

PLAT RECORDING SHEET

PLAT NAME: Jordan Ranch Sec 19

PLAT NO: _____

ACREAGE: 23.617

LEAGUE: J.G. Bennett Survey

ABSTRACT NUMBER: A-611

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 91

NUMBER OF RESERVES: 3

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 23.617 acre tract described in the above and foregoing map of JORDAN RANCH SEC 19, 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 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 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 19 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 Incorporated Areas of Fort Bend County, Texas', and do hereby covenant and agree to 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 26th day of December 2019.

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

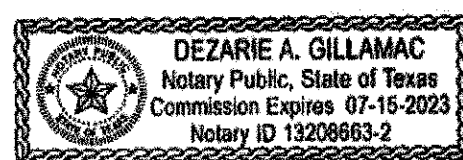
By: JOHNSON JORDAN RANCH GP, LLC
a Texas Limited Liability Company
It's General Partner


By: 
Stephen A. Sams, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

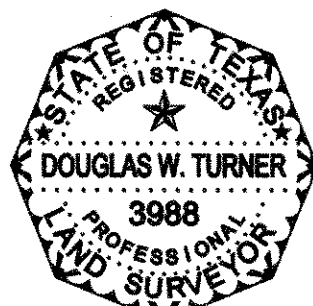
BEFORE ME, the undersigned authority, on this day personally appeared Stephen A. Sams, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity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


GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26th day of December 2019.



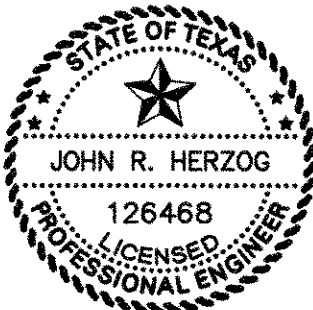

Notary Public in and for the
State of Texas

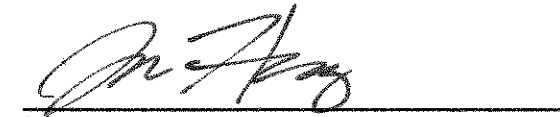
I, Douglas W. Turner, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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.



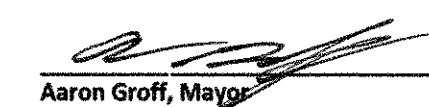


John R. Herzog, P.E.
Licensed Professional Engineer, No. 126468

This plat of JORDAN RANCH SEC 19 is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this 26th day of December 2019.


Amy Pearce, Chair

Dr. Hakeem Adeh, Co-Chair

The plat of JORDAN RANCH SEC 19 was approved by the City of Fulshear Council on the 19 day of November, 2019, and signed on this 26 day of December, 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 Groff, Mayor

Kimberly Kopeczy, 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.
- BL indicates a building line
AE indicates an aerial easement
UE indicates a utility easement
WSE indicates a water and sewer easement
VOL, PG indicates Volume, Page
PRFBC indicates Plat Records of Fort Bend County
OPRFB indicates Official Public Records of Fort Bend County
ORFBC indicates Original Records of Fort Bend County
FBC OPRRP indicates Fort Bend County Official Public Records of Real Property
ESMT indicates Easement
H.I. & P indicates Houston Lighting and Power
SQ FT indicates square feet
AC indicates acre
ROW 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 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 revest in the dedicatory, 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, 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 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, and C within this plat will be owned and maintained by 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 23.617 acres of land in 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 southeast corner of JORDAN RANCH SEC. 13 according to the plat thereof recorded under Film Code No. 20190156, in the Official Plat Records of Fort Bend County, Texas and the southwest corner of the herein described tract, in a south line of said 1352.43 acre tract;

THENCE North 12° 33' 12" West - 1215.58 feet, with the east line of JORDAN RANCH SEC. 13 according to the plat thereof recorded under Film Code No. 20190156 in the Official Plat Records of Fort Bend County, Texas and the east line 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, to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner of the herein described tract;

