

PLAT RECORDING SHEET

PLAT NAME: Jordan Ranch Sec 34

PLAT NO: _____

ACREAGE: 25.194

LEAGUE: H. & T.C.R.R. CO. Survey and H. & T.C.R.R. CO. Survey

ABSTRACT NUMBER: A-261 and A-732

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 62

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 25.194 acre tract described in the above and foregoing map of JORDAN RANCH SEC 34, 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 34 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 10th day of NOVEMBER, 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

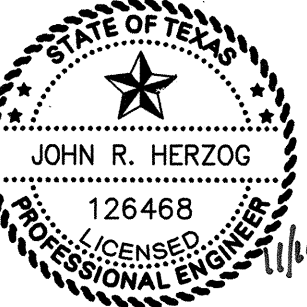
By: 
Stephen A. Sams, Vice President


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, 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 34 is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this 2nd day of July, 2021.

Amy Pearce, Chair

Dar Haddad, Co-Chair

The plat of JORDAN RANCH SEC 34 was approved by the City of Fulshear Council on the 2nd day of July, 2021, and signed on this 7th day of December, 2021, provided; however, this approval shall be invalid, and null and void, unless this plat if filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.


Aaron Groff, 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 a aerial easement
U.E. Indicates a utility easement
W.S.E. Indicates a water and sewer easement
VOL., PG. Indicates Volume, Page
P.R.F.B.C. Indicates Plat Records of Fort Bend County
O.P.R.F.B.C. Indicates Official Public Records of Fort Bend County
O.R.F.B.C. Indicates Original Records of Fort Bend County
F.B.C.O.P.R.R.P. Indicates Fort Bend County Official Public Records of Real Property
ESMT. Indicates Easement
H.L. & P. Indicates Houston Lighting and Power
SQ. FT. Indicates square feet
AC Indicates acre
R.O.W. Indicates right-of-way
 - Indicates found 5/8" iron rod (unless otherwise noted)
 - Indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)

 Indicates street name change

- All building lines along street rights-of-way are as shown on the plat.
- All sidelot building lines to be 5' unless otherwise noted.
- All non-perimeter easements on property lines are centered unless otherwise noted.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatior, 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 156.80 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 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:
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

Reserve A, B, and C 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 25.194 acres of land in the H.&T.C.R.R. Co. Survey Section 105, Abstract Number 261 and the H.&T.C.R.R. Co. Survey Section 75, Abstract Number 732, 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 3/4-inch iron rod found for a northerly interior corner of said 1352.43 acre tract and being the southeast corner of the 280.3406 acre tract of land described in the deed to Dixie Farm Partners, LLP, recorded in Volume 817, Page 27 of the Deed Records of Waller County, Texas, being on the westerly right-of-way line of JORDAN RANCH BOULEVARD as shown on the plat of JORDAN RANCH BOULEVARD AND JORDAN CROSSING BOULEVARD STREET DEDICATION NO. 1 recorded in Plat No. 20150304 of the Official Public Records of Fort Bend County, Texas, from which a 1/2-inch iron pipe found for a northerly exterior corner of said 1352.43 acre tract bears North 01° 54' 14" West - 1521.07 feet;

THENCE South 88° 02' 48" West - 50.00 feet, with a northerly line of said 1352.43 acre tract and a northwesterly line of said JORDAN RANCH BOULEVARD AND JORDAN CROSSING BOULEVARD STREET DEDICATION NO. 1, to a 5/8-inch iron rod with cap stamped "IDS" found for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE with easterly line of the herein described tract and westerly lines of said JORDAN RANCH BOULEVARD AND JORDAN CROSSING BOULEVARD STREET DEDICATION NO. 1 the following courses and distances:

THENCE South 01° 54' 14" East - 10.84 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a curve to the left;

THENCE, in a southeasterly direction, with said curve to the left, having a radius of 1550.00 feet, a central angle of 36° 59' 33", a chord bearing and distance of South 20° 24' 01" East - 983.46 feet, and an arc distance of 1000.75 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for a point of reverse curvature;

THENCE, in a southeasterly direction, with said curve to the right, having a radius of 490.50 feet, a central angle of 00° 36' 10", a chord bearing and distance of South 38° 35' 42" East - 5.16 feet, and an arc distance of 5.16 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the end of said curve;

THENCE South 38° 17' 38" East - 123.95 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a curve to the left;

