

# PLAT RECORDING SHEET

**PLAT NAME:** Jordan Ranch Street Dedication No. 5 and Reserves

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

**ACREAGE:** 13.548

**LEAGUE:** J.G. Bennett Survey Section 106, and J. D. Vermillion Survey

**ABSTRACT NUMBER:** 611, 339

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**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 13.548 acre tract described in the above and foregoing map of JORDAN RANCH STREET DEDICATION NO. 5 AND RESERVES, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (UE and AE) 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 (UE and AE) 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 bays, 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. 5 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 4<sup>th</sup> day of May, 2020.

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

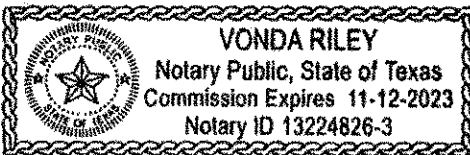
By: JOHNSON JORDAN RANCH GP, LLC  
a Texas Limited Liability Company  
It's General Partner

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 4<sup>th</sup> day of May, 2020.



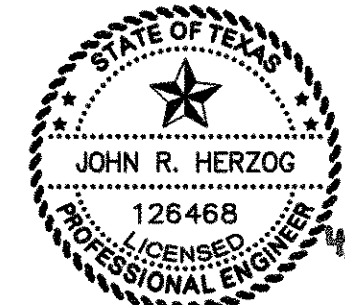
Vonda Riley  
Notary Public in and for the  
State of Texas

I, Michael L. Swan, 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.



Michael L. Swan  
Michael L. Swan, RPLS  
Registered Professional Land Surveyor  
Texas Registration No 5551

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, PE  
Licensed Professional Engineer, No 126468

This plat of JORDAN RANCH STREET DEDICATION NO. 5 AND RESERVES is approved by the City Planning Commission of the City of Fulshear, Texas this 8<sup>th</sup> day of November, 2020.

Amy Pabst, Chair  
Dar Halkos, Co-Chair

The plat of JORDAN RANCH STREET DEDICATION NO. 5 AND RESERVES was approved by the City of Fulshear Council on the 19<sup>th</sup> day of November, 2020, and signed on this 20<sup>th</sup> day of May, 2020, 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 Kopecky, City Secretary

NOTES

- 1. 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.
- 2. BL indicates a building line  
AE indicates a aerial easement  
UE indicates a utility easement  
WSE indicates a water and sewer easement  
VOL, PG indicates Volume, Page  
FBCPR indicates Fort Bend County Public Records  
OPRFBC indicates Official Public Records of Fort Bend County  
ESMT indicates Easement  
HL & P indicates Houston Lighting and Power  
SQ FT indicates square feet  
AC indicates acre  
ROW indicates right-of-way  
OFBC indicates Original Records of Fort Bend County  
FBCORRP 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)
- 3. All building lines along street rights-of-way are as shown on the plat.
- 4. All side/lot building lines to be 5' unless otherwise noted.
- 5. All non-perimeter easements on property lines are centered unless otherwise noted.
- 6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- 7. 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 dedicator, his heirs, assigns, or successors.
- 8. The planted 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 48157C020L, effective April 02, 2014.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. The Lighting Zone Code is L23.
- 13. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
- 14. 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.
- 15. 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-Texas-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)
- 16. Reserves A, B, and C within this plat will be owned by Fulshear MUD No. 3A or the Jordan Ranch Community Association. Maintenance will be performed by either Fulshear MUD No. 3A or the Jordan Ranch Community Association.
- 17. A minimum distance of 10' shall be maintained between residential dwellings.
- 18. 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.
- 19. All property to drain into the drainage easement only through an approved drainage structure.
- 20. 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.