THENCE North 77° 26' 48" East - 75.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 37° 20' 09" East - 190.11 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the north corner of the herein described tract and 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 1450.00 feet, a central angle of 06° 39' 16", a chord bearing and distance of South 48° 56' 30" East - 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;

THENCE South 45° 36' 53" East - 161.92 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 1850.00 feet, a central angle of 20° 48' 54", a chord bearing and distance of South 56° 01' 20" East - 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 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 30.00 feet, a central angle of 87° 10' 15", a chord bearing and distance of South 22° 50' 39" East - 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;

THENCE South 67° 15' 34" East - 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 right;

THENCE in a northeasterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 89° 10' 15", a chord bearing and distance of North 65° 19' 36" East - 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 Point of Reverse Curvature of a curve to the left;

THENCE in an easterly direction, with said curve to the left, having a radius of 1850.00 feet, a central angle of 06° 51' 40", a chord bearing and distance of South 73° 31' 07" East - 221.40 feet, and an arc distance of 221.53 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of the herein described tract;

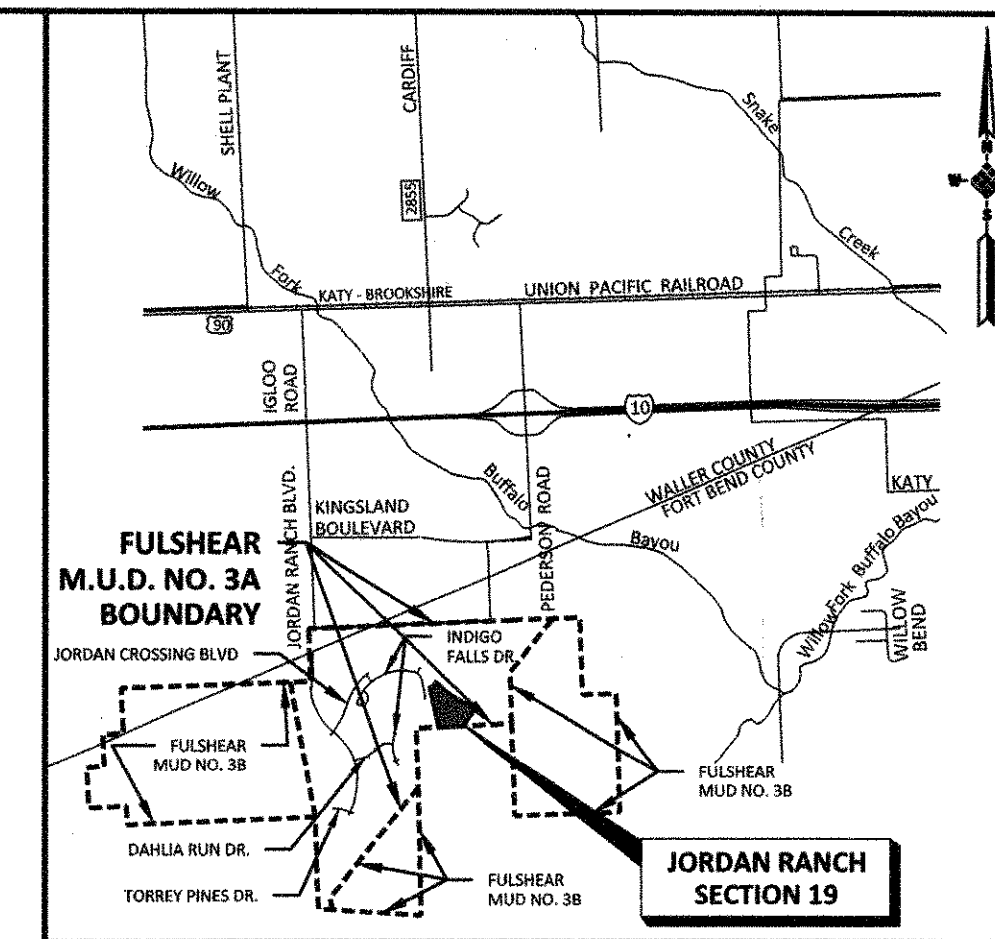
THENCE South 04° 22' 38" West - 261.89 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 38° 42' 33" West - 374.83 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 39° 29' 56" West - 66.61 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 38° 42' 58" West - 12.16 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract, in a south line of said 1352.43 acre tract;

THENCE South 87° 14' 45" West - 739.70 feet, with a south line of said 1352.43 acre tract, to the POINT OF BEGINNING of the herein described tract and containing 23.617 acres of land.



