

PLAT RECORDING SHEET

PLAT NAME: Jordan Ranch Sec. 44

PLAT NO: _____

ACREAGE: 43.652

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

ABSTRACT NUMBER: A-732

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 85

NUMBER OF RESERVES: 4

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 43.652 acre tract described in the above and foregoing map of JORDAN RANCH SEC. 44, 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 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 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. 44 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 30th day of NOVEMBER, 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

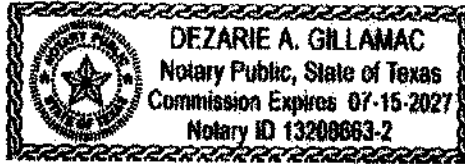
By: 
Jerry Ulke, Vice President


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 30th day of NOVEMBER, 2023.



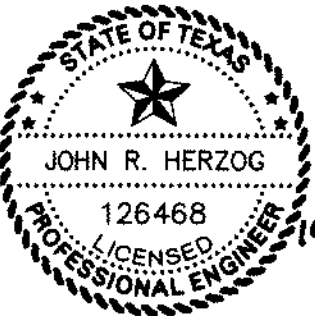

Dezarie A. Gillamag
Notary Public in and for the
State Of Texas

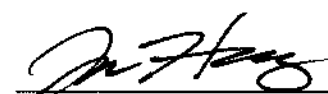
I, Michael L. Swan, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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 fixed to the Texas Coordinate System of 1983, South Central Zone.



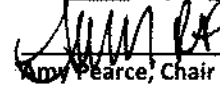

Michael L. Swan, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5551

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. 44 is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this 10th day of FEBRUARY, 2023.


Amy Pearce, Chair


Jon Berger, Co-Chair

The plat of JORDAN RANCH SEC. 44 was approved by the City of Fulshear Council on the 21 day of FEBRUARY, 2023, and signed on this 21 day of DECEMBER, 2023, 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


Mariela Rodriguez, 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. 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

3. All building lines along street rights-of-way are as shown on the plat.

4. All sidelot 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 revest in the dedicator, his heirs, assigns, or successors.

8. 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 2, 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 top of all floor slabs shall be a minimum of 156.60 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.

11. 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.

12. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.

13. All property is required to drain into the drainage easement through an approved drainage structure.

14. The Lighting Zone Code is L23.

15. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.

16. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed for 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.

17. Benchmark:
Elevations are based on Harris County Floodplain RM 190055, located on the east side of FM 1463, approximately 550' south of Corbett 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

18. Reserves A, B, C, and D 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.

19. A minimum distance of 10' shall be maintained between residential dwellings.

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.

21. The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.

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.	SIENERGY CONSOLIDATED COMMUNICATIONS COMCAST CENTERPOINT

BEING 43.652 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 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, L.P., 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 interior corner of said 1352.43 acre tract bears North 01° 54' 14" West - 1521.07 feet;

THENCE South 47° 24' 29" West - 719.62 feet, across said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner and POINT OF BEGINNING of the herein described tract;

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

South 10° 48' 37" East - 218.94 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

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

South 11° 12' 59" East - 29.54 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 southwesterly direction, with said curve to the right, having a radius of 1950.00 feet, a central angle of 01° 21' 09", a chord bearing and distance of South 53° 29' 55" West - 46.03 feet, and an arc distance of 46.03 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 54° 13' 46" West - 99.05 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 500.00 feet, a central angle of 06° 17' 31", a chord bearing and distance of South 51° 05' 00" West - 54.88 feet, and an arc distance of 54.91 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 500.00 feet, a central angle of 12° 38' 17", a chord bearing and distance of South 54° 15' 24" West - 110.06 feet, and an arc distance of 110.29 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 1965.00 feet, a central angle of 05° 45' 40", a chord bearing and distance of South 63° 27' 22" West - 197.49 feet, and an arc distance of 197.58 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 93° 32' 27", a chord bearing and distance of North 66° 53' 35" West - 43.72 feet, and an arc distance of 48.98 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 69° 52' 39" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 20° 07' 21" East - 3.69 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 30.00 feet, a central angle of 90° 00' 52", a chord bearing and distance of South 24° 53' 05" West - 42.43 feet, and an arc distance of 47.13 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 1965.00 feet, a central angle of 28° 42' 08", a chord bearing and distance of South 84° 14' 36" West - 974.11 feet, and an arc distance of 984.37 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 08° 35' 40" East - 62.56 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 26° 13' 12" East - 84.93 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 16° 47' 56" East - 87.59 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 12° 34' 58" East - 139.73 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 07° 10' 33" East - 129.87 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 37° 49' 27" West - 21.21 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 82° 49' 27" West - 141.15 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 85.00 feet, a central angle of 40° 49' 22", a chord bearing and distance of North 54° 25' 03" West - 59.29 feet, and an arc distance of 60.56 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a northwesterly direction, with said curve to the right, having a radius of 1437.00 feet, a central angle of 15° 27' 35", a chord bearing and distance of North 67° 05' 56" West - 386.56 feet, and an arc distance of 387.74 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;

In a northerly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 96° 00' 05", a chord bearing and distance of North 11° 21' 12" West - 37.16 feet, and an arc distance of 41.89 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 36° 38' 51" East - 133.82 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

