

PLAT RECORDING SHEET

PLAT NAME: Jordan Ranch Street Dedication No. 3 and Reserves

PLAT NO: _____

ACREAGE: 24.901

LEAGUE: H.&T.C.R.R. Co. Survey Section 105, and J. G. Bennett Survey

ABSTRACT NUMBER: 261, 611

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 9

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 24.901 acre tract described in the above and foregoing map of JORDAN RANCH STREET DEDICATION NO. 3 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 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.

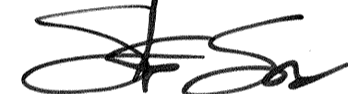
FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of JORDAN RANCH STREET DEDICATION NO. 3 AND RESERVES where building setback lines or public utility easements are to be established outside the boundaries of the 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 17th day of September, 2019.

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

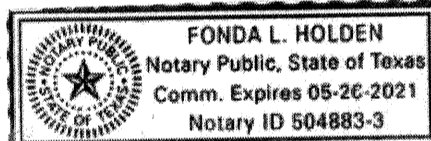
BY: JOHNSON JORDAN RANCH GP, LLC
a Texas Limited Liability Company
It's General Partner


By: 
Stephen A. Sams, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

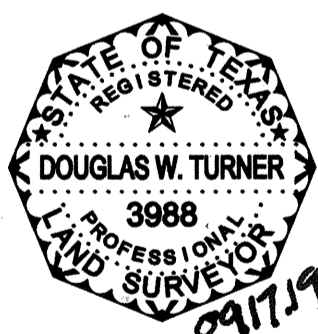
BEFORE ME, the undersigned authority, on this day personally appeared Stephen A. Sams, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity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

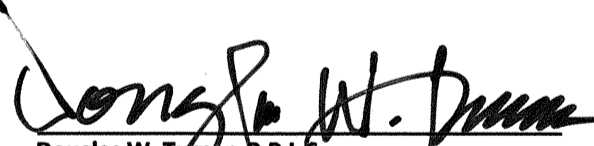
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of September, 2019.



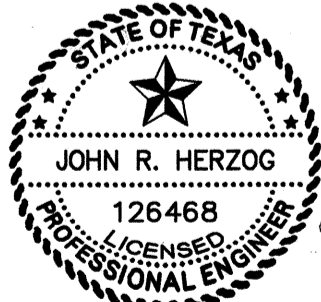

Notary Public in and for the
State of Texas

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.



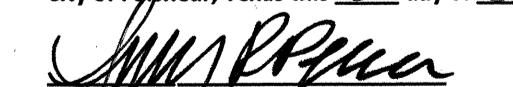

Douglas W. Turner, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 3988


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. 3 AND RESERVES is approved by the City Planning Commission of the City of Fulshear, Texas this 6th day of September, 2019.


Amy Pearce, Chair


Dar Johnson, Co-Chair

The plat of JORDAN RANCH STREET DEDICATION NO. 3 AND RESERVES was approved by the City of Fulshear Council on the 17th day of September, 2019, and signed on this 26th day of September, 2019, 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 one (1) year hereafter.


Aaron Griffin, 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 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 rest 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, D, E, F, G, H, and I 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.

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	FIRE
IMPACT FEE AREA	IMPACT FEE AREA
CITY OR CITY ETJ	FULSHEAR ETJ
UTILITIES CO.	

BEING 24.901 acres of land in the H.&T.C.R.R. Co. Survey Section 105, Abstract Number 261 and the J. G. Bennett Survey, Abstract Number 611, 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 Rocco 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 north corner 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, the northeast corner of JORDAN RANCH BLVD. AND JORDAN CROSSING BLVD. STREET DEDICATION NO. 1, according to the plat thereof recorded under Film Code No. 20150304, in the Official Plat Records of Fort Bend County, Texas, and the southwest corner of the herein described tract;

THENCE North 36° 48' 10" West - 100.00 feet, with the northeast end of said JORDAN RANCH BLVD. AND JORDAN CROSSING BLVD. STREET DEDICATION NO. 1, to a 5/8-inch iron rod with cap stamped "IDS" found for the north corner of said JORDAN RANCH BLVD. AND JORDAN CROSSING BLVD. STREET DEDICATION NO. 1, being on a southerly line of JORDAN RANCH SEC 4, according to the plat thereof recorded under Film Code No. 20160001, in the Official Plat Records of Fort Bend County, Texas, being the west corner of the herein described tract and the beginning of a non-tangent curve to the right;

THENCE with southerly lines of said JORDAN RANCH SEC 4 the following courses and distances:

in a northeasterly direction, with said curve to the right, having a radius of 1550.00 feet, a central angle of 19° 45' 13", a chord bearing and distance of North 63° 04' 27" East - 531.75 feet, and an arc distance of 534.39 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the end of curve;

North 17° 02' 56" West - 45.72 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of the herein described tract;

North 03° 19' 58" East - 392.63 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the northwest corner of the herein described tract and the beginning of a non-tangent curve to the right;

in a southeasterly direction, with said curve to the right, having a radius of 2533.01 feet, a central angle of 22° 56' 49", a chord bearing and distance of South 84° 18' 59" East - 1007.71 feet, and an arc distance of 1014.47 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the end of curve;

