

PLAT RECORDING SHEET

PLAT NAME: Jordan Ranch Street Dedication No. 13

PLAT NO: _____

ACREAGE: 4.728

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)

\\desig.com\VC\Projects\2100\21400724_8_S1_Ded_13_PFCAD\DWG\8-ST_DED_13_PFCAD.dwg [Layout1] Plotted Aug 24, 2023 at 2:22pm by rloaier (Last Saved by: rloaier)

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 4.728 acre tract described in the above and foregoing map of JORDAN RANCH STREET DEDICATION NO. 13, 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, 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. 13, 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.

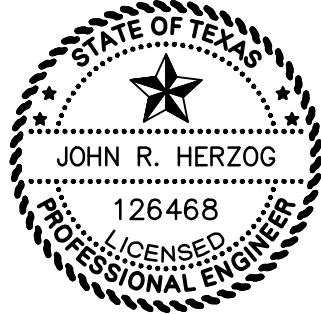
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public in and for the
State Of Texas



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.



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

This plat of JORDAN RANCH STREET DEDICATION NO. 13 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. 13 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.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.

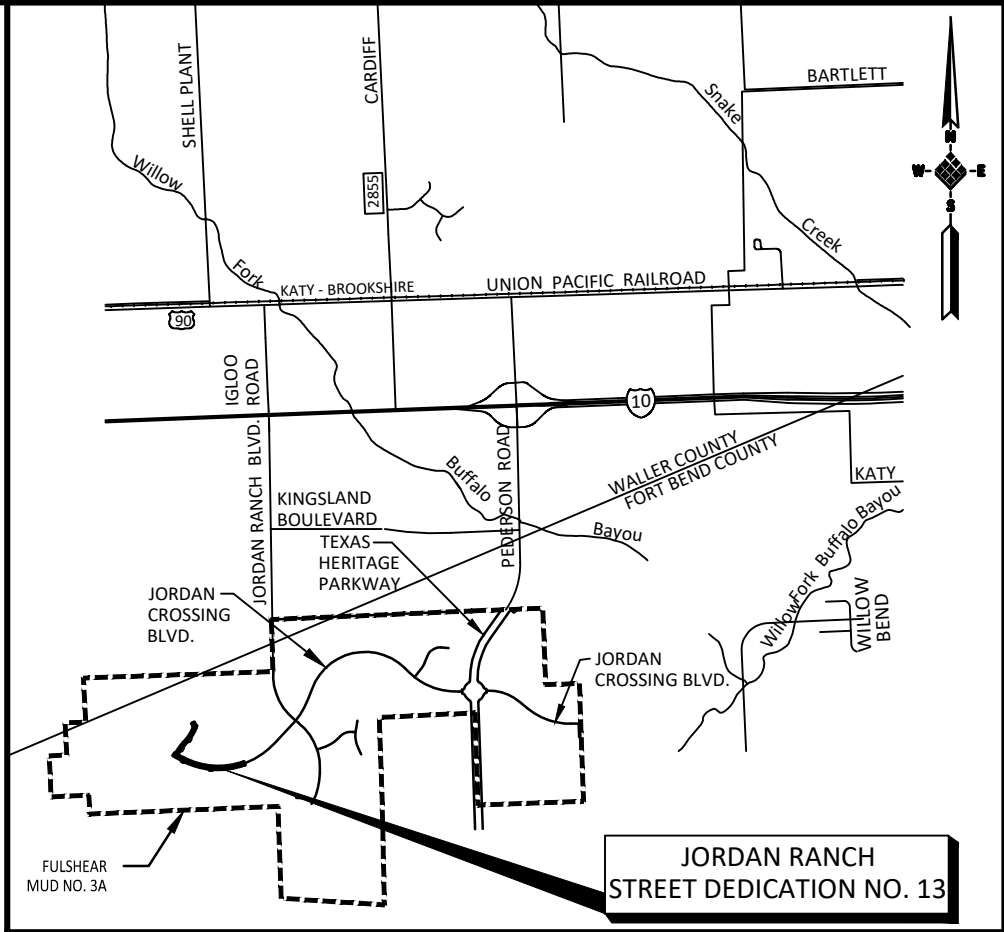
- Benchmark:
Elevations are based on Harris County Floodplain RM 190055, located on the east side of FM 1463, approximately 550' south of Corbitt Road, 15'± east of the power lines and 2'± off curb line of a driveway leading to a shopping center. Top of a stainless-steel rod inside an 8" PVC sleeve.