FORT BEND COUNTY KEY MAP NO. 483J
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 _____.

Vicent 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 _____ 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 19
A SUBDIVISION OF
23.617 ACRES
LOCATED IN
J.G. BENNETT SURVEY, A-611
FORT BEND COUNTY, TEXAS

91 LOTS 2 BLOCKS 3 RESERVES

OWNER: FORT BEND JORDAN RANCH LP

ENGINEER: IDS Engineering Group



DECEMBER 19 2019 IDS PROJECT NO. 2141-029-01 SHEET 1 OF 3

	NUMBER OF LOTS	PERCENTAGE OF 45' LOTS
JORDAN RANCH SECTION 19	91	100%

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 E.T.J.
UTILITIES CO.	SIENERGY CONSOLIDATED COMMUNICATIONS COMCAST CENTERPOINT

JORDAN RANCH SEC 19



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	6°39'16"	1,450.00'	168.41'	84.30'	S48°56'30"E	168.31'
C2	20°48'54"	1,850.00'	672.08'	339.79'	S56°01'20"E	668.39'
C3	87°10'15"	30.00'	45.64'	28.55'	S22°50'39"E	41.37'
C4	89°10'15"	30.00'	46.69'	29.57'	N65°19'36"E	42.12'
C5	6°51'40"	1,850.00'	221.53'	110.90'	S73°31'07"E	221.40'
C6	2°00'25"	2,030.00'	71.10'	35.55'	N70°15'44"W	71.10'
C7	49°38'31"	55.00'	47.65'	25.44'	N46°26'41"W	46.18'
C8	42°06'38"	55.00'	40.42'	21.17'	S00°34'07"E	39.52'
C9	57°37'39"	375.00'	377.17'	206.28'	S49°18'02"W	361.47'
C10	9°07'54"	375.00'	59.77'	29.95'	S82°40'48"W	59.70'
C11	40°06'02"	50.00'	34.99'	18.25'	N72°42'14"W	34.28'
C12	40°06'01"	50.00'	34.99'	18.25'	N03°36'13"W	34.28'
C13	20°59'14"	500.00'	183.15'	92.61'	N66°57'11"E	182.12'
C14	5°55'56"	1,000.00'	103.54'	51.81'	N74°28'50"E	103.49'
C15	15°42'10"	300.00'	82.22'	41.37'	N79°21'57"E	81.96'
C16	23°31'26"	300.00'	123.17'	62.47'	N81°01'15"W	122.31'
C17	90°37'43"	25.00'	39.54'	25.28'	S24°34'24"E	35.55'
C18	2°07'19"	2,000.00'	37.04'	18.25'	S70°56'54"E	74.06'
C19	13°30'32"	25.00'	5.89'	2.96'	S78°45'49"E	5.88'
C20	132°38'45"	50.00'	115.76'	114.03'	S19°11'43"E	91.58'
C21	27°19'50"	25.00'	11.93'	6.08'	S33°27'44"W	11.81'
C22	67°26'56"	405.00'	476.77'	270.35'	S53°31'17"W	449.71'
C23	13°15'41"	25.00'	5.79'	2.91'	S80°36'54"W	5.77'
C24	106°43'26"	50.00'	93.13'	67.23'	N52°39'14"W	80.24'
C25	13°15'41"	25.00'	5.79'	2.91'	N05°55'21"W	5.77'
C26	21°02'22"	25.00'	9.18'	4.64'	N23°04'23"W	9.13'
C27	258°48'31"	50.00'	225.85'	60.86'	S84°11'19"E	77.27'