In a northerly direction, with said curve to the left, having a radius of 270.00 feet, a central angle of 11° 57' 33", a chord bearing and distance of North 30° 04' 04" East - 56.25 feet, and an arc distance of 56.36 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 63° 45' 37" East - 38.92 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 46° 26' 00" East - 14.30 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 89° 13' 37" East - 126.57 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 71° 13' 36" East - 61.18 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 61° 06' 17" East - 214.96 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 87° 29' 14" East - 51.57 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 82° 04' 51" East - 74.26 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 64° 00' 07" East - 74.26 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 40° 40' 38" East - 110.48 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 33° 15' 41" East - 44.41 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 28° 53' 43" East - 169.41 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 16° 06' 17" West - 21.21 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 61° 06' 17" West - 127.54 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 85.00 feet, a central angle of 32° 14' 15", a chord bearing and distance of North 11° 32' 21" West - 47.20 feet, and an arc distance of 47.83 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 62° 20' 32" East - 20.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 54° 39' 57" East - 149.99 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 69° 54' 05" East - 172.80 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 15° 41' 24" East - 182.29 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 00° 25' 19" West - 120.27 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 85° 28' 04" East - 150.25 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

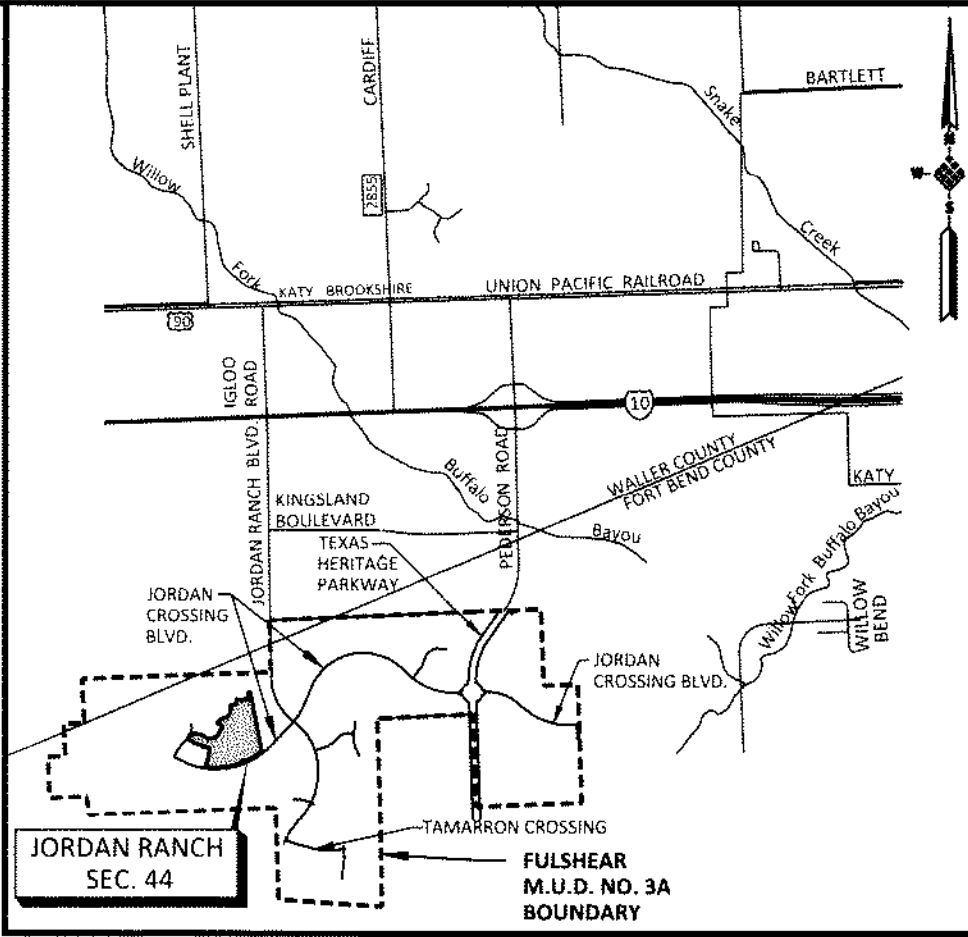
North 01° 13' 41" West - 129.83 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 88° 38' 25" East - 172.38 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

in a southeasterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 57° 54' 02", a chord bearing and distance of South 62° 24' 34" East - 24.20 feet, and an arc distance of 25.26 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a northeasterly direction, with said curve to the left, having a radius of 50.00 feet, a central angle of 129° 13' 26", a chord bearing and distance of North 81° 55' 44" East - 90.34 feet, and an arc distance of 112.77 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 53° 49' 43" East - 141.88 feet to the POINT OF BEGINNING of the herein described tract and containing 43.652 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 _____, 2023.

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

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 SEC. 44

A SUBDIVISION OF

43.652 ACRES

LOCATED IN

H. & T.C.R.R. CO. SURVEY SECTION 75, A-732

FORT BEND COUNTY, TEXAS

85 LOTS 2 BLOCKS 4 RESERVES

OWNER: FORT BEND JORDAN RANCH LP

a Texas limited partnership
5005 RIVERWAY DRIVE, SUITE 300, HOUSTON, TEXAS 77056 (713) 960-9577