North 77° 26' 48" East - 90.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most northerly northeast corner of the herein described tract;

South 12° 33' 12" East - 177.79 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE departing an easterly line of said JORDAN RANCH SEC 4 and across said 1352.43 acre tract the following courses and distances:

South 60° 53' 15" East - 402.28 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 50° 41' 14" East - 320.07 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 45° 36' 54" East - 163.02 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 48° 16' 08" East - 119.08 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 38° 14' 18" West - 189.87 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 51° 47' 46" East - 90.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 38° 14' 18" West - 78.45 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

in a northeasterly direction, with said curve to the left, having a radius of 1100.00 feet, a central angle of 05° 45' 39", a chord bearing and distance of South 35° 21' 28" East - 110.55 feet, and an arc distance of 110.60 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

South 56° 23' 30" East - 169.75 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 62° 03' 42" East - 135.32 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 66° 33' 06" East - 95.08 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 85° 11' 30" East - 50.82 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most easterly northeast corner of the herein described tract;

South 19° 54' 43" West - 333.79 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract and 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 89° 10' 15", a chord bearing and distance of South 65° 19' 36" West - 42.12 feet, and an arc distance of 46.69 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

North 67° 15' 34" West - 60.04 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 northwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 87° 10' 15", a chord bearing and distance of North 22° 50' 39" West - 41.37 feet, and an arc distance of 45.64 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve and the beginning of a curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 1850.00 feet, a central angle of 20° 48' 54", a chord bearing and distance of North 56° 01' 20" West - 668.39 feet, and an arc distance of 672.08 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

North 45° 36' 53" West - 161.92 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a northwesterly direction, with said curve to the left, having a radius of 1450.00 feet, a central angle of 06° 39' 16", a chord bearing and distance of North 48° 56' 30" West - 168.31 feet, and an arc distance of 168.41 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

South 37° 20' 09" West - 190.11 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 77° 26' 48" West - 75.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an easterly corner of JORDAN RANCH SEC. 7, according to the plat thereof recorded under Film Code No. 20190099, in the Official Plat Records of Fort Bend County, Texas;

THENCE with easterly and northerly lines of said JORDAN RANCH SEC. 7 the following courses and distances:

North 12° 33' 12" West - 336.80 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a non-tangent curve to the left;

in a northwesterly direction, with said curve to the left, having a radius of 1450.00 feet, a central angle of 03° 59' 21", a chord bearing and distance of North 66° 26' 02" West - 100.94 feet, and an arc distance of 100.96 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the end of curve and the beginning of a 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 88° 34' 50", a chord bearing and distance of South 67° 16' 52" West - 41.90 feet, and an arc distance of 46.38 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the end of curve and the beginning of a curve to the right;

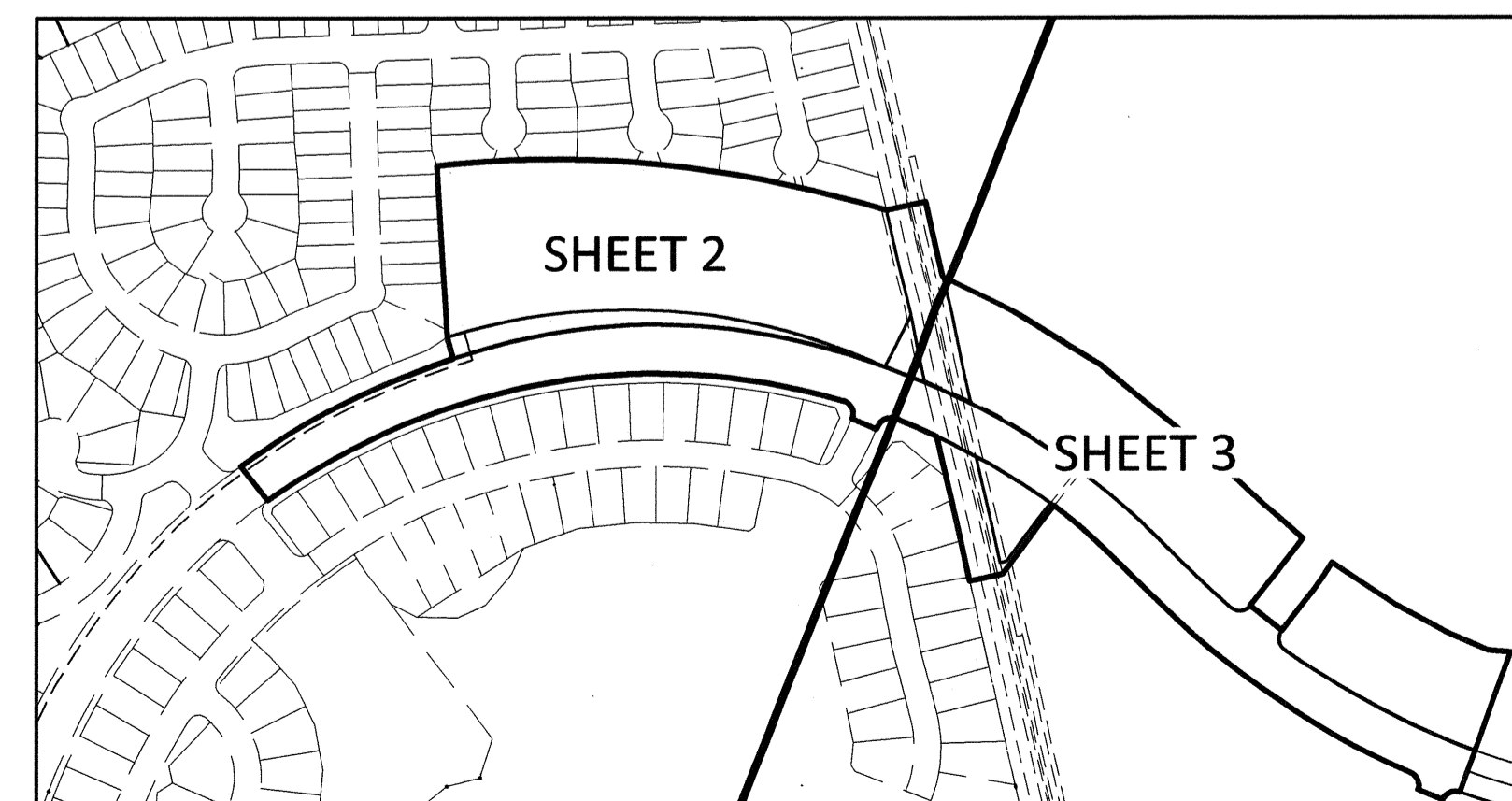
in a southwesterly direction, with said curve to the right, having a radius of 1030.00 feet, a central angle of 00° 29' 31", a chord bearing and distance of South 23° 14' 13" West - 8.85 feet, and an arc distance of 8.85 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the end of curve, and being on a northeasterly line of JORDAN RANCH SEC. 6, according to the plat thereof recorded under Film Code No. 20190101, in the Official Plat Records of Fort Bend County, Texas;