C28	57°46'09"	25.00'	25.21'	13.79'	S16°19'52"W	24.15'
C29	93°59'21"	25.00'	41.01'	26.80'	S59°32'52"E	36.56'
C30	10°48'05"	470.00'	88.60'	44.43'	N68°03'25"E	88.47'
C31	46°01'19"	25.00'	20.08'	10.62'	N39°38'43"E	19.55'
C32	265°30'19"	50.00'	231.70'	54.08'	S30°36'47"E	73.43'
C33	40°07'54"	25.00'	17.51'	9.13'	S82°04'25"W	17.16'
C34	12°14'29"	530.00'	113.24'	56.83'	S68°07'42"W	113.02'
C35	86°48'09"	25.00'	37.87'	23.64'	S30°50'52"W	34.36'
C36	90°00'00"	25.00'	39.27'	25.00'	S57°33'12"E	35.36'
C37	5°55'56"	970.00'	100.43'	50.26'	N74°28'50"E	100.38'
C38	25°41'50"	150.00'	67.28'	34.21'	N58°39'57"E	66.71'
C39	82°48'14"	50.00'	72.26'	44.08'	N87°13'09"E	66.13'
C40	25°24'29"	150.00'	66.52'	33.82'	S64°04'55"E	65.97'
C41	7°31'41"	330.00'	43.36'	21.71'	S73°01'22"E	43.33'
C42	90°00'00"	25.00'	39.27'	25.00'	N65°44'28"E	35.36'
C43	5°55'56"	1,030.00'	106.64'	53.37'	S74°28'50"W	106.59'
C44	39°13'36"	270.00'	184.85'	96.21'	N88°52'20"W	181.26'
C45	2°00'25"	2,060.00'	72.15'	36.08'	N70°15'44"W	72.15'
C46	91°45'09"	25.00'	40.03'	25.78'	N25°23'22"W	35.89'
C47	44°28'05"	345.00'	267.76'	141.03'	N42°43'15"E	261.09'
C48	89°24'47"	25.00'	39.01'	24.75'	S70°20'19"E	35.17'
C49	153°06'46"	50.00'	133.62'	209.17'	N77°48'41"E	97.26'
C50	85°59'27"	25.00'	37.52'	23.31'	N44°15'02"E	34.10'
C51	80°12'03"	25.00'	34.99'	21.05'	S52°39'14"E	32.21'
C52	90°00'00"	25.00'	39.27'	25.00'	S32°26'48"W	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°44'28"W	151.48'
L2	N69°15'32"W	33.33'
L3	S68°22'34"W	2.87'
L4	N11°53'09"W	45.58'
L5	S87°14'45"W	241.51'
L6	N37°20'46"E	8.17'
L7	N12°33'12"W	284.60'
L8	N12°33'12"W	320.00'
L9	N12°33'12"W	340.11'
L10	N77°26'48"E	15.00'
L11	N77°26'48"E	24.04'
L12	S77°26'48"W	76.76'
L13	N71°30'52"E	107.67'
L14	N02°46'58"W	11.40'
L15	N69°15'32"W	82.85'
L16	N77°26'48"E	21.76'
L17	S69°15'32"E	27.85'
L18	S77°26'48"W	21.76'
L19	N65°15'02"E	14.23'
L20	S04°24'36"E	20.00'
L21	S68°27'14"E	20.00'
L22	S00°09'41"E	20.00'
L23	S75°46'53"W	20.00'
L24	N69°14'37"W	35.00'
L25	N24°15'32"W	14.85'

MATCH LINE - SEE SHEET 3

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
(A)	A	LANDSCAPE/OPEN SPACE/UTILITIES	5,644	0.130
(B)	B	LANDSCAPE/OPEN SPACE/UTILITIES/PIPELINES	138,973	3.190
(C)	C	LANDSCAPE/OPEN SPACE/UTILITIES	32,555	0.747