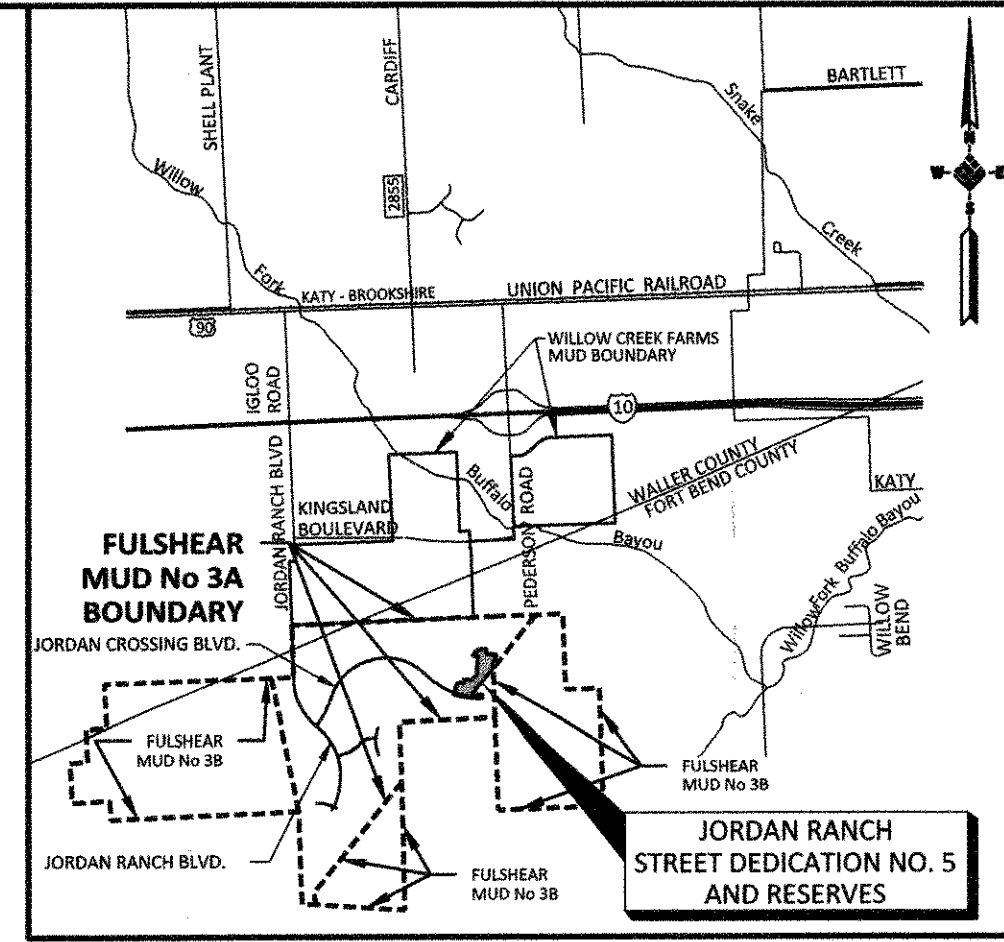
BEING 13.548 acres of land in the J. G. Bennett Survey, Section 106, Abstract Number 611 and the J. D. Vermillion Survey, Abstract Number 339, Fort Bend County, Texas, and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco 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 east end of a cutback curve at the intersection of the southeasterly right-of-way line of Hickory Bend Lane (60-foot wide) as shown on the plat of JORDAN RANCH SEC 19 recorded under Film Code Number 20200044 in the Official Plat Records of Fort Bend County, Texas, with the southwesterly right-of-way line of JORDAN CROSSING BLVD. as shown on the plat of JORDAN RANCH STREET DEDICATION NO. 3 AND RESERVES recorded under Film Code Number 20190287 in the Official Plat Records of Fort Bend County, Texas,

THENCE North 19° 54' 43" East - 333.79 feet, with the southeast line of said JORDAN RANCH STREET DEDICATION NO. 3 AND RESERVES, to a 5/8-inch iron rod with cap stamped "IDS" found for the most easterly corner of said JORDAN RANCH STREET DEDICATION NO. 3 AND RESERVES;