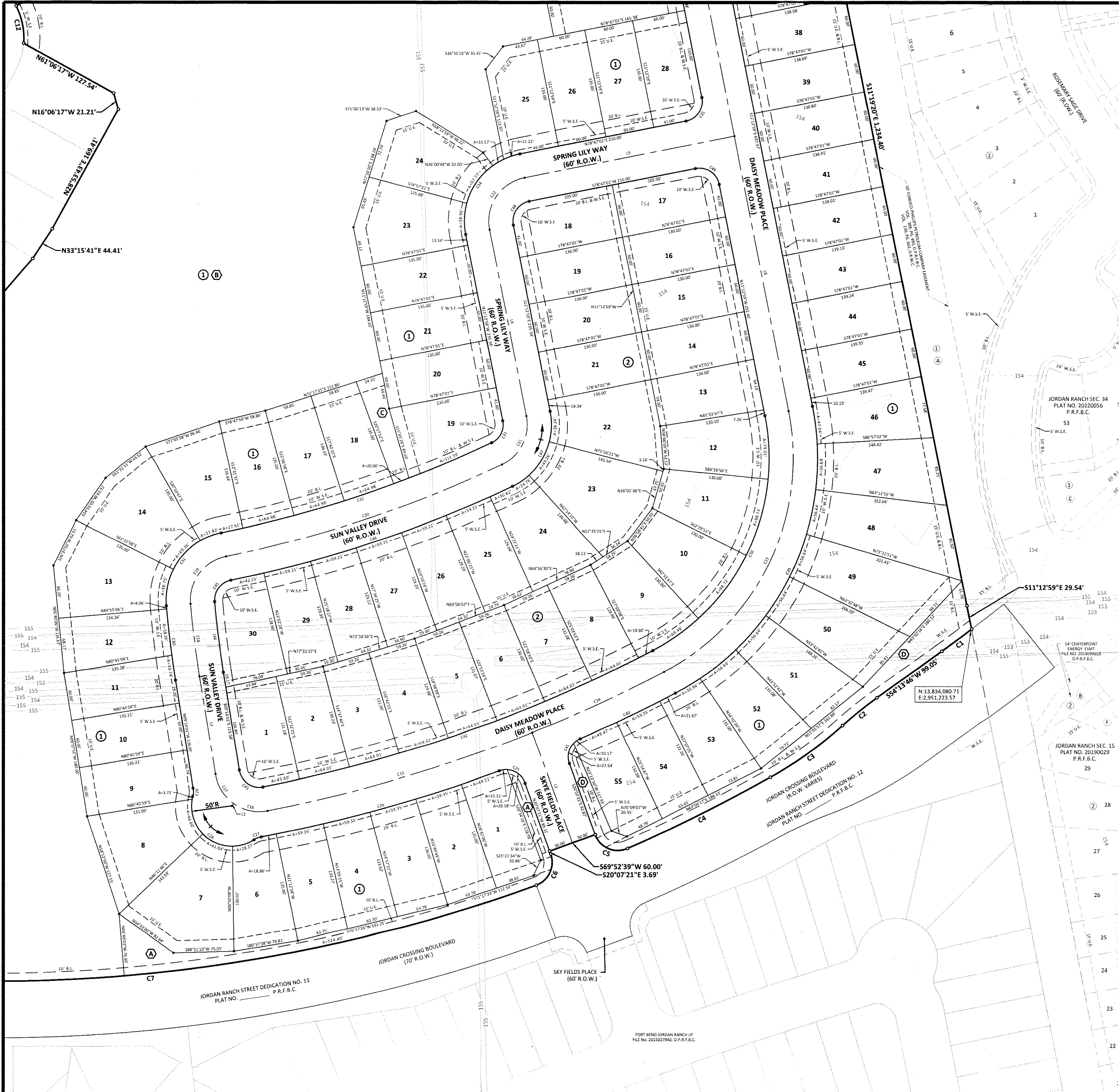
ENGINEER: IDS Engineering Group

13430 NW Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
1st Eng Firm 2726
TxDot Form 02110700

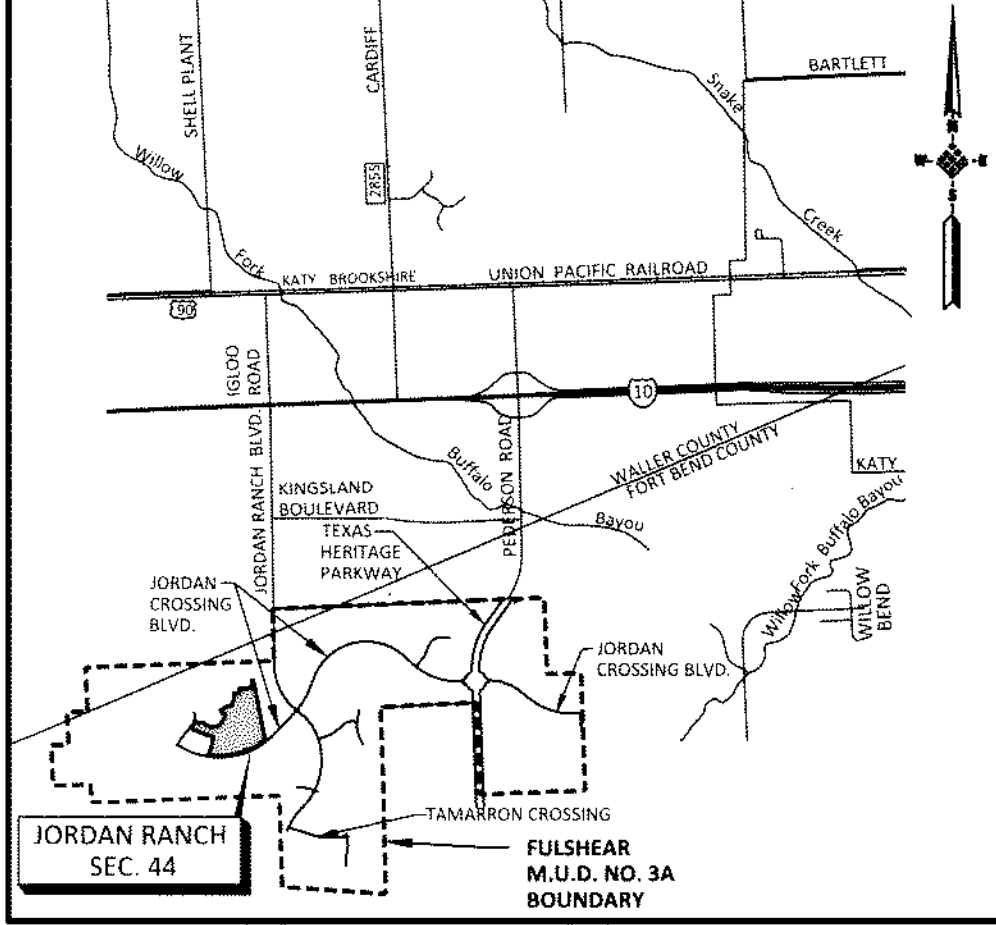
OCTOBER 2023 IDS PROJECT NO. 2141-054-01 SHEET 1 OF 4

