

PLAT RECORDING SHEET

PLAT NAME: Jordan Ranch Sec 28

PLAT NO: _____

ACREAGE: 12.709

LEAGUE: J.D. Vermillion Survey

ABSTRACT NUMBER: A-339

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 41

NUMBER OF RESERVES: 2

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 12.709 acre tract described in the above and foregoing map of JORDAN RANCH SEC 28, 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 28 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 12 day of May, 2021.

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

By: JOHNSON JORDAN RANCH GP, LLC
a Texas Limited Liability Company
Its General Partner

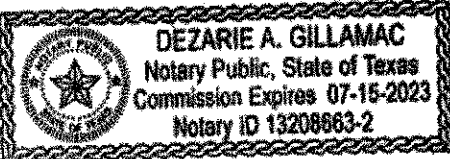
By: Stephen A. Sams, Vice President

STATE OF TEXAS

COUNTY OF HARRIS

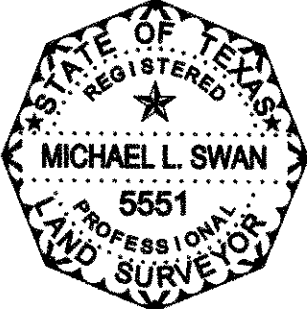
BEFORE ME, the undersigned authority, on this day personally appeared Stephen A. Sams, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12 day of May, 2021.



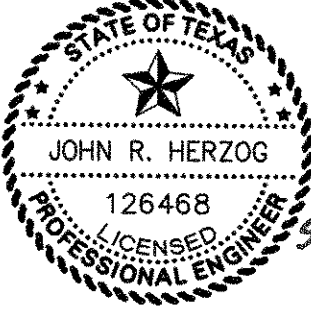
Dezarie A. Gillamag
Notary Public in and for the
State of Texas

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, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5551

I, John R. Herzog, A Professional Engineer licensed 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 28 is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this 8 day of January, 2021.
Amy Pearce, Chair
Dar Hamzideh, Co-Chair

The plat of JORDAN RANCH SEC 28 was approved by the City of Fulshear Council on the 19 day of January, 2021, and signed on this 21 day of May, 2021, 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 Grom, 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.
- 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
PRFBC indicates Plat Records of Fort Bend County
OPRRBC 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
HL & 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 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 revest 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 48157C0085M, effective April 02, 2014 and January 29, 2021, respectively.
- 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 148.65 feet above mean sea level (NAVD 88 Datum). In addition, no top of slab elevation shall be less than 2.0 feet above the Atlas 14 100-year water surface elevation of the receiving detention pond serving the proposed development, less than 2.0 feet above the proposed lowest top of curb elevation adjacent to the lot in which it lies, less than 4.0 feet above the pre-Atlas 14 100-year water surface elevation, or less than 2.0 feet above the pre-Atlas 14 500-year water surface elevation of the nearest impacting stream.
- 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:
Elevations are based on Harris County Floodplain RM 190055, located on the east side of FM 1463, approximately 550' south of Corbitt Road, 15' east of the power lines and 2' off curb line of a driveway leading to a shopping center. Top of a stainless-steel rod inside an 8" PVC sleeve.
Note: The RM is now 3'± below ground level.
NAVD88, 2001 Adj. Elevation = 136.32
- Reserves A and B within this plat will be owned 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.
- 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 12.709 acres of land in 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:

COMMENCING at a 1-inch iron pipe found for the southwest corner of FIRETHORNE WEST SEC. 9, the plat thereof recorded under Plat Number 20140015 in the Fort Bend County Plat Records, and being on the north line of TAMARRON SECTION 30, the plat thereof recorded under Plat Number 20160278 in the Fort Bend County Plat Records, and being the southeast corner of the herein described tract;

THENCE South 87° 51' 57" West - 1606.21 feet, with the north line of said TAMARRON SECTION 30 and subsequently the north line of the 685.0183 acre tract described in the deed from BPH MINING, LTD. to D. R. HORTON - TEXAS, LTD. recorded in File Number 2013000056 of the Official Public Records of Fort Bend County, Texas, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 87° 51' 57" West - 1085.25 feet, continuing with the north line of said 685.0183 acre tract to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner of the herein described tract and being on the east right-of-way line of Texas Heritage Parkway (200' R.O.W) as described in the deed to FORT BEND COUNTY, TEXAS recorded in Document Number 2020062689 of the Official Public Records of Fort Bend County, Texas;