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

- South 85° 11' 30" East - 157.09 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- North 04° 22' 38" East - 110.47 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- South 85° 37' 22" East - 208.44 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- North 43° 48' 35" East - 200.46 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- North 00° 06' 38" West - 68.47 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- North 04° 02' 17" East - 69.22 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- North 04° 22' 38" East - 280.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- North 07° 09' 57" East - 63.96 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- North 30° 51' 47" West - 15.75 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- North 77° 23' 39" West - 125.60 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 a northeasterly direction, with said curve to the right, having a radius of 220.00 feet, a central angle of 74° 01' 06", a chord bearing and distance of North 53° 16' 32" East - 264.85 feet, and an arc distance of 284.21 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;
- South 89° 42' 56" East - 145.23 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- South 00° 17' 04" West - 115.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- South 44° 42' 56" East - 14.14 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- South 89° 42' 56" East - 55.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- South 86° 39' 56" East - 129.22 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- South 67° 57' 25" East - 62.93 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most easterly corner of the herein described tract and the beginning of a non-tangent curve to the left;
- in a southerly direction, with said curve to the left, having a radius of 2100.00 feet, a central angle of 11° 23' 56", a chord bearing and distance of South 16° 20' 13" West - 417.10 feet, and an arc distance of 417.79 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;
- South 38° 42' 33" West - 853.88 feet to a 5/8-inch iron rod with cap stamped "IDS" set the beginning of a non-tangent curve to the left;
- in an easterly direction, with said curve to the left, having a radius of 1750.00 feet, a central angle of 06° 28' 01", a chord bearing and distance of South 88° 31' 52" East - 197.42 feet, and an arc distance of 197.52 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;
- North 88° 14' 07" East - 84.62 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;
- in an easterly direction, with said curve to the left, having a radius of 1750.00 feet, a central angle of 00° 05' 04", a chord bearing and distance of North 88° 11' 35" East - 2.58 feet, and an arc distance of 2.58 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;
- South 01° 50' 51" East - 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 right;
- in a westerly direction, with said curve to the right, having a radius of 1850.00 feet, a central angle of 00° 05' 04", a chord bearing and distance of South 88° 11' 36" West - 2.72 feet, and an arc distance of 2.72 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;
- South 88° 14' 07" West - 84.62 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;
- in a westerly direction, with said curve to the right, having a radius of 1850.00 feet, a central angle of 21° 40' 36", a chord bearing and distance of North 80° 55' 35" West - 695.74 feet, and an arc distance of 699.91 feet, to the POINT OF BEGINNING of the herein described tract and containing 13.548 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, PE  
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

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

JP 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 \_\_\_\_\_, 2020, 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. 5 AND RESERVES

A SUBDIVISION OF  
**13.548 ACRES**

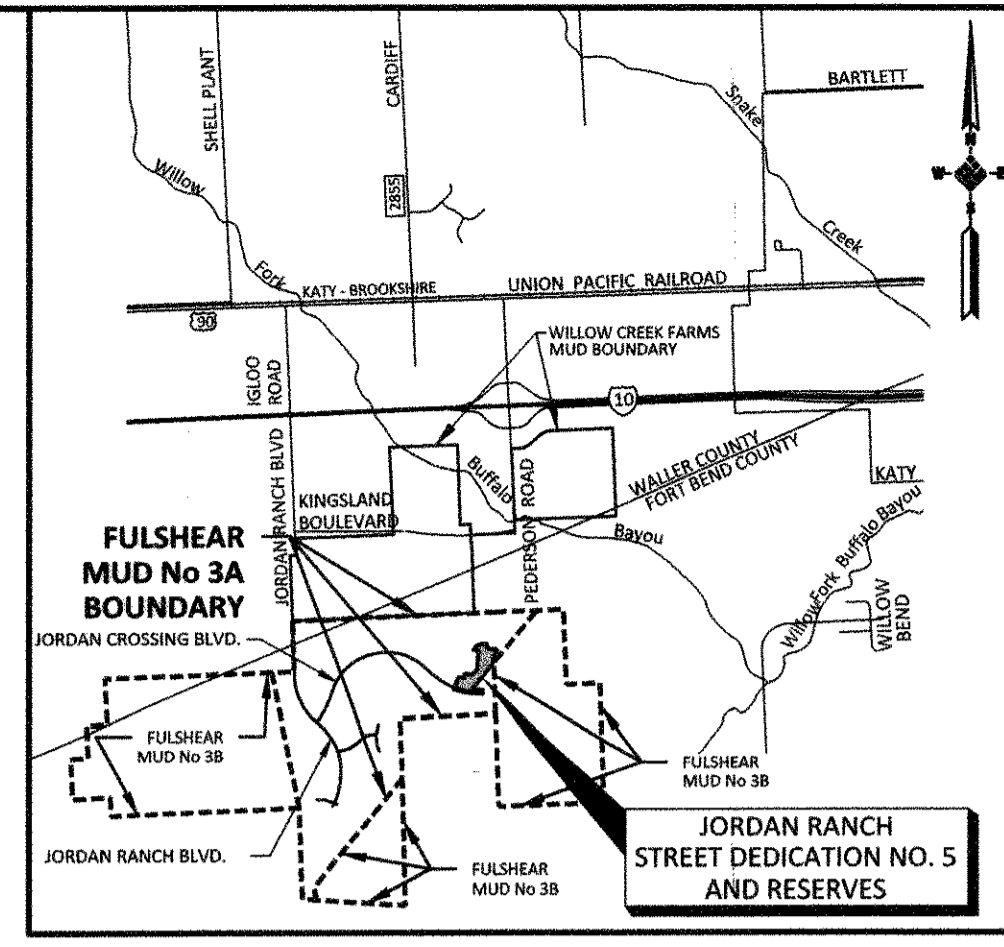
LOCATED IN  
J G BENNETT SURVEY, SECTION 106, A-611 AND  
J D VERMILLION SURVEY, A-339  
FORT BEND COUNTY, TEXAS  
**0 LOTS 1 BLOCK 3 RESERVES**

