

PLAT RECORDING SHEET

PLAT NAME: Jordan Ranch Street Dedication No. 14 and Reserves

PLAT NO: _____

ACREAGE: 51.465

LEAGUE: H. & T.C.R.R. CO. Survey, Section 75

ABSTRACT NUMBER: A-732

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: Fort Bend Jordan Ranch LP

(DEPUTY CLERK)

\\fdmg.com\B\Projects\21001214\00726-B-38-Deed-14-FP\CD\DWG\B-ST-DSD-14-BAT-Adjg [Lmg] Printed Oct 01, 2024 at 9:21am by Talmara (Last Saved by: Talmara)

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 51.465 acre tract described in the above and foregoing map of JORDAN RANCH STREET DEDICATION NO. 14 AND RESERVES, 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 six feet, six inches (6'6") for fifteen feet (15'0") 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, six inches (7'6") for fifteen feet (15'0") 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 three (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. 14 AND RESERVES, 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 _____, 2024.

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 _____, 2024.

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 08/15/24. 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. 14 AND RESERVES is approved by the City Planning Commission of the City of Fulshear, Texas this ____ day of _____, 2024.

Amy Pearce, Chair

Joan Berger, Co-Chair

The plat of JORDAN RANCH STREET DEDICATION NO. 14 AND RESERVES was approved by the City of Fulshear Council on the ____ day of _____, 2024, and signed on this ____ day of _____, 2024, provided; however, this approval shall be invalid, null and void, unless this plat is filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Donald McCoy, Mayor

Mariela Rodriguez, City Secretary

BEING 51.465 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 2015077040 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 (with varies) and Jordan Crossing Boulevard (with 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 North 54° 11' 16" West - 1968.51 feet, across said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" found for the northerly line of said 1352.43 acre tract and south line of the 280.3406 acre tract of land described in the deed to Dixie Farm Partners, LLP, recorded in Volume 817, Page 27 of the Deed Records of Waller County, Texas, being the northwest corner of JORDAN RANCH SEC. 49 according to the plat thereof recorded under Plat No. 20240040 in the Plat Records of Fort Bend County, Texas, to the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the westerly lines of said JORDAN RANCH SEC. 49, the following courses and distances:

South 36° 56' 36" West - 37.81 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of the herein described tract;

South 37° 44' 15" West - 176.20 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of the herein described tract;

South 36° 49' 02" West - 1354.67 feet to a 5/8-inch iron rod with cap stamped "IDS" found on the northeast right-of-way line of JORDAN RANCH STREET DEDICATION NO. 13 according to the plat thereof recorded under Plat No. 20240044 in the Plat Records of Fort Bend County, Texas, for the beginning of a non-tangent curve to the right;

THENCE, with lines of said JORDAN RANCH STREET DEDICATION NO. 13, the following courses and distances:

In a northwesterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 67° 31' 20", a chord bearing and distance of North 49° 11' 12" West - 27.79 feet, and an arc distance of 29.46 feet, to a 5/8-inch iron rod with cap stamped "IDS" found at the point of reverse curvature;

In a northwesterly direction, with said curve to the left, having a radius of 270.00 feet, a central angle of 15° 56' 25", a chord bearing and distance of North 23° 23' 45" West - 74.88 feet, and an arc distance of 75.12 feet, to a 5/8-inch iron rod with cap stamped "IDS" found at the end of said curve;

South 58° 38' 03" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" found at the beginning of a non-tangent curve to the right;

In a southwesterly direction, with said curve to the right, having a radius of 210.00 feet, a central angle of 68° 00' 48", a chord bearing and distance of South 02° 38' 27" West - 234.90 feet, and an arc distance of 249.28 feet, to a 5/8-inch iron rod with cap stamped "IDS" found at the end of said curve;

South 36° 38' 51" West - 152.66 feet to a 5/8-inch iron rod with cap stamped "IDS" found at the beginning of a curve to the right;

In a southwesterly direction, with said curve to the right, having a radius of 1170.00 feet, a central angle of 05° 39' 09", a chord bearing and distance of South 38° 40' 47" West - 115.38 feet, and an arc distance of 115.42 feet, to a 5/8-inch iron rod with cap stamped "IDS" found at the end of said curve;

