

# PLAT RECORDING SHEET

**PLAT NAME:** Jordan Ranch Sec. 48

\_\_\_\_\_

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

**ACREAGE:** 8.965

\_\_\_\_\_

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

\_\_\_\_\_

**ABSTRACT NUMBER:** A-732

\_\_\_\_\_

**NUMBER OF BLOCKS:** 2

\_\_\_\_\_

**NUMBER OF LOTS:** 31

\_\_\_\_\_

**NUMBER OF RESERVES:** 2

\_\_\_\_\_

**OWNERS:** Fort Bend Jordan Ranch LP

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\_\_\_\_\_  
**(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 8.965 acre tract described in the above and foregoing map of JORDAN RANCH SEC. 48 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. 48 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 3<sup>rd</sup> day of NOVEMBER, 2023.

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

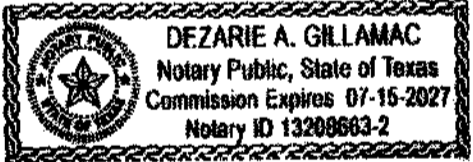
By: JOHNSON JORDAN RANCH GP, LLC  
a Texas Limited Liability Company  
Its General Partner

By: Jerry Ulke  
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 3<sup>rd</sup> day of NOVEMBER, 2023.



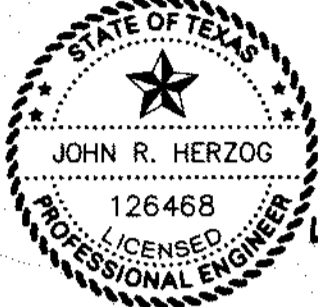
Dezarie A. Grilamac  
Notary Public in and for the  
State Of Texas

I, Michael L. Swan, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



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

I, John R. Herzog, A Professional Engineer licensed in the State of Texas do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.



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

This plat of JORDAN RANCH SEC. 48 is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this 02 day of January, 2023.

Andrew  
Andrew, Chair

Joan Berger  
Joan Berger, Vice Chair

This plat of JORDAN RANCH SEC. 48 was approved by the City of Fulshear Council on the 21 day of February, 2023, and signed on this 01 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  
Aaron Groff, Mayor

Mafela Rodriguez  
Mafela 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  
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.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 dedicator, his heirs, assigns, or successors.
- The platted area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C0020L effective April 02, 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 top of all floor slabs shall be a minimum of 156.95 feet above mean sea level (NAVD 88 Datum). In addition, no top of slab elevation shall be less than 2.0 feet above the Atlas 14 100-year water surface elevation of the receiving detention pond serving the proposed development, less than 2.0 feet above the proposed lowest top of curb elevation adjacent to the lot in which it lies, less than 4.0 feet above the pre-Atlas 14 100-year water surface elevation, or less than 2.0 feet above the pre-Atlas 14 500-year water surface elevation of the nearest impacting stream.
- The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
- All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.
- All property is required to drain into the drainage easement through an approved drainage structure.
- The Lighting Zone Code is LZ3.
- To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
- Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
- Benchmark:  
Elevations are based on Harris County Floodplain RM 190055, located on the east side of FM 1463, approximately 550' south of Corbitt Road, 15'± east of the power lines and 2'± off curb line of a driveway leading to a shopping center. Top of a stainless-steel rod inside an 8" PVC sleeve.  
Note: The RM is now 3'± below ground level.  
NAVD88, 2001 Adj. Elevation = 136.32
- Reserves A and B within this plat will be owned by Fulshear M.U.D. No. 3A or the Jordan Ranch Community Association. Maintenance will be performed by either Fulshear M.U.D. No. 3A or the Jordan Ranch Community Association.
- A minimum distance of 10' shall be maintained between residential dwellings.
- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.