THENCE North 01° 55' 07" West - 718.04 feet, with the east right-of-way line of said Texas Heritage Parkway, to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner of the herein described tract;

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

North 88° 04' 53" East - 233.08 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 1730.00 feet, a central angle of 00° 57' 16", a chord bearing and distance of North 02° 38' 27" West - 28.82 feet, and an arc distance of 28.82 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 88° 28' 02" East - 193.48 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 87° 30' 33" East - 129.42 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 60° 22' 32" East - 79.14 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 36° 51' 53" East - 78.01 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 13° 21' 14" East - 85.77 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 10° 09' 54" West - 110.09 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

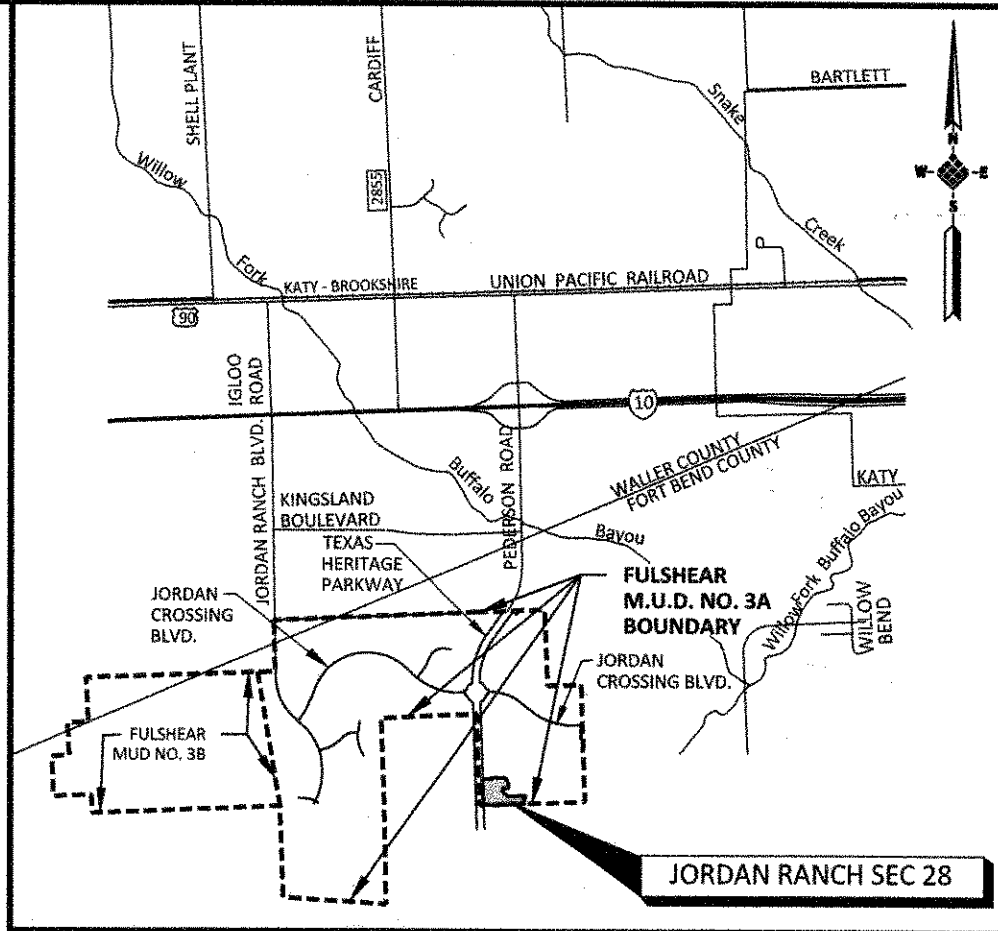
North 89° 58' 00" West - 130.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

in a southeasterly direction, with said curve to the left, having a radius of 1465.00 feet, a central angle of 02° 01' 20", a chord bearing and distance of South 01° 22' 08" East - 51.71 feet, and an arc distance of 51.71 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;

in a southeasterly direction, with said curve to the left, having a radius of 170.00 feet, a central angle of 89° 45' 15", a chord bearing and distance of South 47° 15' 26" East - 239.90 feet, and an arc distance of 266.31 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 87° 51' 57" East - 382.89 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 02° 08' 03" East - 220.00 feet to the POINT OF BEGINNING of the herein described tract and containing 12.709 acres of land.