REFERENCE LINE B - SEE SHEET 4

REFERENCE LINE B - SEE SHEET 3



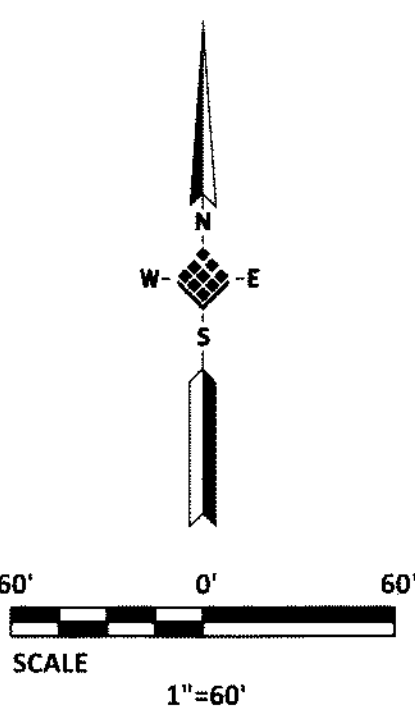
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	17°21'09"	1,950.00'	46.03'	S53°29'55"W	46.03'
C2	6°17'31"	500.00'	54.91'	S51°05'00"W	54.88'
C3	12°38'17"	500.00'	110.29'	S54°15'24"W	110.06'
C4	5°45'40"	1,965.00'	197.58'	S63°27'22"W	197.49'
C5	93°32'27"	30.00'	48.98'	N66°53'35"W	43.72'
C6	90°00'52"	30.00'	47.13'	S24°53'05"W	42.43'
C7	28°42'08"	1,965.00'	984.37'	S84°14'36"W	974.11'
C8	40°49'22"	85.00'	60.56'	N54°25'03"W	59.29'
C9	15°27'35"	1,437.00'	387.74'	N67°05'56"W	386.56'
C10	96°00'05"	25.00'	41.89'	S11°21'12"E	37.16'
C11	11°57'33"	270.00'	56.36'	N30°40'04"E	56.25'
C12	32°14'15"	85.00'	47.83'	N11°32'21"E	47.20'
C13	57°54'02"	25.00'	25.26'	S62°24'34"E	24.20'
C14	129°13'26"	50.00'	112.77'	N81°55'44"E	90.34'
C15	10°58'39"	1,787.00'	342.37'	N73°27'28"E	341.85'
C16	46°15'13"	55.00'	44.40'	S77°55'36"E	43.20'
C17	45°33'58"	55.00'	43.74'	N32°01'00"W	42.60'
C18	4°20'28"	1,200.00'	90.92'	N07°03'48"W	90.90'
C19	83°27'52"	55.00'	80.12'	N36°50'22"E	73.22'
C20	14°06'59"	1,467.00'	361.43'	N71°30'48"E	360.52'
C21	75°40'18"	55.00'	72.64'	N26°37'10"E	67.47'
C22	90°00'00"	55.00'	86.39'	N33°47'01"E	77.78'
C23	73°24'55"	300.00'	384.40'	N25°29'28"E	358.64'
C24	5°46'13"	1,787.00'	179.97'	N65°05'02"E	179.89'
C25	90°08'25"	25.00'	39.33'	N65°11'33"W	35.40'
C26	9°38'41"	1,817.00'	305.86'	S74°33'35"W	305.50'
C27	22°36'45"	25.00'	9.87'	S68°04'33"W	9.80'
C28	137°04'14"	50.00'	119.62'	N54°41'42"W	93.06'
C29	23°04'26"	25.00'	10.07'	N02°18'12"E	10.00'
C30	4°20'28"	1,230.00'	93.19'	N07°03'48"W	93.17'
C31	83°27'52"	85.00'	123.82'	N36°50'22"E	113.16'
C32	14°06'59"	1,437.00'	354.04'	N71°30'48"E	353.15'
C33	75°40'18"	25.00'	33.02'	N26°37'10"E	30.67'
C34	90°00'00"	85.00'	133.52'	N33°47'01"E	120.21'
C35	90°00'00"	25.00'	39.27'	N33°47'01"E	35.36'
C36	53°07'48"	25.00'	23.18'	N37°46'53"W	22.36'
C37	263°03'24"	50.00'	229.56'	N67°10'54"E	74.86'
C38	29°55'35"	25.00'	13.06'	S03°44'48"W	12.91'
C39	73°24'55"	330.00'	422.84'	S25°29'28"W	394.50'
C40	4°06'52"	1,817.00'	130.48'	S64°15'22"W	130.45'
C41	86°26'09"	25.00'	37.71'	S23°05'44"W	34.24'
C42	16°44'52"	1,757.00'	513.57'	N70°34'22"E	511.75'
C43	91°49'11"	25.00'	40.06'	S55°08'37"E	35.91'
C44	4°20'28"	1,170.00'	88.64'	S07°03'48"E	88.62'
C45	83°27'52"	25.00'	36.42'	S36°50'22"W	33.28'
C46	14°06'59"	1,497.00'	368.83'	S71°30'48"W	367.89'
C47	75°40'18"	85.00'	112.26'	S26°37'10"W	104.28'
C48	90°00'00"	25.00'	39.27'	S33°47'01"W	35.36'
C49	90°00'00"	25.00'	39.27'	N56°12'59"W	35.36'
C50	73°24'55"	270.00'	345.96'	N25°29'28"E	322.78'