BEING 8.965 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 201507940 in the Official Public Records of Fort Bend County, Texas and being 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 813, 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 41° 05' 02" West - 2480.62 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 07° 10' 33" West - 129.87 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

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

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

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

South 08° 35' 40" West - 62.56 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 northwesterly direction, with said curve to the right, having a radius of 1965.00 feet, a central angle of 19° 59' 13", a chord bearing and distance of North 71° 24' 44" West - 681.99 feet, and an arc distance of 685.46 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 61° 25' 07" West - 127.74 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 91° 20' 46", a chord bearing and distance of North 15° 44' 44" West - 42.92 feet, and an arc distance of 47.83 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;

in a northeasterly direction, with said curve to the right, having a radius of 1470.00 feet, a central angle of 03° 51' 51", a chord bearing and distance of North 31° 51' 35" East - 99.12 feet, and an arc distance of 99.14 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;

in a northeasterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 88° 44' 54", a chord bearing and distance of North 78° 09' 57" East - 34.97 feet, and an arc distance of 38.72 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a southeasterly direction, with said curve to the left, having a radius of 1817.00 feet, a central angle of 00° 13' 07", a chord bearing and distance of South 57° 34' 09" East - 6.93 feet, and an arc distance of 6.93 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 32° 19' 17" 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 right;

in a northwesterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 95° 50' 29", a chord bearing and distance of North 09° 45' 29" West - 37.11 feet, and an arc distance of 41.82 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;

in a northeasterly direction, with said curve to the right, having a radius of 1470.00 feet, a central angle of 03° 20' 35", a chord bearing and distance of North 39° 50' 04" East - 85.76 feet, and an arc distance of 85.77 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 41° 30' 21" East - 97.67 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a northeasterly direction, with said curve to the left, having a radius of 1230.00 feet, a central angle of 01° 23' 59", a chord bearing and distance of North 40° 48' 22" East - 30.05 feet, and an arc distance of 30.05 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 right, having a radius of 25.00 feet, a central angle of 81° 02' 35", a chord bearing and distance of North 80° 37' 40" East - 32.49 feet, and an arc distance of 35.36 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a southeasterly direction, with said curve to the left, having a radius of 1497.00 feet, a central angle of 00° 31' 06", a chord bearing and distance of South 59° 06' 36" East - 13.54 feet, and an arc distance of 13.54 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

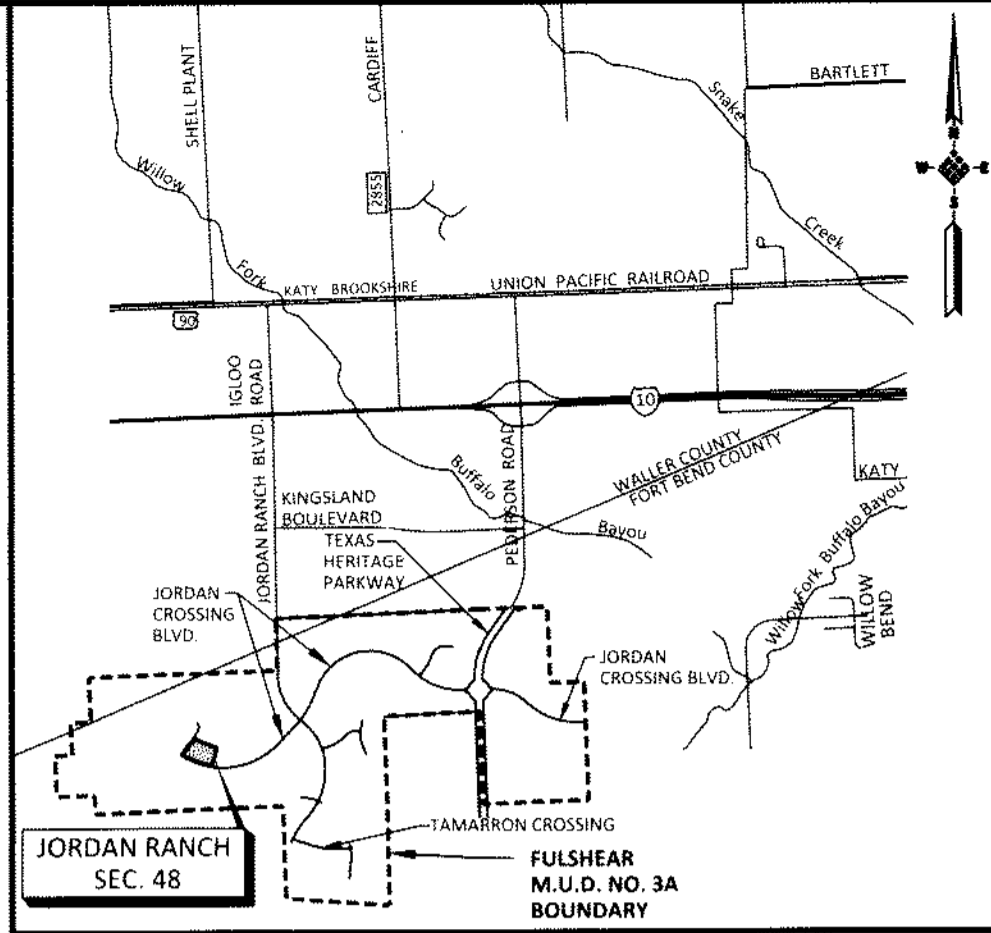
North 30° 37' 52" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

