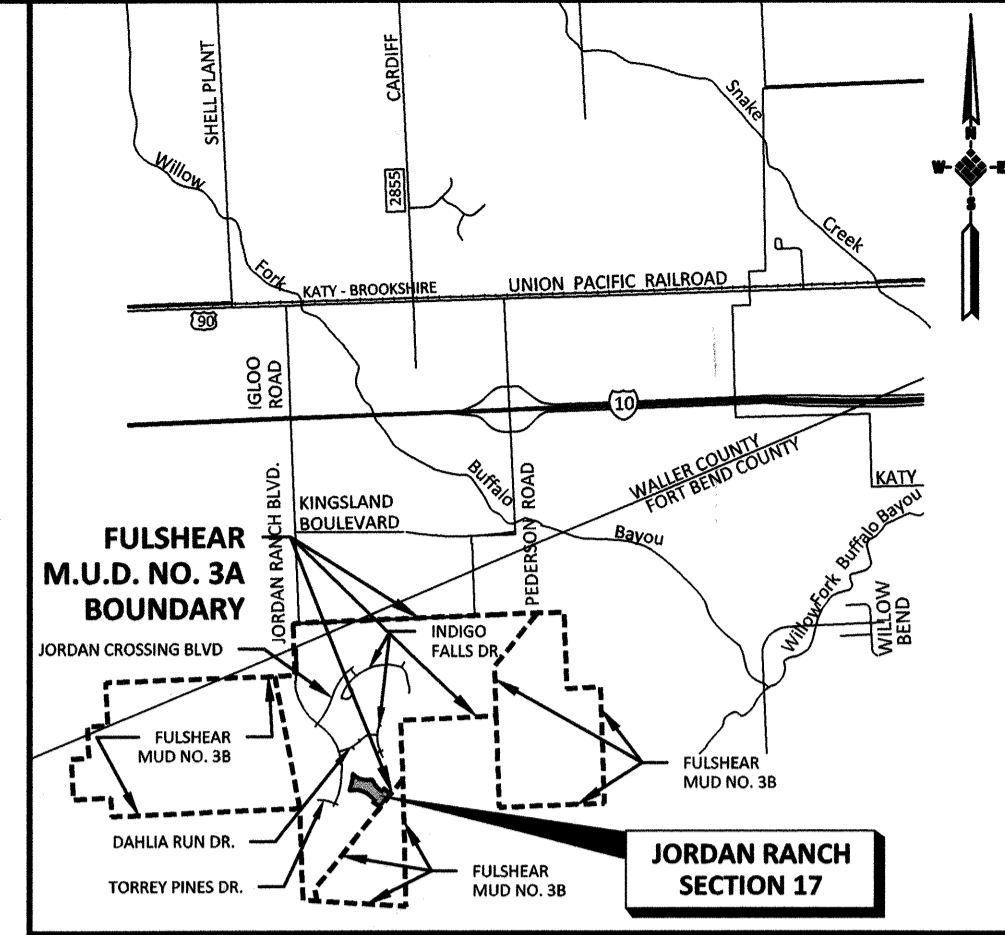
South 51° 04' 17" East - 63.15 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

South 51° 17' 22" East - 65.00 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

North 38° 42' 38" East - 91.79 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of said JORDAN RANCH SEC 16 and the southwest corner of said JORDAN RANCH SEC 14;

THENCE South 51° 17' 22" East - 200.00 feet, with the south line of said JORDAN RANCH SEC 14, to the POINT OF BEGINNING of the herein described tract and containing 8.369 acres of land.

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	NO. 7
WCID	N/A
MUD	FULSHEAR M.U.D. NO. 3A
LID	N/A
DID	N/A
SCHOOL	LAMAR CONSOLIDATED I.S.D.
FIRE	E.S.D. NO. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FULSHEAR ETJ
UTILITIES CO.	SIENERGY CONSOLIDATED COMMUNICATIONS COMCAST



FORT BEND COUNTY KEY MAP NO. 482R AND 483N  
VICINITY MAP  
SCALE 1" = 5,000'

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 \_\_\_\_\_, 2019.

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

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

K.P. George  
County Judge

Grady Prestage  
Precinct 2, County Commissioner

Ken R. DeMerchant  
Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Filed in plat number(s) \_\_\_\_\_ 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

# JORDAN RANCH SEC 17

A SUBDIVISION OF  
**8.369 ACRES**

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

**35 LOTS 2 BLOCKS 1 RESERVE**

OWNER: **FORT BEND JORDAN RANCH LP**

a Texas limited partnership  
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: 

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