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 CONSOLIDATED COMMUNICATIONS CENTERPOINT SIENERGY



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 _____, 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. 13

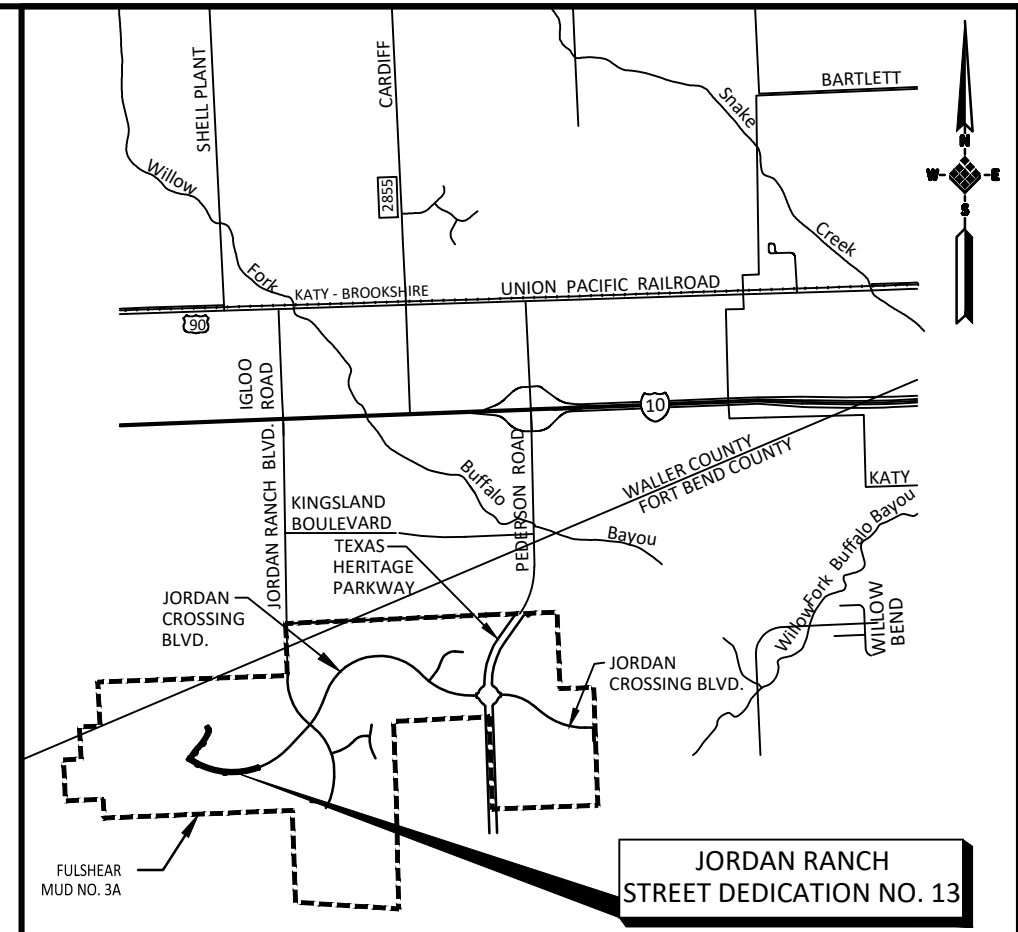
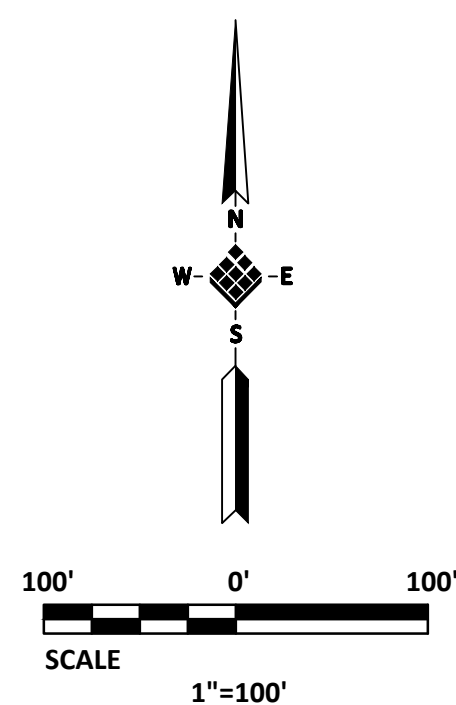
A SUBDIVISION OF
4.728 ACRES