in a southeasterly direction, with said curve to the left, having a radius of 1437.00 feet, a central angle of 15° 27' 35", a chord bearing and distance of South 67° 05' 56" East - 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 reverse curvature;

in a southeasterly direction, with said curve to the right, having a radius of 85.00 feet, a central angle of 40° 49' 22", a chord bearing and distance of South 54° 25' 03" East - 59.29 feet, and an arc distance of 60.56 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 82° 49' 27" East - 141.15 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 37° 49' 27" East - 21.21 feet to the POINT OF BEGINNING of the herein described tract and containing 8.965 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. 48

A SUBDIVISION OF

**8.965 ACRES**

LOCATED IN

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

FORT BEND COUNTY, TEXAS

**31 LOTS 2 BLOCKS 2 RESERVES**

OWNER: **FORT BEND JORDAN RANCH LP**

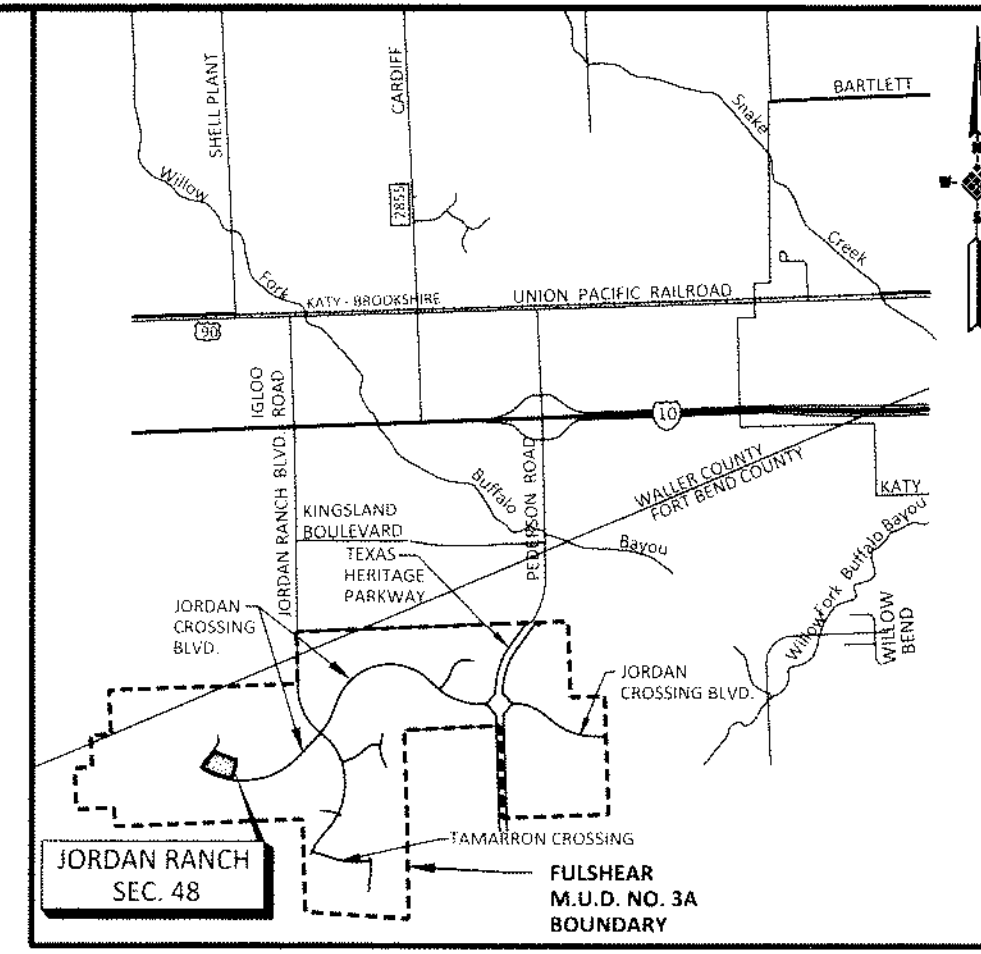
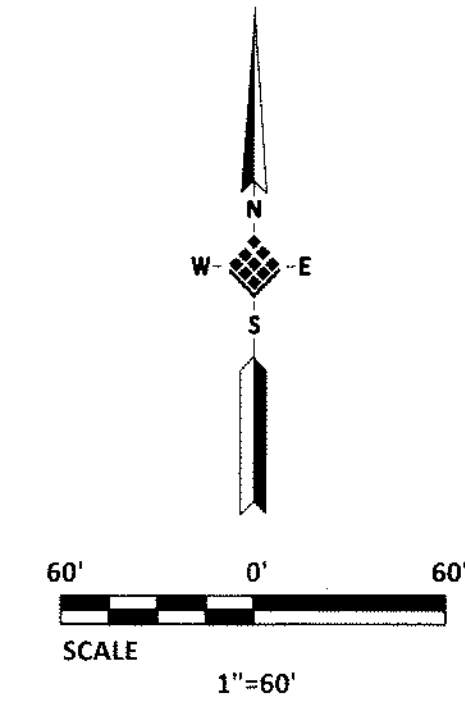
a Texas limited partnership  
5005 BOWENWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: **IDS Engineering Group**