THENCE, in a southeasterly direction, with said curve to the left, having a radius of 509.50 feet, a central angle of 07° 57' 24", a chord bearing and distance of South 42° 16' 19" East - 70.70 feet, and an arc distance of 70.75 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for a point of compound curvature;

THENCE, in a southeasterly direction, with said curve to the left, having a radius of 1560.00 feet, a central angle of 03° 12' 54", a chord bearing and distance of South 47° 51' 28" East - 87.53 feet, and an arc distance of 87.54 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for a point of reverse curvature;

THENCE, in a southeasterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 91° 40' 35", a chord bearing and distance of South 03° 37' 38" East - 43.04 feet, and an arc distance of 48.00 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for a point of compound curvature;

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

in a southwesterly direction, with said curve to the right, having a radius of 1940.00 feet, a central angle of 00° 57' 34", a chord bearing and distance of South 42° 41' 26" West - 32.49 feet, and an arc distance of 32.49 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 43° 10' 13" West - 341.34 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a southwesterly direction, with said curve to the left, having a radius of 1500.00 feet, a central angle of 02° 00' 08", a chord bearing and distance of South 42° 10' 09" West - 52.42 feet, and an arc distance of 52.42 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 41° 10' 05" West - 225.92 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

in a southwesterly direction, with said curve to the right, having a radius of 1950.00 feet, a central angle of 06° 12' 18", a chord bearing and distance of South 44° 16' 14" West - 211.08 feet, and an arc distance of 211.18 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;

in a northwesterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 112° 15' 05", a chord bearing and distance of North 76° 30' 04" West - 49.82 feet, and an arc distance of 58.77 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 69° 37' 28" West - 60.00 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 380.00 feet, a central angle of 06° 07' 11", a chord bearing and distance of South 23° 26' 07" East - 40.57 feet, and an arc distance of 40.59 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a southwesterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 77° 36' 53", a chord bearing and distance of South 12° 18' 44" West - 37.60 feet, and an arc distance of 40.64 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;

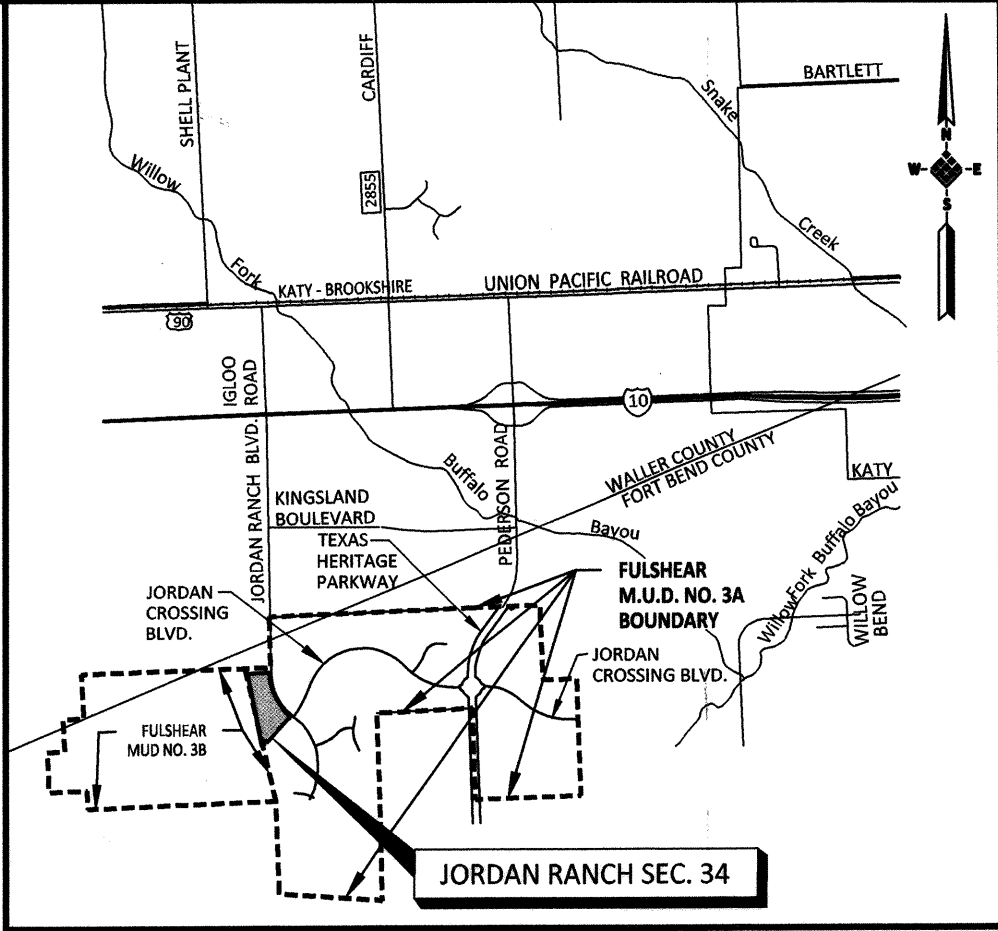
in a southwesterly direction, with said curve to the right, having a radius of 1950.00 feet, a central angle of 01° 42' 10", a chord bearing and distance of South 51° 58' 15" West - 57.95 feet, and an arc distance of 57.95 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 11° 12' 59" West - 29.54 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 11° 19' 20" West - 1234.40 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 10° 48' 37" West - 693.27 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner of the herein described tract and being on the northerly line of said 1352.43 acre tract common to the south line of said 280.3406 acre tract;