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

RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
(A)	A	LANDSCAPE/OPEN SPACE/UTILITIES	11,871	0.273
(B)	B	LANDSCAPE/OPEN SPACE/UTILITIES/DETENTION	908,440	20.855
(C)	C	LANDSCAPE/OPEN SPACE/UTILITIES	3,478	0.080
(D)	D	LANDSCAPE/OPEN SPACE/UTILITIES	15,118	0.347

LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°07'21"E	145.30'
L2	N35°12'01"E	3.56'
L3	N09°14'01"W	123.58'
L4	N11°12'59"W	235.34'
L5	N78°47'01"E	265.00'
L6	N11°12'59"W	387.98'
L7	S78°47'01"W	10.00'
L8	N11°12'59"W	347.40'



JORDAN RANCH SEC. 44

A SUBDIVISION OF
43.652 ACRES

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

85 LOTS 2 BLOCKS 4 RESERVES

OWNER: **FORT BEND JORDAN RANCH LP**

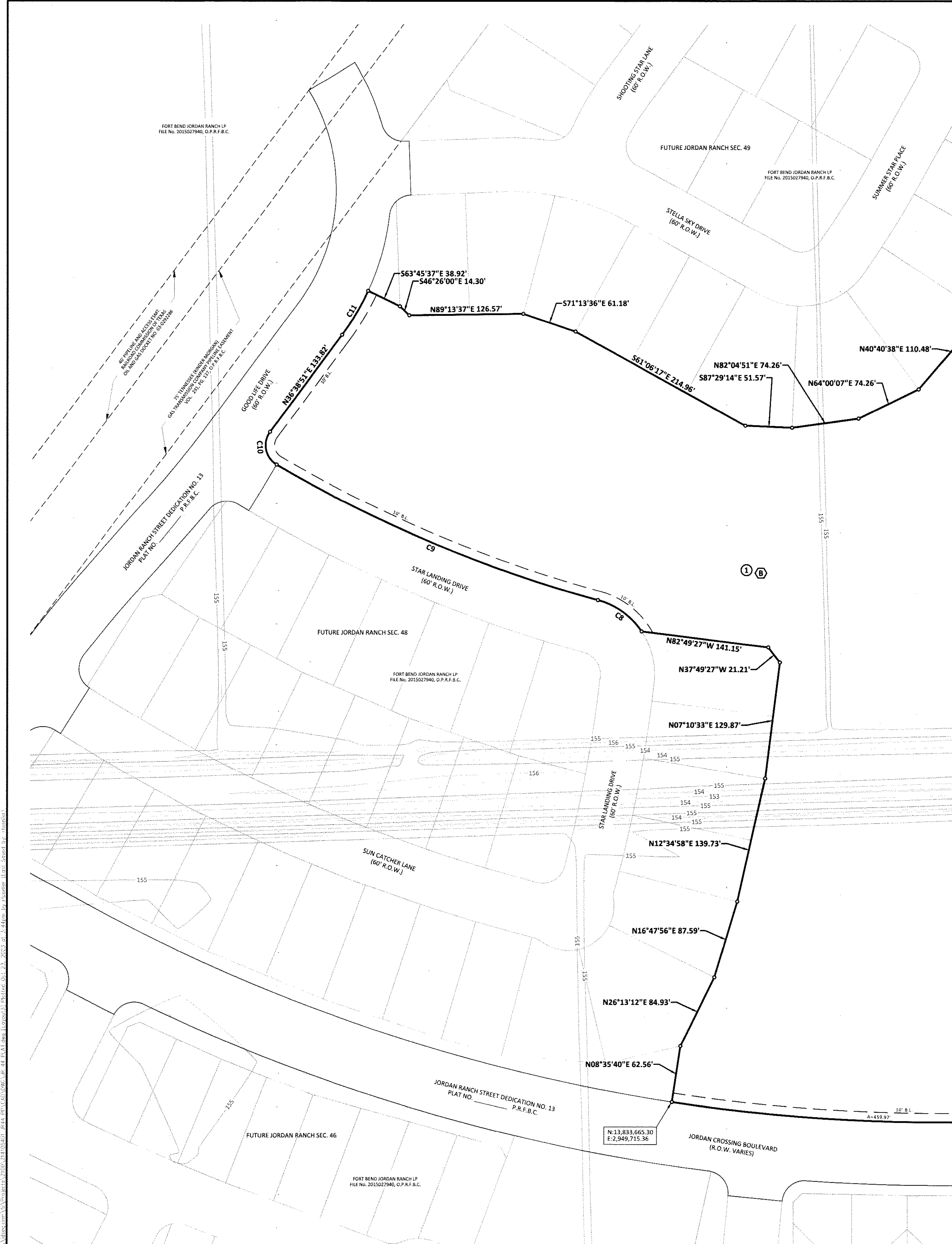
a Texas limited partnership
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: **IDS Engineering Group**