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

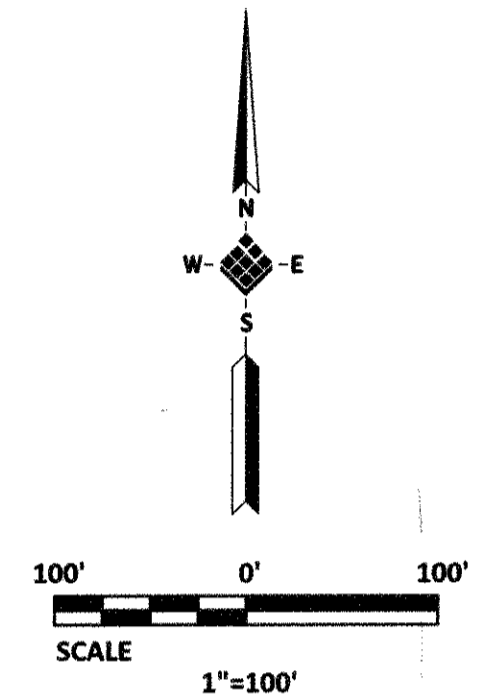
ENGINEER:  **IDS Engineering Group**  
13430 NW. Freeway Suite 700  
Houston, Tx. 77040  
713.462.3378  
TBEF E-002726  
TBEPLS 50110700

\\s\Projects\2100\214100710\_01\_01\_01\_05\_PDF\CAD\CAD\AR\_ST\_BED NO 5 PLAT.dwg [BHT:1] Plotted Apr 22, 2020 at 8:49am by fhseller (last saved by fhseller)

JORDAN RANCH STREET DEDICATION NO. 5 AND RESERVES



FORT BEND COUNTY KEY MAP No 483J  
VICINITY MAP  
SCALE 1" = 5,000'



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	74°01'06"	220.00'	284.21'	165.84'	N53°16'32"E	264.85'
C2	11°23'56"	2,100.00'	417.79'	209.59'	S16°20'13"W	417.10'
C3	6°28'01"	1,750.00'	197.52'	98.87'	S88°31'52"E	197.42'
C4	0°05'04"	1,750.00'	2.58'	1.29'	N88°11'35"E	2.58'
C5	0°05'04"	1,850.00'	2.72'	1.36'	S88°11'36"W	2.72'
C6	21°40'36"	1,850.00'	699.91'	354.19'	N80°55'35"W	695.74'
C7	21°40'36"	1,800.00'	680.99'	344.62'	N80°55'35"W	676.94'
C8	0°05'04"	1,800.00'	2.65'	1.33'	S88°11'35"W	2.65'
C9	15°12'35"	1,750.00'	464.55'	233.65'	S77°41'34"E	463.19'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°14'07"W	84.62'

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
A	DETENTION/DRAINAGE/LANDSCAPE/OPEN SPACE/UTILITIES/PIPELINE	459,650	10.552	
B	LANDSCAPE/OPEN SPACE/UTILITIES/PIPELINE	13,768	0.316	
C	DETENTION/DRAINAGE/LANDSCAPE/OPEN SPACE/UTILITIES/PIPELINE	39,906	0.916	