THENCE with northerly lines of said JORDAN RANCH SEC. 6 the following courses and distances:

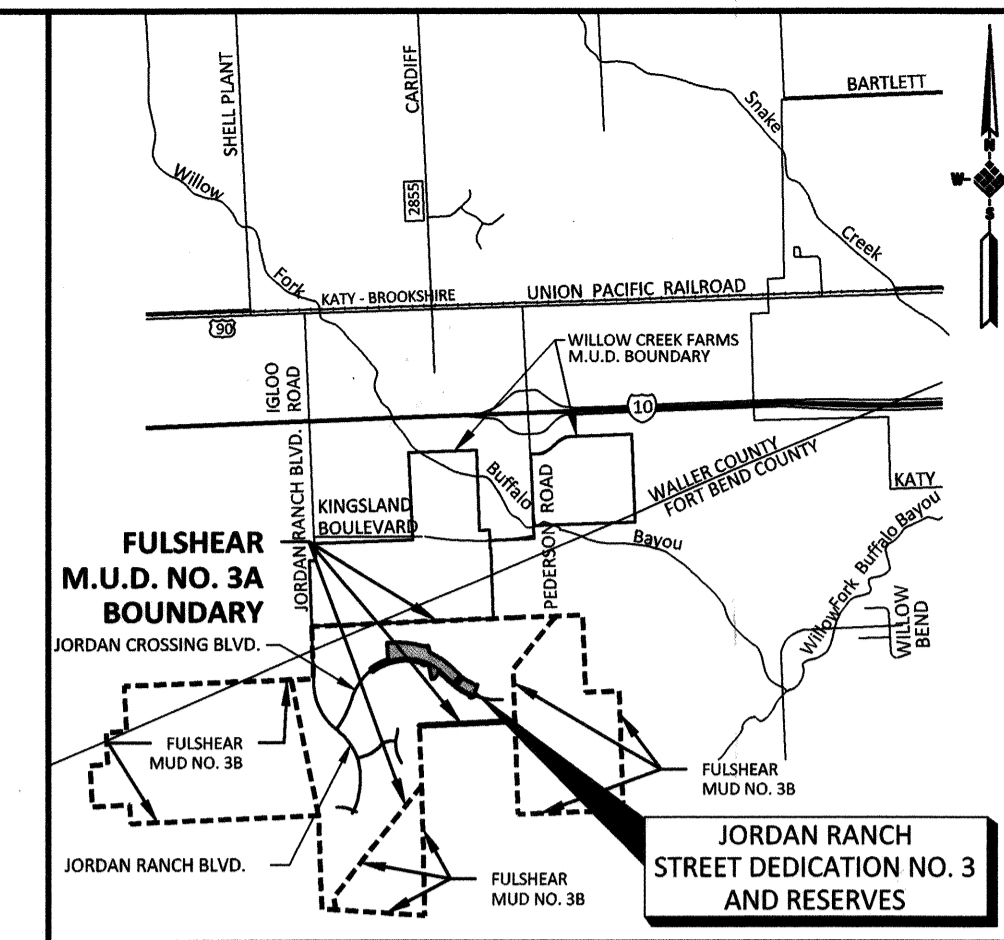
North 66° 31' 02" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a non-tangent curve to the left;