13430 NW Freeway
Suite 700
Houston, TX 77040
713.462.3178
144mg Firm 2726
144mg Firm 10310700

OCTOBER 2023 IDS PROJECT NO. 2141-054-01 SHEET 2 OF 4

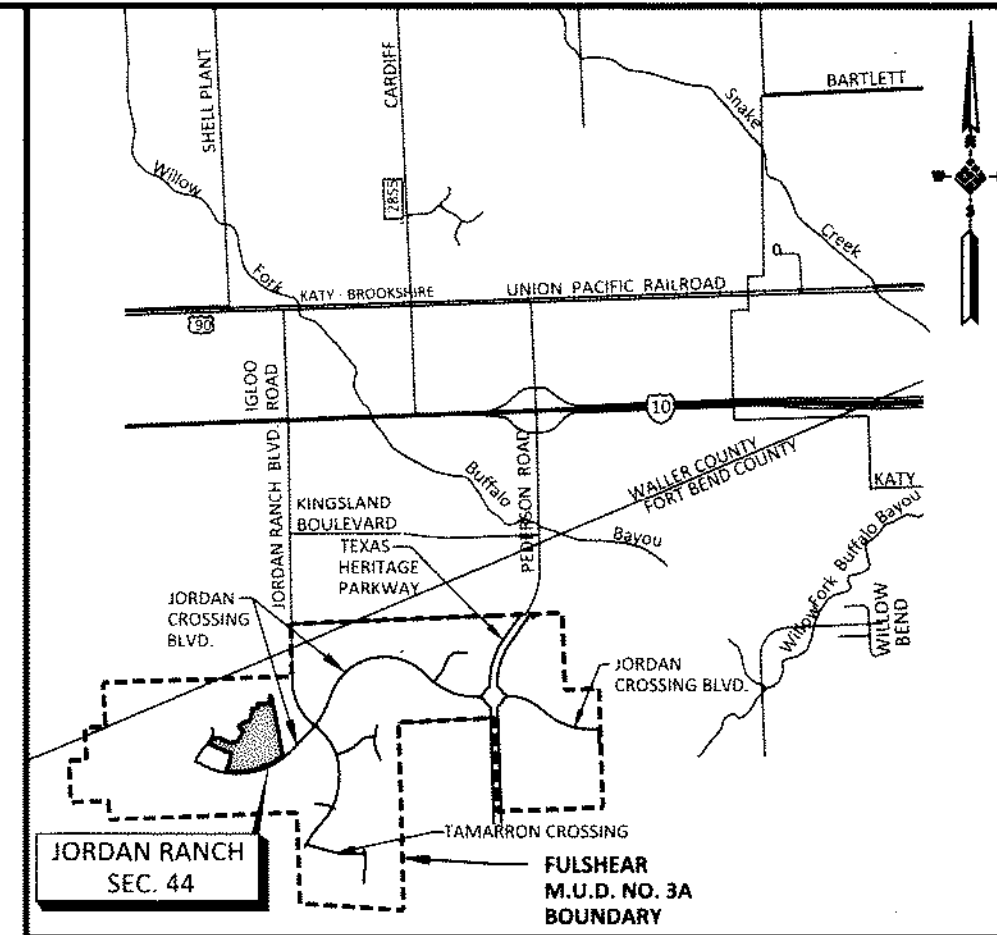
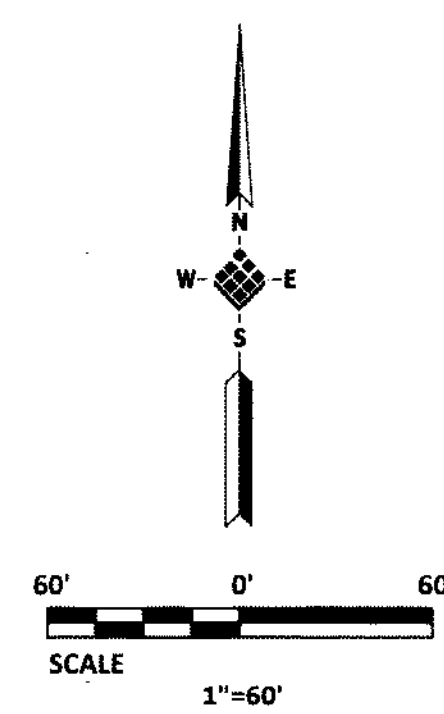
JORDAN RANCH SEC. 44