THENCE North 88° 02' 48" East - 569.10 feet, with said common line, to the POINT OF BEGINNING of the herein described tract and containing 25.194 acres of land.



FORT BEND COUNTY KEY MAP NO. 482M

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 34

A SUBDIVISION OF

25.194 ACRES

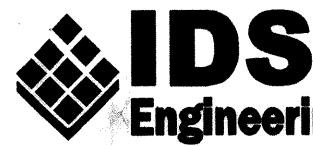
LOCATED IN

H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
AND H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732
FORT BEND COUNTY, TEXAS

62 LOTS 2 BLOCKS 3 RESERVES

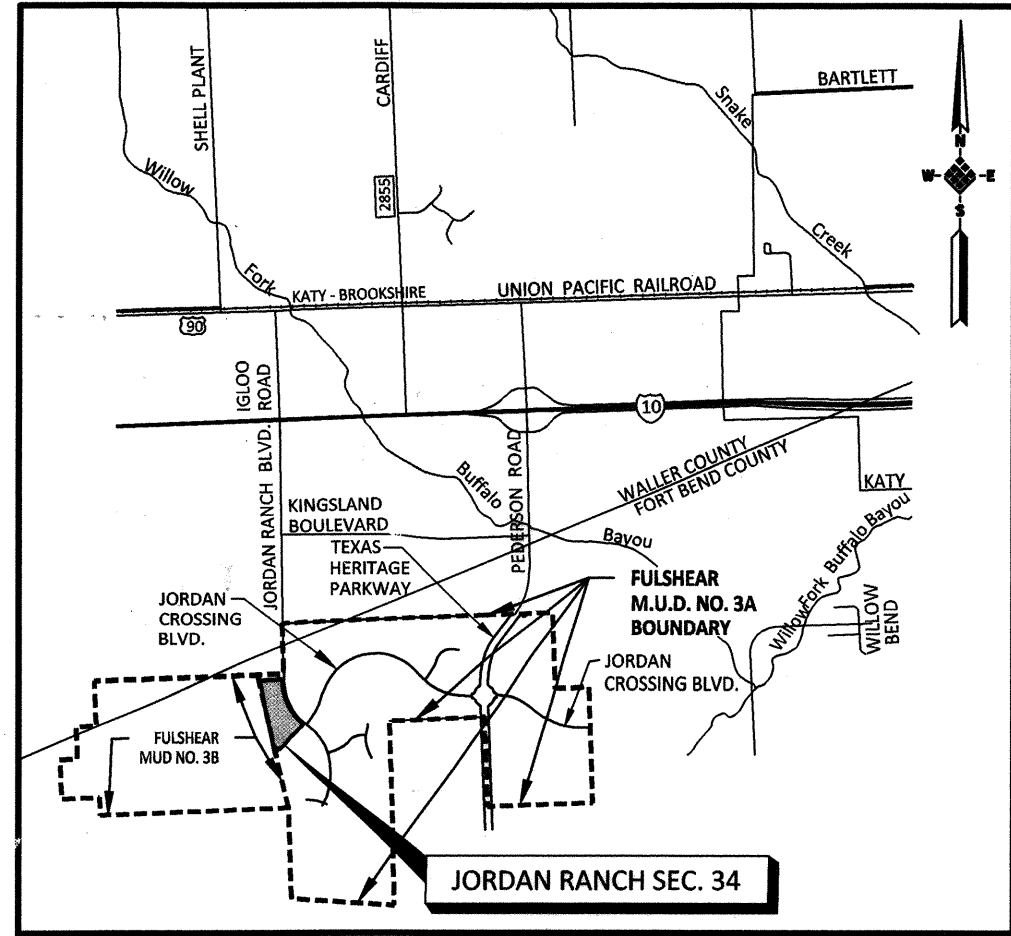
OWNER: FORT BEND JORDAN RANCH LP

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

ENGINEER:  **IDS Engineering Group**

NOVEMBER 2021 IDS PROJECT NO. 2141-044-01 SHEET 1 OF 2

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

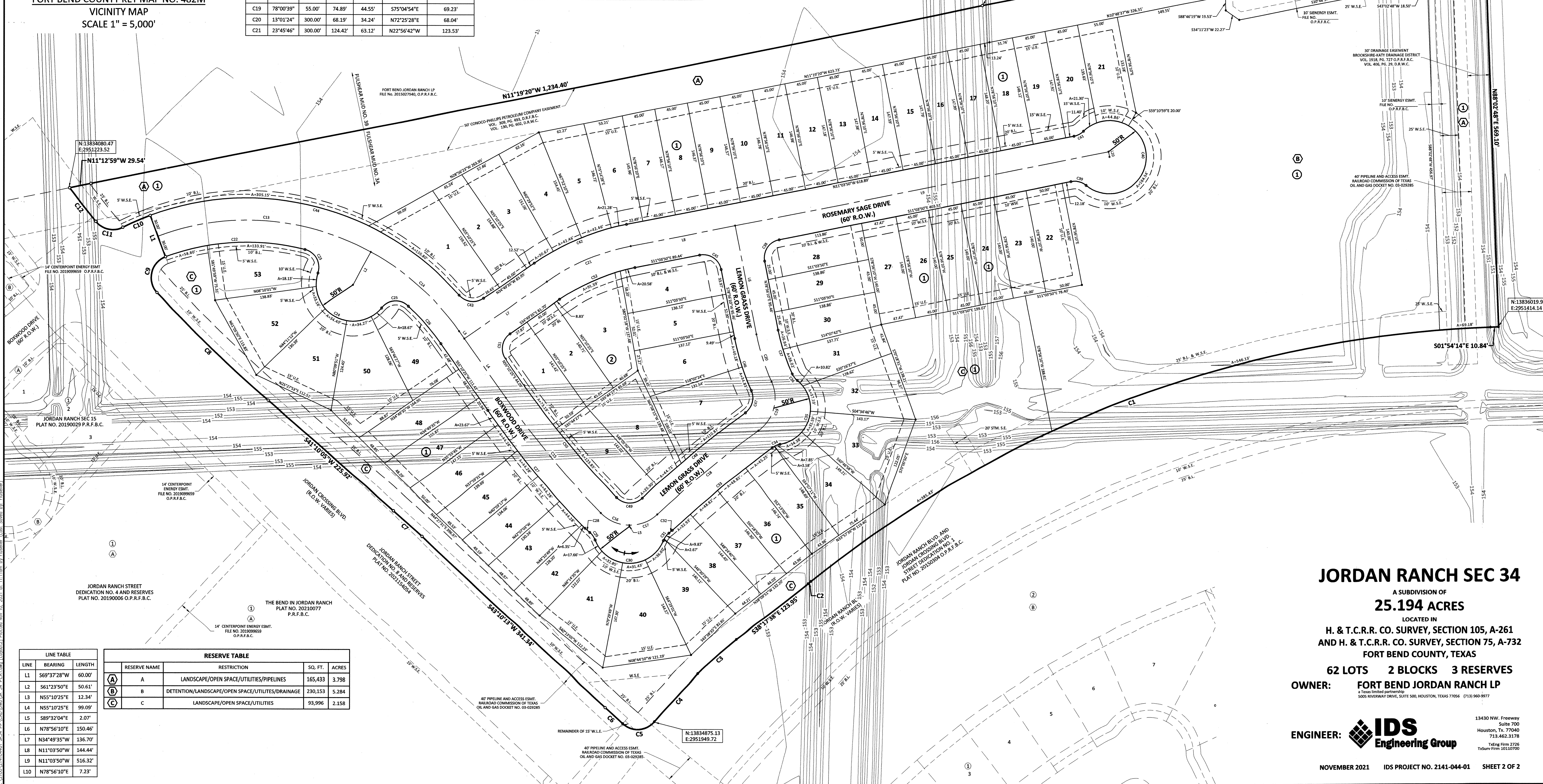
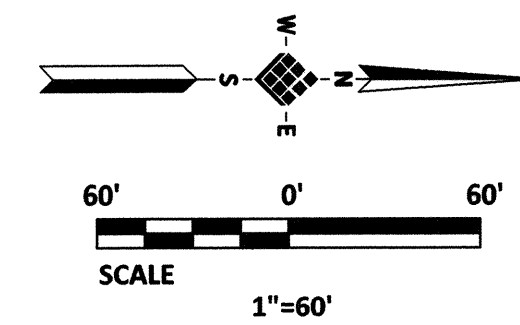