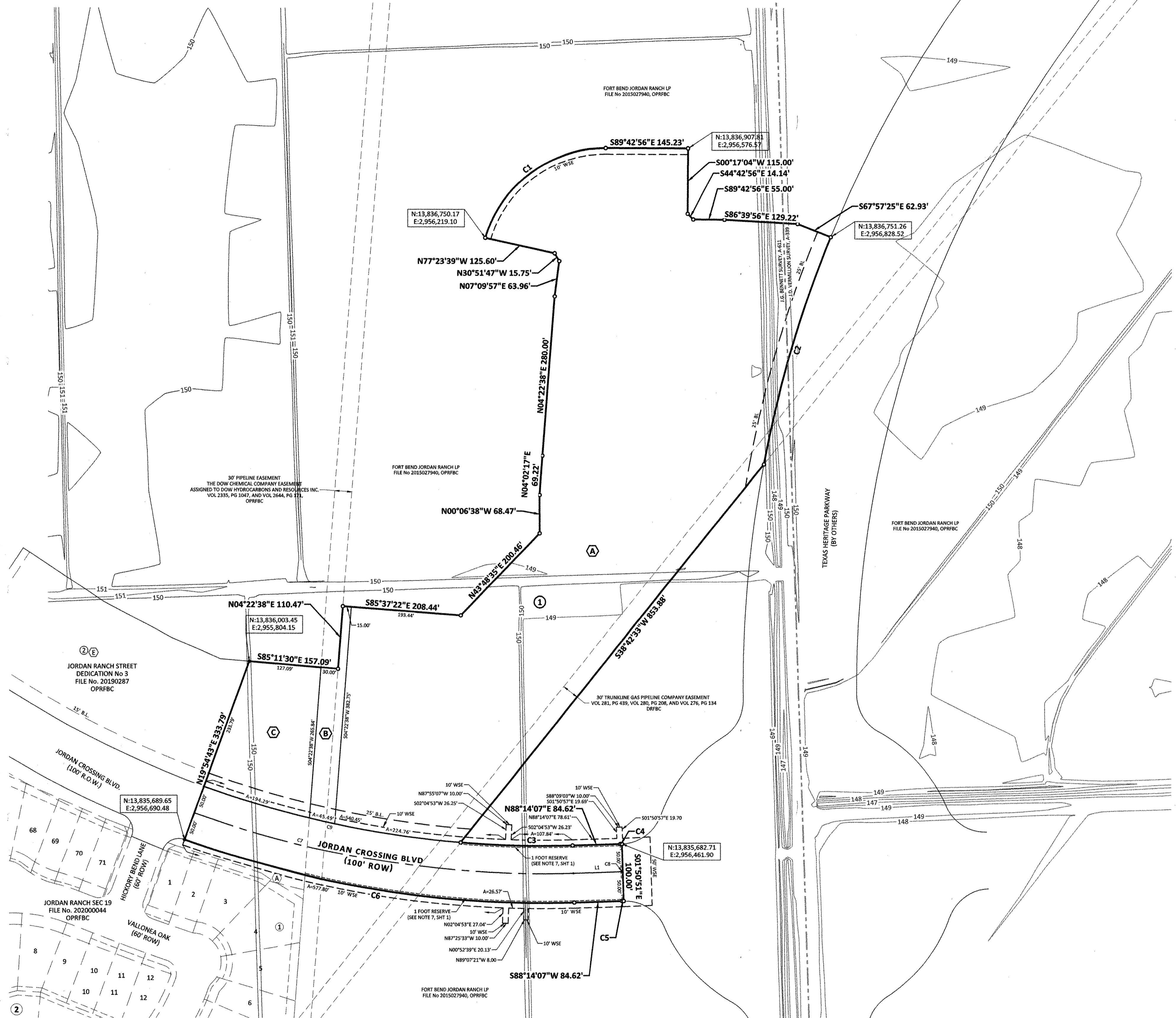
# JORDAN RANCH STREET DEDICATION NO. 5 AND RESERVES

A SUBDIVISION OF  
**13.548 ACRES**

LOCATED IN  
J G BENNETT SURVEY, SECTION 106, A-611 AND  
J D VERMILLION SURVEY, A-339  
FORT BEND COUNTY, TEXAS  
**0 LOTS 1 BLOCK 3 RESERVES**

OWNER: **FORT BEND JORDAN RANCH LP**  
a Texas limited liability 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#S 10110700



\\s3\Projects\2100\2141\007-10\_IR\_S1\_Sheet\_5\_PDF\CAD\DWG\IR\_ST\_DED\_NO\_5\_PLAT.dwg [Sht 2] Plotted Apr 22, 2020 at 8:49am by fsheller (Last Saved by: fsheller)

JORDAN RANCH STREET DEDICATION NO. 5 AND RESERVES