in a northwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 96° 46' 02", a chord bearing and distance of North 24° 54' 03" West - 44.96 feet, and an arc distance of 50.67 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the end of curve and the beginning of a curve to the left;

in a southwesterly direction, with said curve to the left, having a radius of 1450.00 feet, a central angle of 53° 31' 06", a chord bearing and distance of South 79° 57' 23" West - 1305.70 feet, and an arc distance of 1354.41 feet, to the POINT OF BEGINNING of the herein described tract and containing 24.901 acres of land.



SHEET INDEX



FORT BEND COUNTY KEY MAP NO. 482M & 483 J
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

KP 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
STREET DEDICATION NO. 3
AND RESERVES

A SUBDIVISION OF
24.901 ACRES

LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
AND J.G. BENNETT SURVEY, A-611
FORT BEND COUNTY, TEXAS
0 LOTS 3 BLOCKS 9 RESERVES

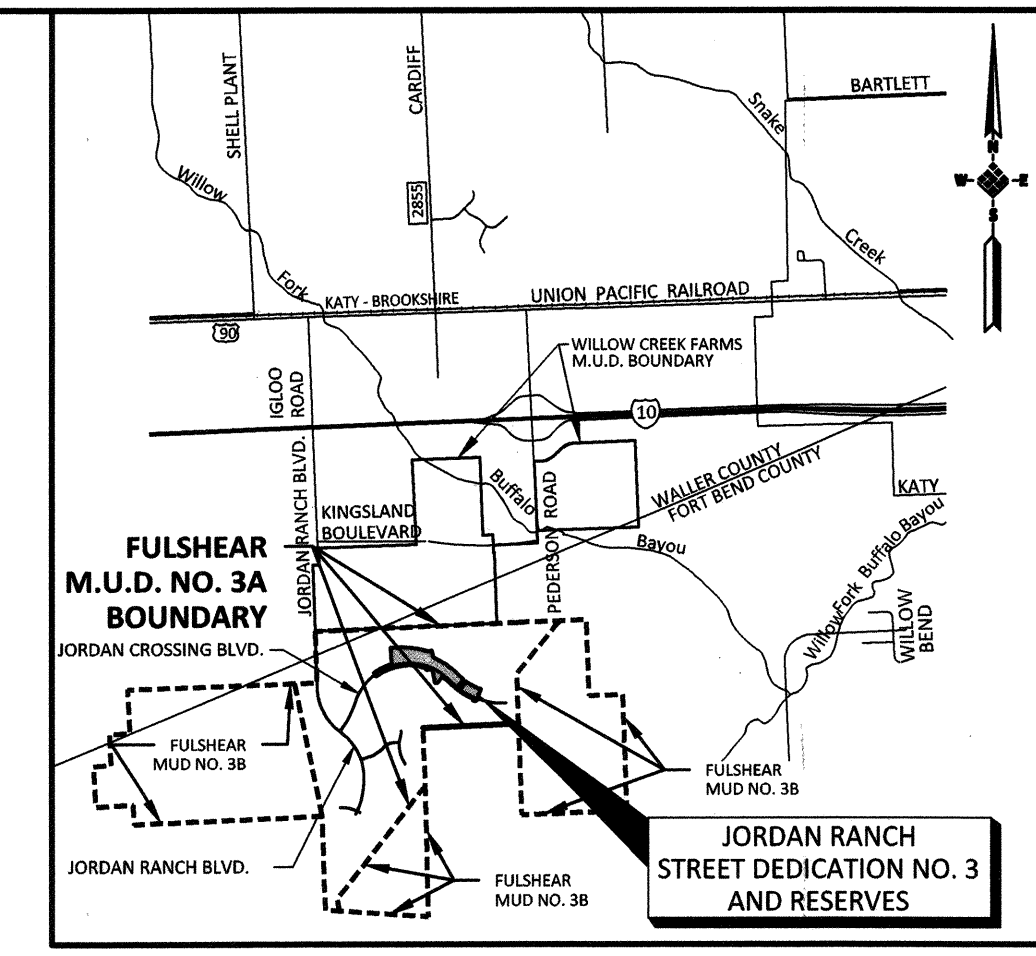
OWNER: FORT BEND JORDAN RANCH LP
3 Texas limited partnership
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER:  IDS Engineering Group