JORDAN RANCH SEC 19

A SUBDIVISION OF
23.617 ACRES

LOCATED IN
J.G. BENNETT SURVEY, A-611
FORT BEND COUNTY, TEXAS

91 LOTS 2 BLOCKS 3 RESERVES

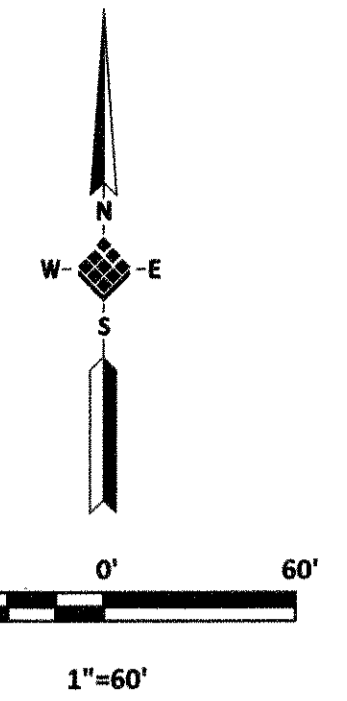
OWNER: FORT BEND JORDAN RANCH LP
a Texas limited partnership
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: IDS Engineering Group
13430 Northwest Fwy., Ste. 700
Houston, Texas 77040
713-462-3178
TYPE F-002726 | TBPLS 30110700

