

# PLAT RECORDING SHEET

**PLAT NAME:** Jordan Ranch Street Dedication No. 12

\_\_\_\_\_

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

**ACREAGE:** 1.421

\_\_\_\_\_

**LEAGUE:** H. & T.C.R.R. Co. Survey Section 75

\_\_\_\_\_

**ABSTRACT NUMBER:** A-732

\_\_\_\_\_

**NUMBER OF BLOCKS:** 0

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 0

\_\_\_\_\_

**OWNERS:** Fort Bend Jordan Ranch LP

\_\_\_\_\_

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS

COUNTY OF FORT BEND

I, JERRY ULKE, 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 1.421 acre tract described in the above and foregoing map of JORDAN RANCH STREET DEDICATION NO. 12, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of JORDAN RANCH STREET DEDICATION NO. 12, 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 Jerry Ulke, Vice President, this \_\_\_\_ day of \_\_\_\_\_, 2023.

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: \_\_\_\_\_  
Jerry Ulke, Vice President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Ulke, 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 \_\_\_\_ day of \_\_\_\_\_, 2023.

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.

"PRELIMINARY, THIS  
DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE  
AND SHALL NOT BE USED,  
VIEWED OR RELIED UPON AS A  
FINAL SURVEY DOCUMENT."

Michael L. Swan, R.P.L.S.  
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.

THIS DOCUMENT IS RELEASED  
FOR THE PURPOSE OF REVIEW  
UNDER THE AUTHORITY OF  
JOHN R. HERZOG, P.E. 126468  
ON 03/02/23, IT IS NOT TO BE  
USED FOR CONSTRUCTION  
PURPOSES.

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

This plat of JORDAN RANCH STREET DEDICATION NO. 12 is approved by the City Planning Commission of the City of Fulshear, Texas this \_\_\_\_ day of \_\_\_\_\_, 2023.

Amy Pearce, Chair

Dar Hakimzadeh, Co-Chair

The plat of JORDAN RANCH STREET DEDICATION NO. 12 was approved by the City of Fulshear Council on the \_\_\_\_ day of \_\_\_\_\_, 2023, and signed on this \_\_\_\_ day of \_\_\_\_\_, 2023, 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

Mariela Rodriguez, 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  
P.R.F.B.C. indicates Public Records of Fort Bend County  
VOL., PG. indicates Volume, Page  
F.B.C.P.R. indicates Fort Bend County Public Records  
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County  
ESMT. indicates Easement  
HL & P indicates Houston Lighting and Power  
SQ. FT. indicates square feet  
AC. indicates acre  
R.O.W. indicates right-of-way  
O.R.F.B.C. indicates Original Records of Fort Bend County  
F.B.C.O.P.R.P. indicates Fort Bend County Official Public Records of Real Property  
● indicates found 5/8" iron rod (unless otherwise noted)  
○ indicates set 5/8" iron rod (unless otherwise noted)  
— indicates street name change
- All building lines along street rights-of-way are as shown on the plat.
- 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 unshaded Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C0020L, effective April 2, 2014.
- 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 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.
- 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
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
- All property to drain into the drainage easement only through an approved drainage structure.
- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.

| DISTRICT NAMES             |   |
|----------------------------|---|
| COUNTY ASSISTANCE DISTRICT | NO. 7   |
| WCID                       | N/A   |
| MUD                        | FULSHEAR M.U.D. NO. 3A  |
| LID                        | N/A   |
| DID                        | N/A   |
| SCHOOL                     | LAMAR CONSOLIDATED I.S.D.   |
| FIRE                       | E.S.D. NO. 4  |
| IMPACT FEE AREA            | N/A   |
| CITY OR CITY ETJ           | FULSHEAR ETJ  |
| UTILITIES CO.              | COMCAST<br>CONSOLIDATED COMMUNICATIONS<br>CENTERPOINT<br>SIENERGY |

BEING 1.421 acres of land in 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 5/8-inch iron rod with cap stamped "IDS" found at the south end of the southwest right-of-way cutback curve at the intersection of Jordan Ranch Boulevard (width varies) and Jordan Crossing Boulevard (width varies), from which a 5/8-inch iron rod with cap stamped "IDS" found in the east right-of-way line of said Jordan Crossing Boulevard and being the northeast corner of JORDAN RANCH STREET DEDICATION NO. 8 AND RESERVES according to the plat thereof recorded under Film Code No. 2021154054 in the Official Plat Records of Fort Bend County, Texas, bears South 47° 47' 21" East - 120.00 feet;