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: 713.462.3178
TxSurv Firm 10110700



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

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	24°03'40"	2,035.00'	854.59'	S81°55'18"W	848.32'
C2	88°20'06"	30.00'	46.25'	S49°47'05"W	41.81'
C3	88°20'06"	30.00'	46.25'	N38°33'01"W	41.81'
C4	18°09'20"	2,035.00'	644.84'	N73°38'24"W	642.15'
C5	88°20'06"	30.00'	46.25'	S71°16'13"W	41.81'
C6	88°31'17"	30.00'	46.35'	N17°09'29"W	41.88'
C7	88°45'26"	30.00'	46.47'	N74°12'09"E	41.96'
C8	11°40'55"	1,530.00'	311.95'	N35°39'54"E	311.41'
C9	5°39'09"	1,170.00'	115.42'	N38°40'47"E	115.38'
C10	68°00'48"	210.00'	249.28'	N02°38'22"E	234.90'
C11	15°56'25"	270.00'	73.15'	S23°23'45"E	74.88'
C12	76°40'05"	25.00'	35.42'	S53°45'35"E	31.01'
C13	81°49'13"	25.00'	35.70'	S46°59'49"W	32.74'
C14	30°33'39"	270.00'	144.01'	S12°22'01"W	142.31'
C15	96°00'05"	25.00'	41.89'	S11°21'12"E	47.16'
C16	0°31'06"	1,497.00'	13.54'	N59°06'36"W	13.54'
C17	81°02'35"	25.00'	35.36'	S80°37'40"W	32.49'
C18	1°23'59"	1,230.00'	30.05'	S40°48'22"W	30.05'
C19	3°20'35"	1,470.00'	85.77'	S39°50'04"W	85.76'
C20	95°50'29"	25.00'	41.82'	S09°45'29"W	37.91'
C21	0°13'07"	1,817.00'	6.93'	N57°34'09"E	6.93'
C22	88°44'54"	25.00'	38.72'	S78°09'57"W	34.97'
C23	3°51'51"	1,470.00'	99.14'	S31°51'35"E	99.12'
C24	91°20'46"	30.00'	47.83'	S15°44'44"E	42.92'
C25	48°41'21"	1,965.00'	1,669.83'	S85°45'48"E	1,620.04'
C26	25°43'32"	2,000.00'	897.99'	N82°45'16"E	890.47'
C27	21°29'08"	2,000.00'	749.99'	S73°38'24"E	749.60'
C28	1°28'43"	2,000.00'	51.61'	S62°09'29"E	51.61'
C29	8°29'15"	1,500.00'	222.21'	N31°38'04"E	222.00'
C30	1°54'42"	1,787.00'	59.62'	S56°43'22"E	59.62'
C31	5°37'40"	1,500.00'	147.33'	N38°41'31"E	147.27'
C32	3°40'32"	1,200.00'	76.98'	N39°40'06"E	76.96'
C33	2°23'14"	1,467.00'	61.12'	S58°10'31"E	61.12'
C34	1°58'01"	1,200.00'	41.20'	S36°50'49"W	41.20'
C35	41°51'07"	240.00'	175.31'	S15°43'17"W	171.44'
C36	26°09'41"	240.00'	109.58'	S18°17'07"E	108.64'


LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°37'02"E	64.13'
L2	N27°06'10"E	64.13'
L3	S61°25'07"E	187.81'
L4	S61°25'07"E	59.96'
L5	N41°30'21"E	97.67'
L6	S36°38'51"W	152.46'
L7	N87°54'23"E	52.35'

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ENGINEER:  **IDS**
Engineering Group

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

AUGUST 2023 IDS PROJECT NO. 2141-007-24 SHEET 2 OF 2

JORDAN RANCH STREET DEDICATION NO. 13