13430 NW, Freeway  
Suite 700  
Houston, Tx. 77040  
713.462.3178  
Tel/Fax 7726  
Tel/Fax 10110700

OCTOBER 2023 IDS PROJECT NO. 2141-058-01



SHEET 1 OF 2

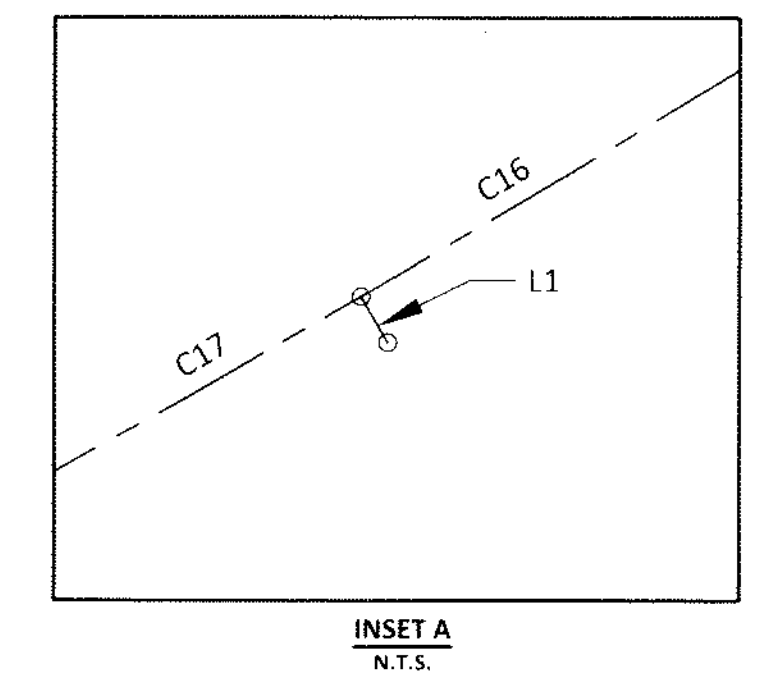


FORT BEND COUNTY KEY MAP NO. 482R  
VICINITY MAP  
SCALE 1" = 5,000'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	15°27'35"	1,437.00'	387.74'	S67°05'56"E	386.56'
C2	40°49'22"	85.00'	60.56'	S54°25'03"E	59.29'
C3	19°59'13"	1,965.00'	685.46'	N71°24'44"W	681.99'
C4	91°20'46"	30.00'	47.83'	N15°44'44"W	42.92'
C5	3°51'51"	1,470.00'	99.14'	N33°51'35"E	99.12'
C6	88°44'54"	25.00'	38.72'	N78°09'57"E	34.93'
C7	0°13'07"	1,817.00'	6.93'	S57°34'09"E	6.97'
C8	95°50'29"	25.00'	41.82'	N09°45'29"W	37.11'
C9	3°20'35"	1,470.00'	85.77'	N39°50'04"E	85.76'
C10	1°23'59"	1,230.00'	30.05'	N40°48'22"E	30.05'
C11	81°02'35"	25.00'	35.36'	N80°37'40"E	32.49'
C12	0°31'06"	1,497.00'	13.54'	S59°06'36"E	13.54'
C13	15°27'35"	1,467.00'	395.83'	N67°05'56"W	394.63'
C14	81°15'00"	55.00'	77.99'	N34°12'14"W	71.62'
C15	8°33'15"	1,500.00'	223.95'	N10°41'54"E	223.74'
C16	44°47'40"	50.00'	30.99'	N37°22'21"E	28.10'
C17	44°40'55"	50.00'	38.99'	N82°06'39"E	38.01'
C18	17°52'11"	1,787.00'	557.34'	S66°36'48"E	555.08'
C19	40°25'38"	85.00'	59.58'	S47°33'33"E	58.78'