THENCE South 43° 42' 58" West - 997.17 feet, across said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set at the north end of the southwest right-of-way cutback curve at the intersection of said Jordan Ranch Boulevard and Boxwood Drive (60-feet wide), to the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 38° 39' 50" East - 100.00 feet, with the south end of said Jordan Crossing Boulevard, to a 5/8-inch iron rod with cap stamped "IDS" set on the southeast right-of-way line of said Jordan Crossing Boulevard and being the east corner of the herein described tract and further being the beginning of a non-tangent curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a radius of 2050.00 feet, a central angle of 02° 50' 21", a chord bearing and distance of South 52° 45' 21" West - 101.58 feet, and an arc distance of 101.59 feet, to 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 54° 13' 46" West - 100.63 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a radius of 500.00 feet, a central angle of 15° 06' 56", a chord bearing and distance of South 61° 47' 14" West - 131.53 feet, and an arc distance of 131.91 feet, to 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

THENCE in a southwesterly direction, with said curve to the left, having a radius of 500.00 feet, a central angle of 07° 59' 11", a chord bearing and distance of South 65° 21' 07" West - 69.64 feet, and an arc distance of 69.69 feet, to 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

THENCE in a southwesterly direction, with said curve to the right, having a radius of 2035.00 feet, a central angle of 05° 11' 39", a chord bearing and distance of South 63° 57' 21" West - 184.42 feet, and an arc distance of 184.49 feet, to 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

THENCE in a southwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 83° 26' 49", a chord bearing and distance of South 24° 49' 46" West - 39.93 feet, and an arc distance of 43.69 feet, to 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 16° 53' 38" East - 5.17 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE South 69° 52' 39" 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;

THENCE in a northwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 89° 59' 11", a chord bearing and distance of North 65° 06' 56" West - 42.43 feet, and an arc distance of 47.12 feet, to 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 20° 08' 05" West - 70.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

THENCE in a northeasterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 90° 00' 52", a chord bearing and distance of North 24° 53' 05" East - 42.43 feet, and an arc distance of 47.13 feet, to 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 20° 07' 21" West - 3.69 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 69° 52' 39" East - 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;

THENCE in a southeasterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 93° 32' 27", a chord bearing and distance of South 66° 53' 35" East - 43.72 feet, and an arc distance of 48.98 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;

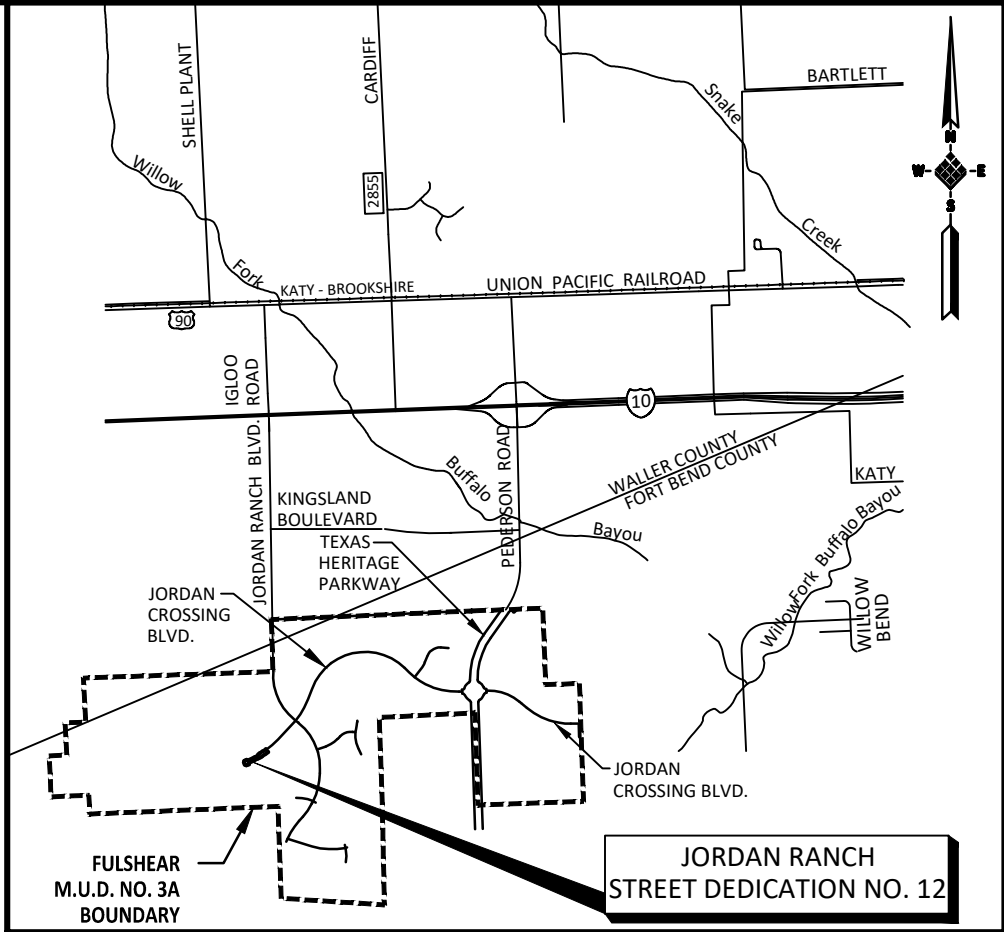
THENCE in a southeasterly direction, with said curve to the left, having a radius of 1965.00 feet, a central angle of 05° 45' 40", a chord bearing and distance of North 63° 27' 22" East - 197.49 feet, and an arc distance of 197.58 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the left;