13430 NW, Freeway
Suite 700
Houston, TX 77040
713.462.3178
TBP# 4-021726
TBP# 10110700

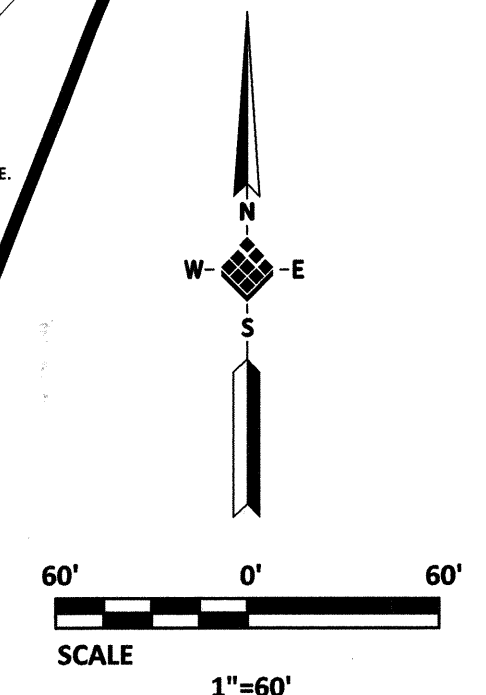
\\sfs\Projects\2100\214100706.dwg - St. Red - 3 - PLOT.dwg [Sht 1] Plotted Sep 17, 2019 at 12:26pm by mslawins (User: Slawinski)

JORDAN RANCH STREET DEDICATION NO. 3 AND RESERVES



FORT BEND COUNTY KEY MAP NO. 482M & 483 J
VICINITY MAP
SCALE 1" = 5,000'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	19°45'13"	1,550.00'	534.39'	269.87'	N63°04'27"E	531.75'
C2	22°56'49"	2,533.01'	1,014.47'	514.13'	S84°18'59"E	1,007.71'
C3	5°45'39"	1,100.00'	110.60'	55.35'	N85°21'28"E	110.55'
C4	89°10'15"	30.00'	46.69'	29.57'	S65°19'36"W	42.12'
C5	87°10'15"	30.00'	45.64'	28.55'	N22°50'39"W	41.37'
C6	20°48'54"	1,850.00'	672.08'	339.79'	N56°01'20"W	668.39'
C7	6°39'16"	1,450.00'	168.41'	84.30'	N48°56'30"W	168.31'
C8	3°59'21"	1,450.00'	100.96'	50.50'	N66°26'02"W	100.94'
C9	88°34'50"	30.00'	46.38'	29.27'	S67°16'52"W	41.90'
C10	0°29'31"	1,030.00'	8.85'	4.42'	S23°14'13"W	8.85'
C11	96°46'02"	30.00'	50.67'	33.77'	N24°54'03"W	44.86'
C12	53°31'06"	1,450.00'	1,354.41'	731.15'	S79°57'23"W	1,305.70'
C13	56°02'39"	1,500.00'	1,467.23'	798.30'	S81°13'09"W	1,409.43'
C14	25°08'39"	1,500.00'	658.27'	334.52'	N58°11'12"W	653.00'
C15	6°10'00"	1,800.00'	193.73'	96.96'	N48°41'53"W	193.64'
C16	16°26'01"	1,800.00'	516.27'	259.92'	S59°59'53"E	514.51'
C17	1°52'23"	1,800.00'	58.85'	29.43'	S69°09'05"E	58.84'
C18	4°14'30"	1,800.00'	74.03'	37.03'	S21°21'44"W	74.01'
C19	3°40'06"	1,750.00'	112.05'	56.04'	S47°26'56"E	112.03'
C20	92°28'43"	30.00'	48.42'	31.33'	N84°28'39"E	43.33'
C21	92°31'11"	30.00'	48.44'	31.35'	S08°01'18"E	43.35'
C22	15°48'23"	1,750.00'	482.78'	242.93'	S62°11'05"E	481.25'
C23	12°10'13"	1,450.00'	308.00'	154.58'	N58°21'15"W	307.42'
C24	38°45'36"	1,475.00'	997.82'	518.85'	N86°23'34"W	978.90'
C25	61°26'04"	1,550.00'	1,661.96'	920.95'	S76°19'54"E	1,583.48'