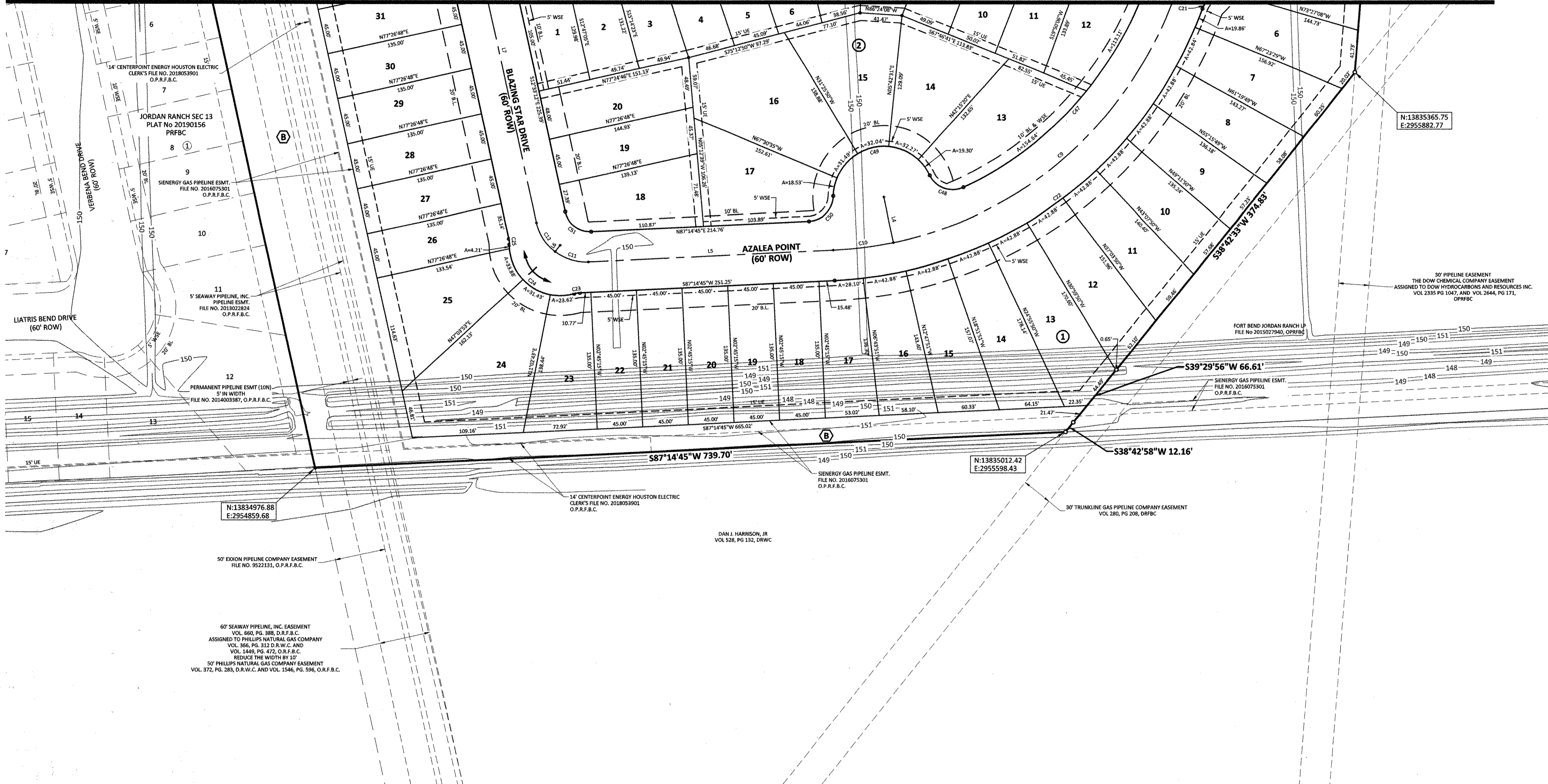
50 YEARS
1970-2020

DECEMBER 2019 IDS PROJECT NO. 2141-029-01 SHEET 2 OF 3

JORDAN RANCH SEC 19



MATCH LINE - SEE SHEET 2



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	6°39'16"	1,450.00'	168.41'	84.30'	S48°56'30"E	168.31'
C2	20°48'54"	1,850.00'	672.08'	339.79'	S56°01'20"E	668.39'
C3	87°10'15"	30.00'	45.64'	28.55'	S22°50'39"E	41.37'
C4	89°10'15"	30.00'	46.69'	29.57'	N65°19'36"E	42.12'
C5	6°51'40"	1,850.00'	221.53'	110.90'	S73°31'07"E	221.40'
C6	2°00'25"	2,030.00'	71.10'	35.55'	N70°15'44"W	71.10'
C7	49°38'31"	55.00'	47.65'	25.44'	N46°26'41"W	46.18'
C8	42°06'38"	55.00'	40.42'	21.17'	S00°34'07"E	39.52'
C9	57°37'39"	375.00'	377.17'	206.28'	S49°18'02"W	361.47'
C10	9°07'54"	375.00'	59.77'	29.95'	S82°40'48"W	59.70'
C11	40°06'02"	50.00'	34.99'	18.25'	N72°42'14"W	34.28'
C12	40°06'01"	50.00'	34.99'	18.25'	N32°36'13"W	34.28'
C13	20°59'14"	500.00'	183.15'	92.61'	N66°57'11"E	182.12'
C14	5°55'56"	1,000.00'	103.54'	51.81'	N74°28'50"E	103.49'
C15	15°42'10"	300.00'	82.22'	41.37'	N79°21'57"E	81.96'
C16	23°31'26"	300.00'	123.17'	62.47'	N81°01'15"W	122.31'
C17	90°37'43"	25.00'	39.54'	25.28'	S24°34'24"E	35.55'
C18	2°07'19"	2,000.00'	74.07'	37.04'	S70°56'54"E	74.06'
C19	13°30'32"	25.00'	5.89'	2.96'	S78°45'49"E	5.88'
C20	132°38'45"	50.00'	115.76'	114.03'	S19°11'49"E	91.58'
C21	27°19'50"	25.00'	11.93'	6.08'	S37°27'44"W	11.81'
C22	67°26'56"	405.00'	476.77'	270.35'	S53°31'17"W	449.71'
C23	13°15'41"	25.00'	5.79'	2.91'	S80°36'54"W	5.77'
C24	106°43'26"	50.00'	93.13'	67.23'	N52°39'14"W	80.24'
C25	13°15'41"	25.00'	5.79'	2.91'	N05°55'21"W	5.77'
C26	21°02'22"	25.00'	9.18'	4.64'	N23°04'23"W	9.13'
C27	258°48'31"	50.00'	225.85'	60.86'	S84°11'19"E	77.27'
C28	57°46'09"	25.00'	25.21'	13.79'	S16°19'52"W	24.15'
C29	93°59'21"	25.00'	41.01'	26.80'	S59°32'52"E	36.56'
C30	10°48'05"	470.00'	88.60'	44.43'	N68°03'25"E	88.47'
C31	46°01'19"	25.00'	20.08'	10.62'	N39°38'43"E	19.55'
C32	265°30'19"	50.00'	231.70'	54.08'	S30°36'47"E	73.43'
C33	40°07'54"	25.00'	17.51'	9.13'	S82°04'25"W	17.16'
C34	12°14'29"	530.00'	113.24'	56.83'	S68°07'42"W	113.02'
C35	86°48'09"	25.00'	37.87'	23.64'	S30°50'52"W	34.36'