THENCE in a northeasterly direction, with said curve to the left, having a radius of 500.00 feet, a central angle of 12° 38' 17", a chord bearing and distance of North 54° 15' 24" East - 110.06 feet, and an arc distance of 110.29 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 northeasterly direction, with said curve to the right, having a radius of 500.00 feet, a central angle of 06° 17' 31", a chord bearing and distance of North 51° 05' 00" East - 54.88 feet, and an arc distance of 54.91 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 54° 13' 46" East - 99.05 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 northeasterly direction, with said curve to the left, having a radius of 1950.00 feet, a central angle of 02° 50' 19", a chord bearing and distance of North 52° 45' 20" East - 96.60 feet, and an arc distance of 96.61 feet, to the POINT OF BEGINNING of the herein described tract and containing 1.421 acres of land.



FORT BEND COUNTY KEY MAP NO. 482M

VICINITY MAP  
SCALE 1" = 5,000'

I, 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 \_\_\_\_\_, 2023.

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

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

KP George  
County Judge

Grady Prestage  
Precinct 2, County Commissioner

Dexter L. McCoy  
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 \_\_\_\_\_, 2023, 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. 12

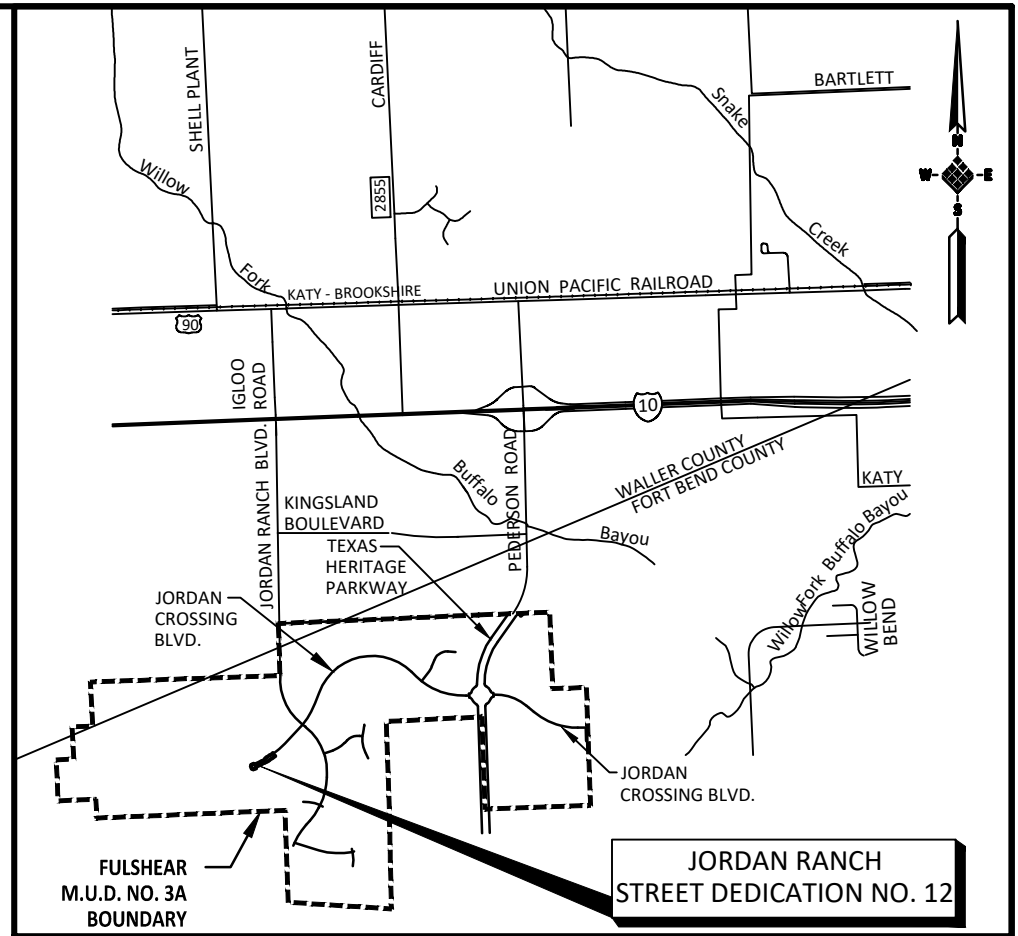
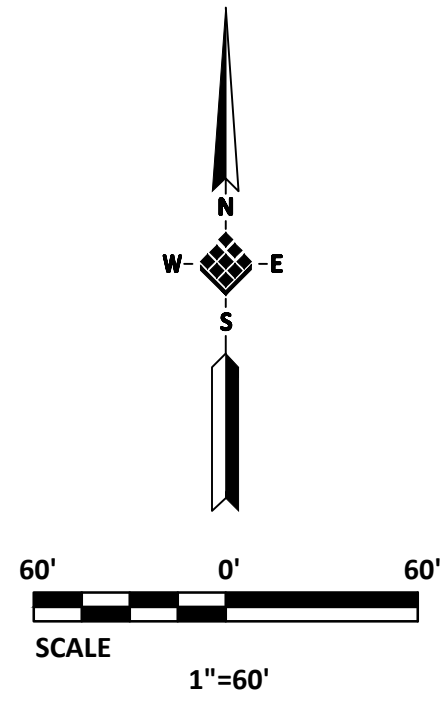
A SUBDIVISION OF  
**1.421 ACRES**