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1°21'09"	1,950.00'	46.03'	S53°29'55"W	46.03'
C2	6°13'31"	500.00'	54.91'	S51°05'00"W	54.88'
C3	12°38'17"	500.00'	110.29'	S54°15'24"W	110.06'
C4	5°45'40"	1,965.00'	197.58'	S63°37'22"W	197.49'
C5	93°32'27"	30.00'	48.98'	N66°53'35"W	43.72'
C6	90°00'52"	30.00'	47.13'	S24°53'05"W	42.43'
C7	28°42'08"	1,965.00'	984.37'	S84°14'36"W	974.11'
C8	40°49'22"	85.00'	60.56'	N54°25'03"W	59.29'
C9	15°27'35"	1,437.00'	387.74'	N67°05'56"W	386.56'
C10	96°00'05"	243.00'	41.89'	S11°12'12"E	37.11'
C11	11°57'33"	270.00'	56.36'	N30°40'04"E	56.25'
C12	32°14'15"	85.00'	47.83'	N13°32'21"W	47.20'
C13	57°54'02"	25.00'	25.26'	S62°24'34"E	24.20'
C14	129°13'26"	50.00'	112.77'	N81°55'44"E	90.34'
C15	10°58'39"	1,787.00'	342.37'	N73°27'28"E	341.85'
C16	46°15'13"	55.00'	44.40'	S77°55'36"E	43.20'
C17	45°33'58"	55.00'	43.74'	N32°01'00"W	42.60'
C18	4°20'28"	1,200.00'	90.92'	N07°03'48"W	90.90'
C19	83°27'52"	55.00'	80.92'	N36°50'22"E	73.22'
C20	14°06'59"	1,467.00'	361.43'	N71°30'48"E	360.52'
C21	75°40'18"	55.00'	72.64'	N26°37'01"E	67.47'
C22	90°00'00"	55.00'	86.39'	N33°47'01"E	77.78'
C23	73°24'55"	30.00'	384.40'	N25°29'28"E	358.64'
C24	5°46'13"	1,787.00'	179.97'	N65°05'02"E	179.89'
C25	90°08'25"	25.00'	39.33'	N65°11'33"W	35.40'
C26	9°38'41"	1,817.00'	305.86'	S74°33'35"W	305.50'
C27	22°36'45"	25.00'	9.87'	S68°04'33"W	9.80'
C28	137°04'14"	50.00'	119.62'	N54°41'42"E	93.00'
C29	23°04'26"	25.00'	10.07'	N02°18'12"E	10.06'
C30	4°20'28"	1,230.00'	93.19'	N07°03'48"W	93.17'
C31	83°27'52"	55.00'	123.84'	N36°50'22"E	113.16'
C32	14°06'59"	1,437.00'	354.80'	N71°30'48"E	353.15'
C33	75°40'18"	25.00'	33.02'	N26°37'01"E	30.67'
C34	90°00'00"	85.00'	133.52'	N33°47'01"E	120.21'
C35	90°00'00"	25.00'	39.27'	N33°47'01"E	35.36'
C36	56°07'48"	25.00'	23.18'	N37°46'53"W	22.36'
C37	267°03'24"	50.00'	229.56'	N67°10'54"E	74.86'
C38	29°55'35"	25.00'	13.06'	S05°44'42"W	12.91'
C39	73°24'55"	330.00'	422.84'	S25°29'28"W	394.50'
C40	4°06'52"	1,817.00'	130.48'	S64°15'22"W	130.45'
C41	86°26'09"	25.00'	37.71'	S25°05'14"W	34.24'
C42	16°44'52"	1,757.00'	513.57'	N70°34'22"E	511.75'
C43	91°49'11"	25.00'	40.66'	S55°08'37"E	35.91'
C44	4°20'28"	1,170.00'	88.64'	S07°03'48"E	88.62'
C45	83°27'52"	25.00'	36.42'	S36°50'22"W	33.28'
C46	14°06'59"	1,497.00'	368.83'	S71°30'48"W	367.89'
C47	75°40'18"	85.00'	112.62'	S26°37'10"W	104.28'
C48	90°00'00"	25.00'	39.27'	S33°47'01"W	35.36'
C49	90°00'00"	25.00'	39.27'	N56°12'59"W	35.36'
C50	73°24'55"	270.00'	345.96'	N25°29'28"E	322.78'

RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
A	A	LANDSCAPE/OPEN SPACE/UTILITIES	11,871	0.273
B	B	LANDSCAPE/OPEN SPACE/UTILITIES/DETENTION	908,440	20.855
C	C	LANDSCAPE/OPEN SPACE/UTILITIES	3,478	0.080
D	D	LANDSCAPE/OPEN SPACE/UTILITIES	15,118	0.347

LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°07'21"E	145.30'
L2	N35°12'01"E	3.56'
L3	N09°14'01"W	123.58'
L4	N11°12'59"W	235.34'
L5	N78°47'01"E	265.00'
L6	N11°12'59"W	387.98'
L7	S78°47'01"W	10.00'
L8	N11°12'59"W	347.40'