C36	90°00'00"	25.00'	39.27'	25.00'	S57°33'12"E	35.36'
C37	5°55'56"	970.00'	100.43'	50.26'	N74°28'50"E	100.38'
C38	25°41'50"	150.00'	67.28'	34.21'	N58°39'57"E	66.71'
C39	82°48'14"	50.00'	72.26'	44.08'	N87°13'09"E	66.13'
C40	25°24'29"	150.00'	66.52'	33.82'	S64°04'58"E	65.97'
C41	7°31'41"	330.00'	43.36'	21.71'	S73°01'22"E	43.33'
C42	90°00'00"	25.00'	39.27'	25.00'	N65°44'28"E	35.36'
C43	5°55'56"	1,030.00'	106.64'	53.37'	S74°28'50"W	106.59'
C44	39°13'36"	270.00'	184.85'	96.21'	N88°52'20"W	181.26'
C45	2°00'25"	2,060.00'	72.15'	36.08'	N70°15'44"W	72.15'
C46	91°45'09"	25.00'	40.03'	25.78'	N25°23'22"W	35.89'
C47	44°28'05"	345.00'	267.76'	141.03'	N42°43'15"E	261.09'
C48	89°24'47"	25.00'	39.01'	24.75'	S70°20'19"E	35.17'
C49	153°06'46"	50.00'	133.62'	209.17'	N77°48'41"E	97.26'
C50	85°59'27"	25.00'	37.52'	23.31'	N44°15'02"E	34.10'
C51	80°12'03"	25.00'	34.99'	21.05'	S52°39'14"E	32.21'
C52	90°00'00"	25.00'	39.27'	25.00'	S32°26'48"W	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°44'28"W	151.48'
L2	N69°15'32"W	33.33'
L3	S68°22'34"W	2.87'
L4	N11°53'09"W	45.58'
L5	S87°14'45"W	241.51'
L6	N37°20'46"E	8.17'
L7	N12°33'12"W	284.60'
L8	N12°33'12"W	320.00'
L9	N12°33'12"W	340.11'
L10	N77°26'48"E	15.00'
L11	N77°26'48"E	24.04'
L12	S77°26'48"W	76.76'
L13	N71°30'52"E	107.67'
L14	N02°46'58"W	11.40'
L15	N69°15'32"W	82.85'
L16	N77°26'48"E	21.76'
L17	S69°15'32"E	27.85'
L18	S77°26'48"W	21.76'
L19	N65°15'02"E	14.23'
L20	S04°24'36"E	20.00'
L21	S68°27'14"E	20.00'
L22	S00°09'41"E	20.00'
L23	S75°46'53"W	20.00'
L24	N69°14'37"W	35.00'
L25	N24°15'32"W	14.85'

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
(A)	A	LANDSCAPE/OPEN SPACE/UTILITIES	5,644	0.130
(B)	B	LANDSCAPE/OPEN SPACE/UTILITIES/PIPELINES	138,973	3.190
(C)	C	LANDSCAPE/OPEN SPACE/UTILITIES	32,555	0.747

JORDAN RANCH SEC 19

A SUBDIVISION OF
23.617 ACRES

LOCATED IN
J.G. BENNETT SURVEY, A-611
FORT BEND COUNTY, TEXAS

91 LOTS 2 BLOCKS 3 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 Northwest Fwy., Ste. 700
Houston, Texas 77040
713.462.3178
TBEF-002726 | TBLPLS 10110700



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