FORT BEND COUNTY KEY MAP NO. 483P

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 2021.

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 2021, 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 28

A SUBDIVISION OF

12.709 ACRES

LOCATED IN

J.D. VERMILLION SURVEY, A-339

FORT BEND COUNTY, TEXAS

41 LOTS 3 BLOCKS 2 RESERVES

OWNER: FORT BEND JORDAN RANCH LP

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

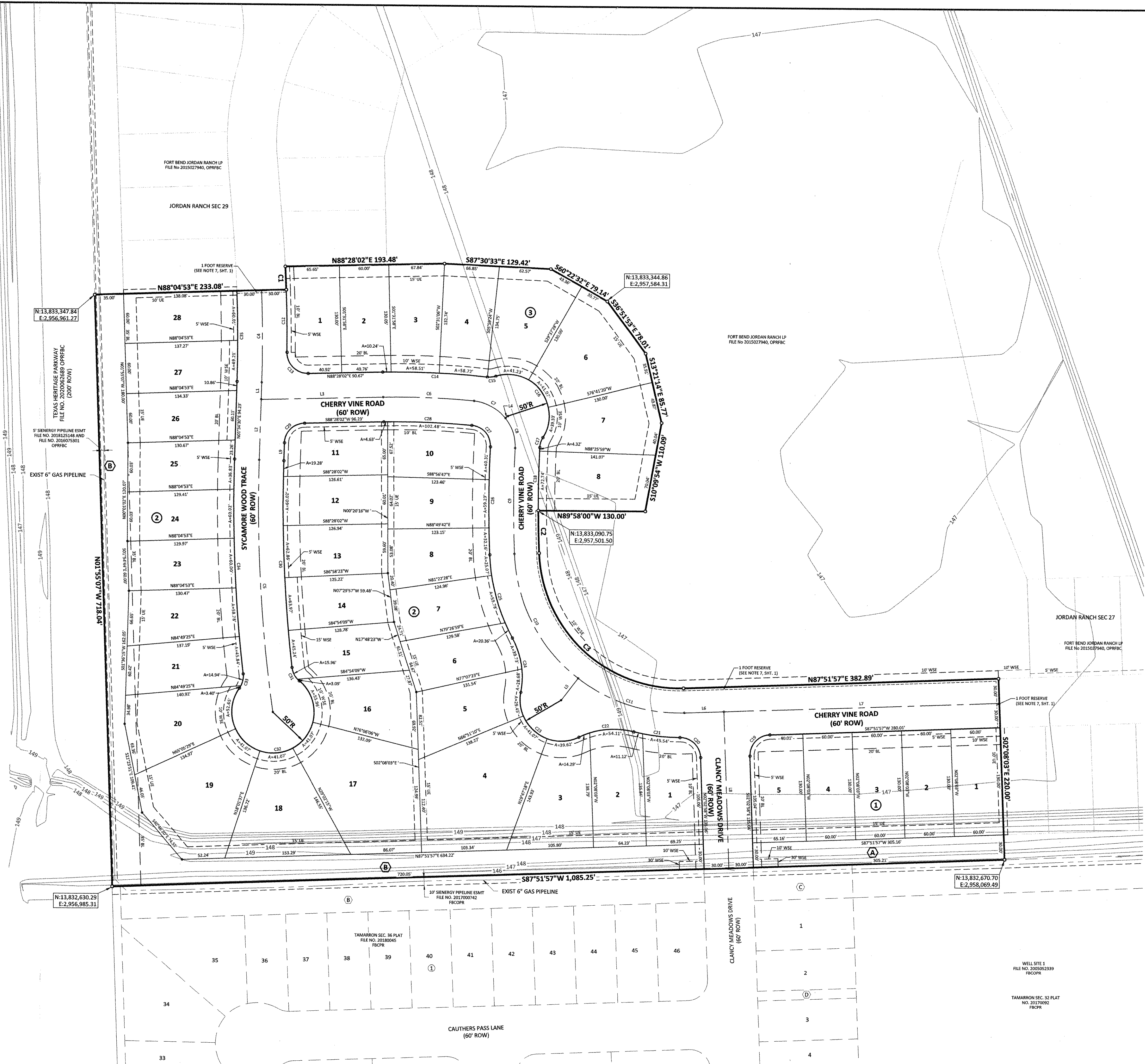
ENGINEER: IDS Engineering Group

13430 NW. Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
Texas Firm 2726
Tdsurv Firm 10110700

APRIL 2021 IDS PROJECT NO. 2141-038-01 SHEET 1 OF 2

JORDAN RANCH SEC 28

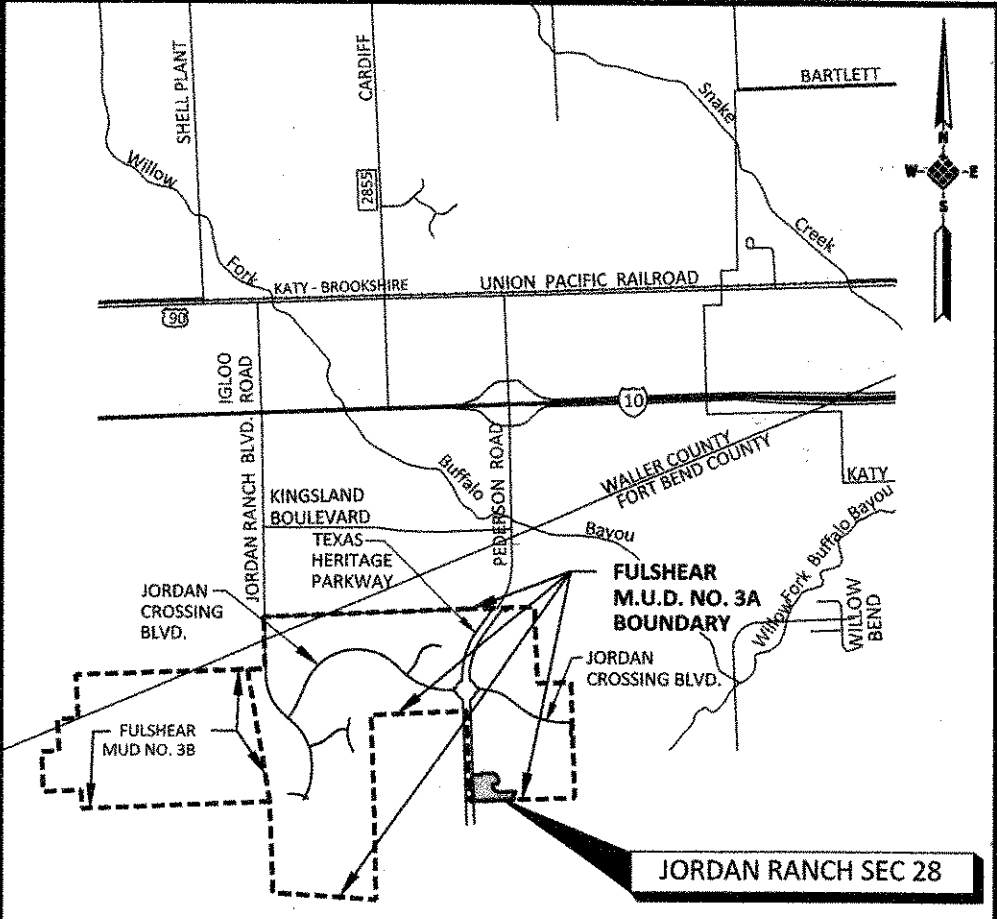
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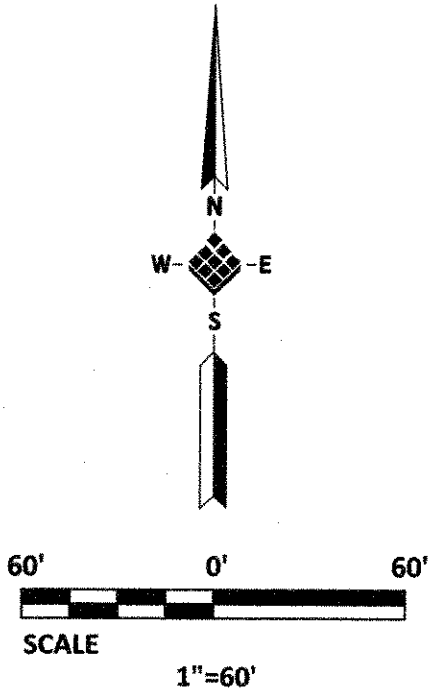
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	0°57'16"	1,730.00'	28.82'	14.41'	N02°38'27"W
C2	2°01'20"	1,465.00'	51.71'	25.86'	S01°22'08"E
C3	89°45'15"	170.00'	266.31'	169.27'	S47°15'26"E
C4	3°44'34"	1,700.00'	111.05'	55.55'	S00°17'47"E
C5	9°47'08"	1,800.00'	307.42'	154.08'	S03°19'04"E