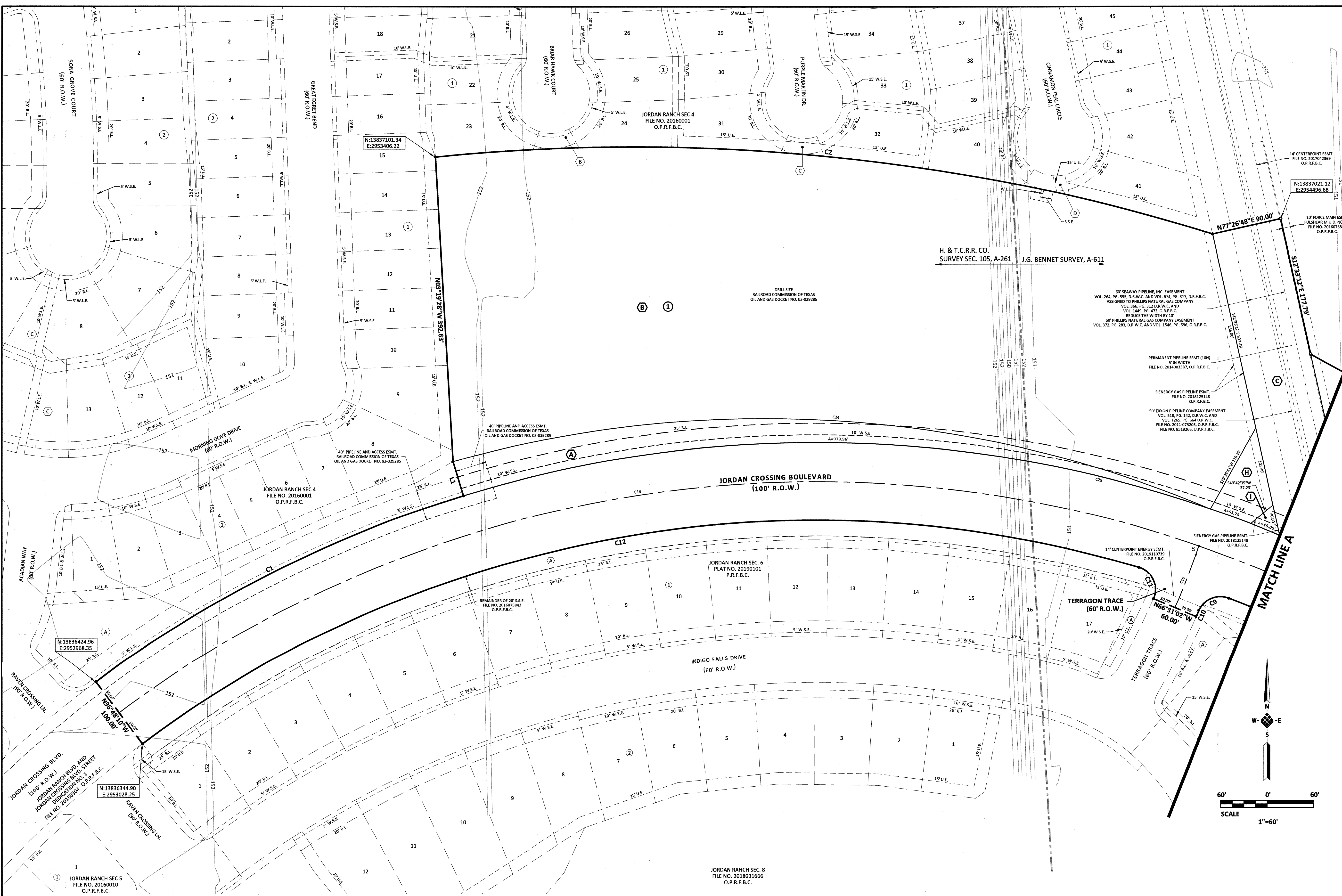
JORDAN RANCH STREET DEDICATION NO. 3 AND RESERVES

A SUBDIVISION OF
24.901 ACRES

LOCATED IN
**H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
AND J.G. BENNETT SURVEY, A-611**
FORT BEND COUNTY, TEXAS