C20	8°33'15"	1,530.00'	228.43'	S10°41'54"W	228.22'
C21	3°31'32"	80.00'	4.92'	S16°44'17"W	4.92'
C22	26°09'52"	25.00'	11.42'	S05°25'07"W	11.32'
C23	134°52'00"	50.00'	117.69'	S59°46'12"W	92.34'
C24	26°09'52"	25.00'	11.42'	N65°52'44"W	11.32'
C25	3°24'46"	80.00'	4.77'	N77°15'17"W	4.76'
C26	17°52'11"	1,817.00'	566.69'	N66°36'48"W	564.40'
C27	12°47'20"	1,757.00'	542.94'	S66°31'53"E	540.79'
C28	89°50'15"	25.00'	39.20'	N59°41'50"E	35.31'
C29	8°21'27"	1,470.00'	214.42'	N10°36'00"E	214.23'
C30	81°15'00"	25.00'	35.45'	N34°12'14"W	32.56'
C31	15°27'35"	1,497.00'	403.93'	N67°05'56"W	402.70'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S30°13'48"E	0.14'

RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
	A	LANDSCAPE/OPEN SPACE/UTILITIES	18,365	0.422
	B	LANDSCAPE/OPEN SPACE/UTILITIES	4,021	0.092



**JORDAN RANCH SEC. 48**

A SUBDIVISION OF

**8.965 ACRES**

LOCATED IN


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

**FORT BEND COUNTY, TEXAS**

**31 LOTS      2 BLOCKS      2 RESERVES**

**OWNER:      FORT BEND JORDAN RANCH LP**

© Texas Limited Partnerships  
5000 Riverchase Drive, Suite 500, Houston, Texas 77066 (713) 460-9977

ENGINEER:  **IDS**  
Engineering Group

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