C6	6°40'14"	950.00'	110.60'	55.36'	N88°11'51"W
C7	46°22'10"	55.00'	44.51'	23.56'	N61°40'39"W
C8	41°03'39"	55.00'	39.42'	20.60'	S17°57'44"E
C9	4°56'54"	1,495.00'	129.11'	64.60'	S00°05'39"W
C10	50°07'32"	200.00'	174.97'	93.53'	S27°26'34"E
C11	39°37'43"	200.00'	138.33'	72.06'	S72°19'12"E
C12	2°29'48"	1,730.00'	75.38'	37.70'	S00°54'55"E
C13	91°51'57"	25.00'	40.08'	25.83'	S45°35'59"E
C14	7°27'11"	980.00'	127.48'	63.83'	S87°48'23"E
C15	23°32'49"	25.00'	10.27'	5.21'	N84°08'49"E
C16	139°13'18"	50.00'	121.64'	135.13'	S37°55'57"E
C17	29°06'21"	25.00'	12.70'	6.49'	S17°12'32"W
C18	3°00'50"	1,465.00'	77.06'	38.54'	S01°08'57"W
C19	89°54'55"	25.00'	39.23'	24.96'	S42°54'30"W
C20	88°29'11"	25.00'	38.61'	24.35'	N46°17'33"W
C21	14°06'52"	230.00'	56.66'	28.47'	N83°28'43"W
C22	39°11'35"	100.00'	68.40'	35.60'	S83°58'55"W
C23	126°13'05"	50.00'	110.15'	98.59'	N52°30'20"W
C24	39°11'35"	100.00'	68.40'	35.60'	N08°59'35"W
C25	26°12'35"	230.00'	105.21'	53.54'	N15°29'05"W
C26	4°56'54"	1,525.00'	131.70'	65.89'	N00°05'39"E
C27	87°25'49"	25.00'	38.15'	23.90'	N41°08'49"W
C28	6°40'14"	920.00'	107.11'	53.62'	N88°11'51"W
C29	86°53'32"	25.00'	37.91'	23.68'	S45°01'16"W