0 LOTS 3 BLOCKS 9 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 TWP: F-002726 TRPLS 10110700



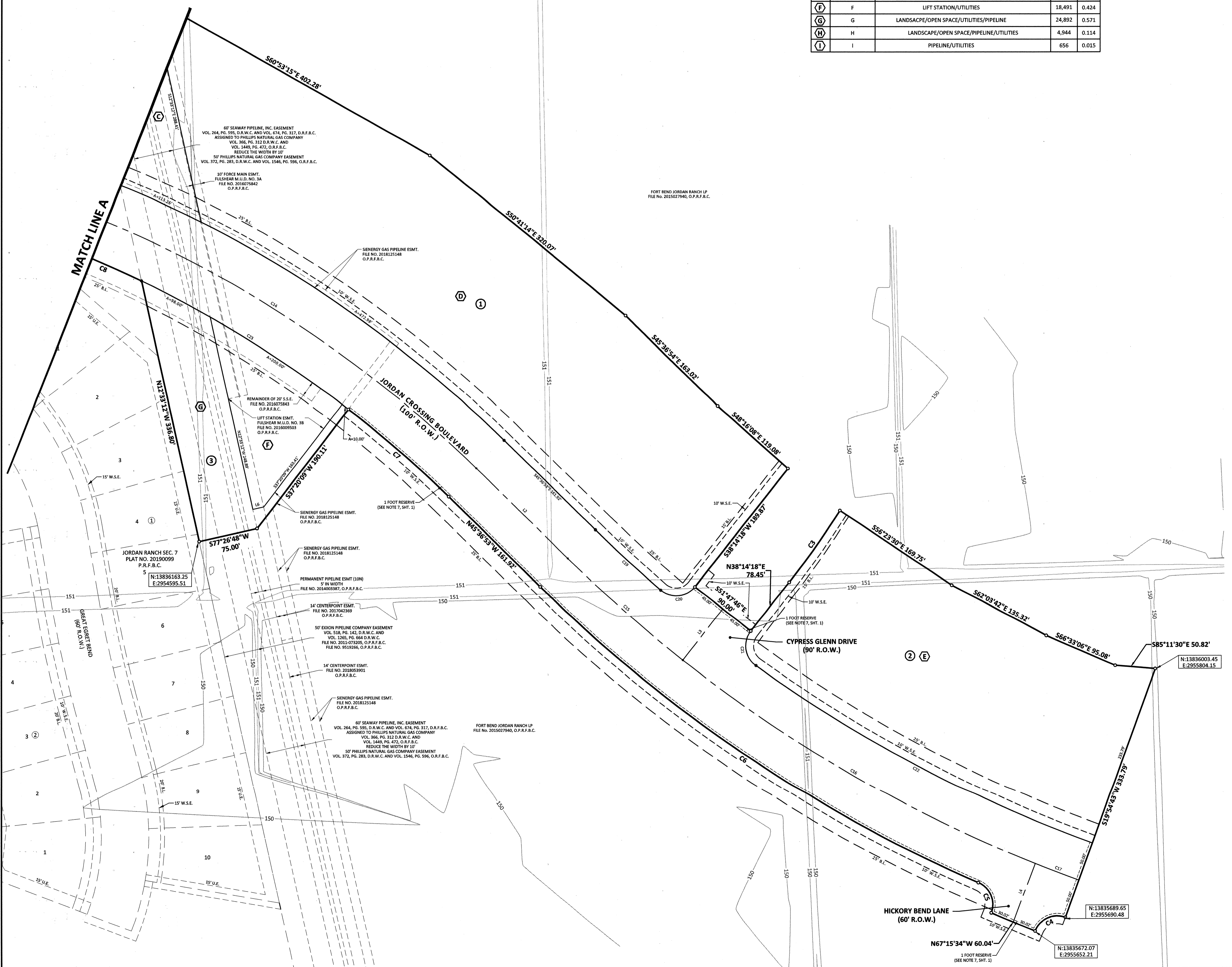
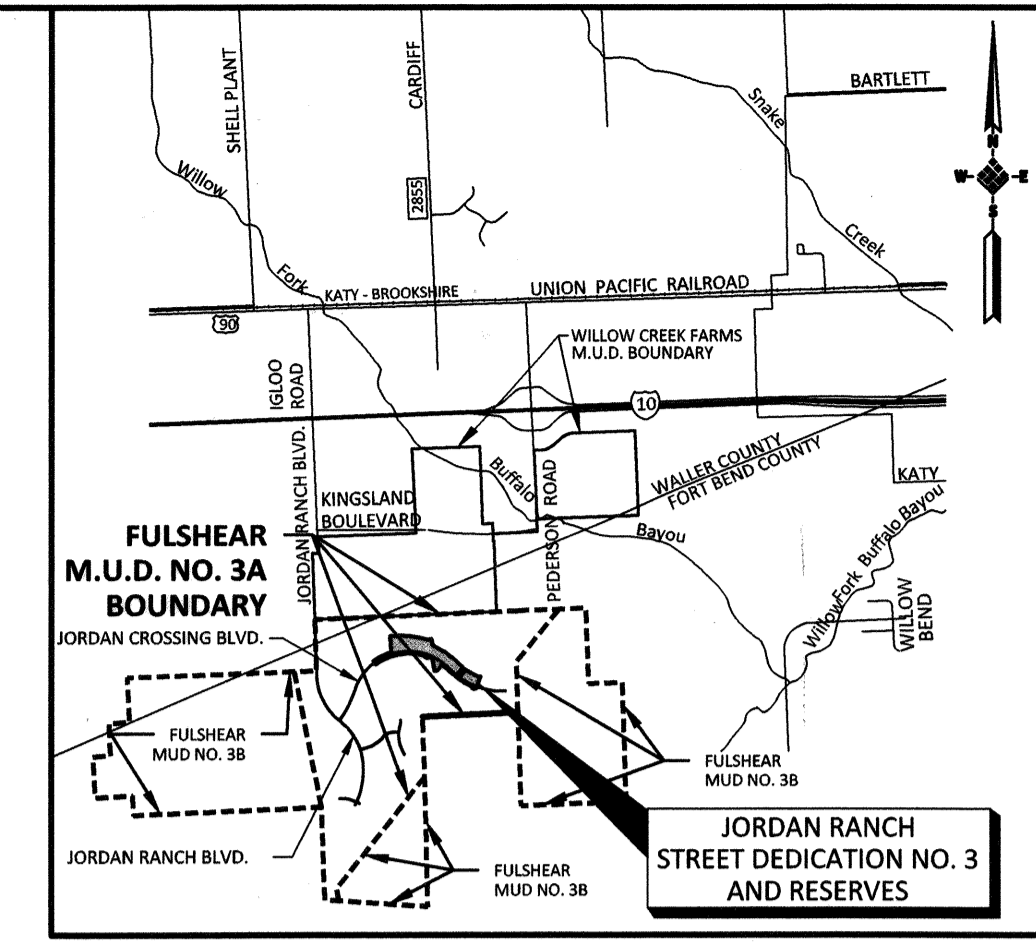
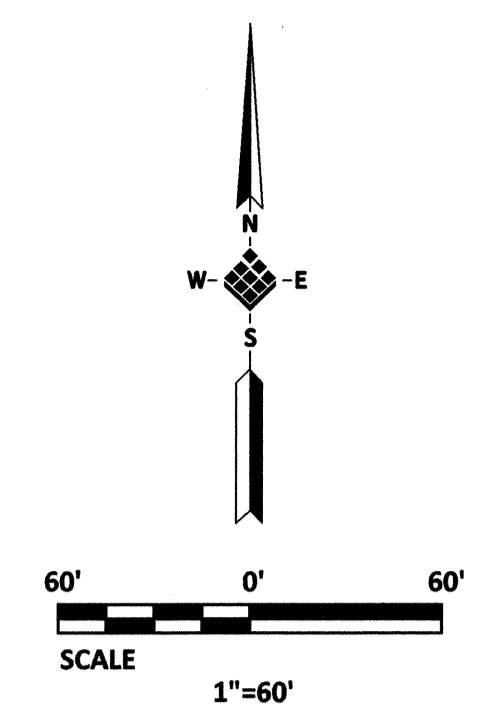
RESERVE TABLE			
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
(A)	A LANDSCAPE/OPEN SPACE/ACCESS/UTILITIES	26,201	0.602
(B)	B DRILL SITE/LANDSCAPE/OPEN SPACE/UTILITIES	357,722	8.212
(C)	C LANDSCAPE/OPEN SPACE/PIPELINE/UTILITIES	38,788	0.890
(D)	D DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE/PIPELINE/UTILITIES	193,372	4.439
(E)	E DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE/UTILITIES	106,070	2.44
(F)	F LIFT STATION/UTILITIES	18,491	0.424
(G)	G LANDSCAPE/OPEN SPACE/UTILITIES/PIPELINE	24,892	0.571
(H)	H LANDSCAPE/OPEN SPACE/PIPELINE/UTILITIES	4,944	0.114
(I)	I PIPELINE/UTILITIES	656	0.015

LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°02'56"W	45.72'
L2	N45°36'53"W	161.92'
L3	S38°14'18"W	81.64'
L4	N20°44'28"E	79.05'
L5	S19°14'29"W	11.86'
L6	S77°26'48"W	14.00'

\\s3\Projects\2100\14100706-ar-3-19\CAD\DWG\CAD-BLD PH-2 STD 3-PLAT.dwg (SHT 2) Plotted Nov 13, 2019 at 8:49am by fufisher (Last Saved by fufisher)

JORDAN RANCH STREET DEDICATION NO. 3 AND RESERVES

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
(A)	A	LANDSCAPE/OPEN SPACE/ACCESS/UTILITIES	26,201	0.602
(B)	B	DRILL SITE/LANDSCAPE/OPEN SPACE/UTILITIES	357,722	8.212
(C)	C	LANDSCAPE/OPEN SPACE/PIPELINE/UTILITIES	38,788	0.890
(D)	D	DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE/PIPELINE/UTILITIES	193,372	4.439
(E)	E	DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE/UTILITIES	106,070	2.44
(F)	F	LIFT STATION/UTILITIES	18,491	0.424
(G)	G	LANDSCAPE/OPEN SPACE/UTILITIES/PIPELINE	24,892	0.571
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L5	S19°14'29"W	11.86'
L6	S77°26'48"W	14.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	19°45'13"	1,550.00'	534.39'	269.87'	N63°04'27"E	531.75'
C2	22°56'49"	2,533.01'	1,014.47'	514.13'	S84°18'59"E	1,007.71'
C3	5°45'39"	1,100.00'	110.60'	55.35'	N35°21'28"E	110.55'
C4	89°10'15"	30.00'	46.69'	29.57'	S65°19'36"W	42.12'
C5	87°10'15"	30.00'	45.64'	28.55'	N22°50'39"W	41.37'
C6	20°48'54"	1,850.00'	672.08'	339.79'	N56°01'20"W	668.39'
C7	6°39'16"	1,450.00'	168.41'	84.30'	N48°56'30"W	168.31'
C8	3°59'21"	1,450.00'	100.96'	50.50'	N66°26'02"W	100.94'
C9	88°34'50"	30.00'	46.38'	29.27'	S67°16'52"W	41.90'
C10	0°29'31"	1,030.00'	8.85'	4.42'	S23°14'13"W	8.85'
C11	96°46'02"	30.00'	50.67'	33.77'	N24°54'03"W	44.86'
C12	53°31'06"	1,450.00'	1,354.41'	731.15'	S79°57'23"W	1,305.70'
C13	56°02'39"	1,500.00'	1,467.23'	798.30'	S81°13'09"W	1,409.43'
C14	25°08'39"	1,500.00'	658.27'	334.52'	N58°11'12"W	653.00'
C15	6°10'00"	1,800.00'	193.73'	96.96'	N48°41'53"W	193.64'
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2 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
TYPE F-002726
TRPLS 10110700
 SEPTEMBER 2019 IDS PROJECT NO. 2141-007-06 SHEET 3 OF 3

JORDAN RANCH STREET DEDICATION NO. 3 AND RESERVES