LOCATED IN  
**H.&T.C.R.R. CO. SURVEY SECTION 75, A-732**  
**FORT BEND COUNTY, TEXAS**  
**0 LOTS      0 BLOCKS      0 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  
Tel/Fax Firm 2726  
TlSurv Firm 10110700



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

| CURVE TABLE |           |           |         |               |
|-------------|-----------|-----------|---------|---------------|
| CURVE       | DELTA     | RADIUS    | LENGTH  | CHORD BEARING |
| C1          | 2°50'21"  | 2,050.00' | 101.59' | S52°45'21"W   |
| C2          | 15°06'56" | 500.00'   | 131.91' | S61°47'14"W   |
| C3          | 7°59'11"  | 500.00'   | 69.69'  | S65°21'07"W   |
| C4          | 5°11'39"  | 2,035.00' | 184.49' | S63°57'21"W   |
| C5          | 83°26'49" | 30.00'    | 43.69'  | S24°49'46"W   |
| C6          | 89°59'11" | 30.00'    | 47.12'  | N65°06'56"W   |
| C7          | 90°00'52" | 30.00'    | 47.13'  | N24°53'05"E   |
| C8          | 93°32'27" | 30.00'    | 48.98'  | S66°53'35"E   |
| C9          | 5°45'40"  | 1,965.00' | 197.58' | N63°27'22"E   |
| C10         | 12°38'17" | 500.00'   | 110.29' | N54°15'24"E   |
| C11         | 6°17'31"  | 500.00'   | 54.91'  | N51°05'00"E   |
| C12         | 2°50'19"  | 1,950.00' | 96.61'  | N52°45'20"E   |
| C13         | 1°43'09"  | 2,000.00' | 60.01'  | N69°01'55"E   |
| C14         | 13°59'49" | 2,000.00' | 488.59' | S61°10'26"W   |
| C15         | 2°50'19"  | 2,000.00' | 99.09'  | S52°45'20"W   |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S54°13'46"W | 44.88' |
| L2         | N20°07'21"W | 67.81' |
| L3         | N20°07'21"W | 65.89' |

JORDAN RANCH  
STREET DEDICATION NO. 12  
A SUBDIVISION OF  
1.421 ACRES  
LOCATED IN  
H.&T.C.R.R. CO. SURVEY SECTION 75, A-732  
FORT BEND COUNTY, TEXAS  
0 LOTS 0 BLOCKS 0 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  
Txdwg Firm 2726  
Txsurv Firm 10110700