C30	8°08'13"	1,770.00'	251.37'	125.90'	S02°29'36"E
C31	43°39'51"	25.00'	19.05'	10.02'	S28°23'38"E
C32	265°39'16"	50.00'	231.83'	53.94'	S82°36'04"W
C33	42°02'24"	25.00'	18.34'	9.61'	N14°24'30"E
C34	8°11'12"	1,830.00'	261.48'	130.96'	N02°31'06"W
C35	3°44'50"	1,670.00'	109.22'	54.63'	N00°17'55"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°34'30"W	20.01'
L2	S01°34'30"W	74.23'
L3	S88°28'02"W	148.33'
L4	S51°30'26"W	4.06'
L5	S37°29'40"W	33.82'
L6	N87°51'57"E	47.97'
L7	S87°51'57"W	334.93'
L8	S02°02'58"E	190.00'
L9	S01°34'30"W	22.13'

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
A	A	LANDSCAPE/OPEN SPACE/UTILITIES	9,156	0.210
B	B	LANDSCAPE/OPEN SPACE/UTILITIES	44,783	1.028



FORT BEND COUNTY KEY MAP NO. 483P
VICINITY MAP
SCALE 1" = 5,000'



JORDAN RANCH SEC 28

A SUBDIVISION OF
12.709 ACRES

LOCATED IN
J.D. VERMILLION SURVEY, A-339
FORT BEND COUNTY, TEXAS

41 LOTS 3 BLOCKS 2 RESERVES

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

ENGINEER: IDS Engineering Group

13430 NW Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
TrEng Firm 2726
Tdxsur Firm 10110700

JORDAN RANCH SEC 28