FORT BEND COUNTY KEY MAP NO. 482M
VICINITY MAP
SCALE 1" = 5,000'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	36°59'33"	1,550.00'	1,000.75'	518.51'
C2	0°36'10"	490.50'	5.16'	2.58'
C3	7°57'24"	509.50'	70.75'	35.43'
C4	3°12'54"	1,560.00'	87.54'	43.78'
C5	91°40'35"	30.00'	48.00'	30.89'
C6	0°57'34"	1,940.00'	32.49'	16.25'
C7	2°00'08"	1,500.00'	52.42'	26.21'
C8	6°12'18"	1,950.00'	211.18'	105.70'
C9	112°15'05"	30.00'	58.77'	44.69'
C10	6°07'11"	380.00'	40.59'	20.31'
C11	77°36'53"	30.00'	40.64'	24.13'
C12	1°42'10"	1,950.00'	57.95'	28.98'
C13	48°58'42"	350.00'	299.19'	159.42'
C14	26°34'14"	350.00'	162.31'	82.64'
C15	9°38'58"	1,200.00'	202.10'	101.29'
C16	45°09'31"	55.00'	43.25'	22.81'
C17	43°20'17"	55.00'	41.60'	21.85'
C18	6°47'46"	1,500.00'	177.92'	89.06'
C19	78°00'39"	55.00'	74.89'	44.55'
C20	13°01'24"	300.00'	68.19'	34.24'
C21	23°45'46"	300.00'	124.42'	63.12'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C22	34°30'19"	320.00'	192.71'	99.38'
C23	93°54'16"	25.00'	40.97'	26.76'
C24	158°51'46"	50.00'	138.63'	267.98'
C25	93°54'16"	25.00'	40.97'	26.76'
C26	12°05'51"	320.00'	67.57'	33.91'
C27	9°38'58"	1,230.00'	207.15'	103.82'
C28	5°52'32"	85.00'	8.72'	4.36'
C29	28°44'02"	25.00'	12.54'	6.40'
C30	135°50'01"	50.00'	118.54'	123.24'
C31	28°44'02"	25.00'	12.54'	6.40'
C32	4°09'18"	85.00'	6.16'	3.08'
C33	6°51'11"	1,470.00'	175.82'	88.02'
C34	26°12'03"	25.00'	11.43'	5.82'
C35	130°31'13"	50.00'	113.90'	108.51'
C36	25°54'51"	25.00'	11.31'	5.75'
C37	13°21'39"	270.00'	62.96'	31.62'
C38	90°00'00"	25.00'	39.27'	25.00'
C39	50°25'59"	25.00'	22.01'	11.77'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C40	264°21'59"	50.00'	230.70'	55.17'
C41	33°56'00"	25.00'	14.81'	7.63'
C42	23°45'46"	330.00'	136.86'	69.43'
C43	83°57'12"	25.00'	36.63'	22.49'
C44	69°30'08"	380.00'	460.96'	263.63'
C45	90°00'00"	25.00'	39.27'	25.00'
C46	13°01'24"	330.00'	75.01'	37.67'
C47	78°00'39"	25.00'	34.04'	20.25'
C48	6°47'46"	1,530.00'	181.48'	90.85'
C49	88°23'48"	25.00'	38.57'	24.31'
C50	9°38'58"	1,170.00'	197.04'	98.76'
C51	90°00'00"	25.00'	39.27'	25.00'
C52	23°45'46"	270.00'	111.98'	56.81'



JORDAN RANCH SEC 34

A SUBDIVISION OF
25.194 ACRES

LOCATED IN
**H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
AND H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732
FORT BEND COUNTY, TEXAS**

62 LOTS 2 BLOCKS 3 RESERVES

OWNER: FORT BEND JORDAN RANCH LP

5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 | (713) 960-9977

ENGINEER: **IDS Engineering Group**

NOVEMBER 2021 IDS PROJECT NO. 2141-044-01 SHEET 2 OF 2

13430 NW Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
Tring Firm 2726
Tdsun Firm 10310700