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

JORDAN RANCH SEC. 44


A SUBDIVISION OF
43.652 ACRES

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

85 LOTS 2 BLOCKS 4 RESERVES

OWNER: FORT BEND JORDAN RANCH LP

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

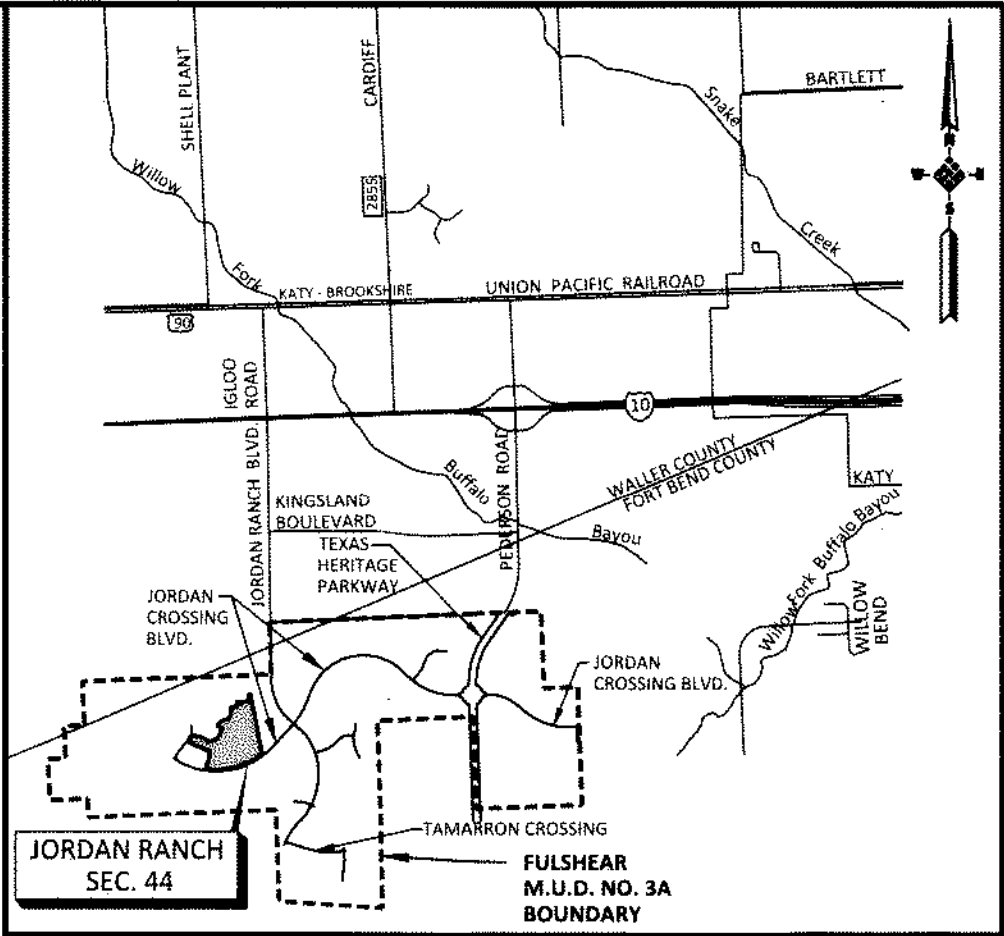
ENGINEER:  **IDS**
Engineering Group

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

OCTOBER 2023 IDS PROJECT NO. 2141-054-01 SHEET 3 OF 4



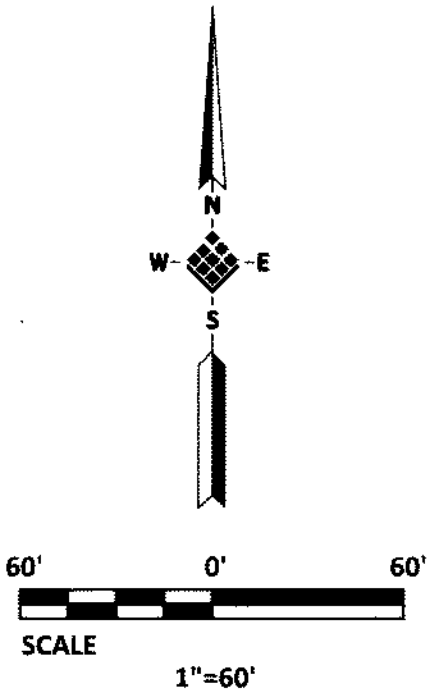
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1°21'09"	1,950.00'	46.03'	S53°29'55"W	46.03'
C2	6°17'31"	500.00'	54.91'	S51°05'00"W	54.88'
C3	12°38'17"	500.00'	110.29'	S54°15'24"W	110.06'
C4	5°45'40"	1,965.00'	197.58'	S63°27'22"W	197.49'
C5	93°32'27"	30.00'	48.98'	N66°53'35"W	43.72'
C6	90°00'52"	30.00'	47.13'	S24°53'05"W	42.43'
C7	28°42'08"	1,965.00'	984.37'	S84°14'36"W	974.11'
C8	40°49'22"	85.00'	60.56'	N54°25'03"W	59.29'
C9	15°27'35"	1,437.00'	387.74'	N67°05'56"W	386.56'
C10	96°00'05"	25.00'	41.89'	S11°21'12"E	37.16'
C11	11°57'33"	270.00'	56.36'	N30°40'04"E	56.25'
C12	32°14'15"	85.00'	47.83'	N11°32'21"W	47.20'
C13	57°54'02"	25.00'	25.26'	S62°24'34"E	24.20'
C14	129°13'26"	50.00'	112.77'	N81°55'44"E	90.34'
C15	10°58'39"	1,787.00'	342.37'	N73°27'28"E	341.85'
C16	46°15'13"	55.00'	44.40'	S77°55'36"E	43.20'
C17	45°33'58"	55.00'	43.74'	N32°01'00"W	42.60'
C18	4°20'28"	1,200.00'	90.92'	N07°03'48"W	90.90'
C19	83°27'52"	55.00'	80.12'	N36°50'22"E	73.22'
C20	14°06'59"	1,467.00'	361.43'	N71°30'48"E	360.52'
C21	75°40'18"	55.00'	72.64'	N26°37'10"E	67.47'
C22	90°00'00"	55.00'	86.39'	N33°47'01"E	77.78'
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C24	5°46'13"	1,787.00'	179.97'	N65°05'02"E	179.89'
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C27	22°36'45"	25.00'	9.87'	S68°04'33"W	9.80'
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C35	90°00'00"	25.00'	39.27'	N33°47'01"E	35.36'
C36	53°07'48"	25.00'	23.18'	N37°46'53"W	22.36'
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C42	16°44'52"	1,757.00'	513.57'	N70°34'22"E	511.75'
C43	91°49'11"	25.00'	40.06'	S55°08'37"E	35.91'
C44	4°20'28"	1,170.00'	88.64'	S07°03'48"E	88.62'
C45	83°27'52"	25.00'	36.42'	S36°50'22"W	33.28'
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JORDAN RANCH SEC. 44

A SUBDIVISION OF
43.652 ACRES
LOCATED IN
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85 LOTS 2 BLOCKS 4 RESERVES

OWNER: FORT BEND JORDAN RANCH LP
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