South 41° 30' 21" West - 97.67 feet to a 5/8-inch iron rod with cap stamped "IDS" found at the beginning of a curve to the left;

In a southwesterly direction, with said curve to the left, having a radius of 1530.00 feet, a central angle of 11° 40' 55", a chord bearing and distance of South 35° 39' 54" West - 311.41 feet, and an arc distance of 311.95 feet, to a 5/8-inch iron rod with cap stamped "IDS" found at a point of reverse curvature;

In a southwesterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 88° 45' 26", a chord bearing and distance of South 74° 12' 09" West - 41.96 feet, and an arc distance of 46.47 feet, to a 5/8-inch iron rod with cap stamped "IDS" found at the end of said curve;

South 28° 34' 33" West - 70.00 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of the herein described tract;

South 61° 25' 07" East - 2.46 feet to a 5/8-inch iron rod with cap stamped "IDS" found at the northwest corner of JORDAN RANCH SEC. 47 according to the plat thereof recorded under Plat No. 20240071 in the Plat Records of Fort Bend County, Texas;

THENCE, with the westerly lines of said JORDAN RANCH SEC. 47, the following courses and distances:

South 37° 30' 24" West - 1.71 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of the herein described tract;

South 36° 43' 52" West - 1873.71 feet to a 5/8-inch iron rod with cap stamped "IDS" found at the southwest corner of said JORDAN RANCH SEC. 47, being in the north line of the 1316.47 acre tract described in the deed to Raelynn Franz Werner, Trustee of the F.H. & L 2012 Trust U/I/A, ET AL. recorded under File Number 2012149037 in the Official Public Records of Fort Bend County, Texas, to the southeast corner of the herein described tract;

THENCE South 87° 38' 26" West - 759.92 feet, with the north line of said 1316.47 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set at the southwest corner of the herein described tract;

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

North 40° 31' 38" East - 2071.64 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 40° 46' 23" East - 137.94 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 40° 28' 55" East - 87.47 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 61° 25' 07" West - 78.34 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the left;
In a northwesterly direction, with said curve to the left, having a radius of 865.00 feet, a central angle of 31° 29' 51", a chord bearing and distance of North 77° 10' 03" West - 469.55 feet, and an arc distance of 475.52 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at a point of compound curvature;

In a southwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 94° 07' 14", a chord bearing and distance of South 40° 01' 25" West - 43.92 feet, and an arc distance of 49.28 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

South 82° 57' 48" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the left;

In a northwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 94° 07' 14", a chord bearing and distance of North 54° 05' 49" West - 43.92 feet, and an arc distance of 49.28 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the point of compound curvature;

In a southwesterly direction, with said curve to the left, having a radius of 865.00 feet, a central angle of 30° 24' 07", a chord bearing and distance of South 63° 38' 30" West - 453.62 feet, and an arc distance of 458.98 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

South 48° 26' 26" West - 336.91 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the right;

In a southwesterly direction, with said curve to the right, having a radius of 1835.00 feet, a central angle of 08° 21' 03", a chord bearing and distance of South 52° 36' 58" West - 267.21 feet, and an arc distance of 267.45 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at a point of reverse curvature;

In a southwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 88° 09' 23", a chord bearing and distance of South 12° 42' 48" West - 41.74 feet, and an arc distance of 46.16 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

South 58° 38' 06" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the left;

In a northwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 88° 09' 23", a chord bearing and distance of North 75° 26' 35" West - 41.74 feet, and an arc distance of 46.16 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at a point of reverse curvature;

In a southwesterly direction, with said curve to the right, having a radius of 1835.00 feet, a central angle of 22° 30' 50", a chord bearing and distance of South 71° 44' 09" West - 716.42 feet, and an arc distance of 721.05 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

South 82° 59' 34" West - 181.53 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the right;

In a southwesterly direction, with said curve to the right, having a radius of 500.00 feet, a central angle of 04° 24' 20", a chord bearing and distance of South 85° 11' 44" West - 38.44 feet, and an arc distance of 38.45 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

South 87° 23' 54" West - 300.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the left;

In a southwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 90° 00' 00", a chord bearing and distance of South 42° 23' 54" West - 42.43 feet, and an arc distance of 47.12 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

South 87° 23' 54" West - 20.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the most westerly southwest corner of the herein described tract;

North 02° 36' 06" West - 150.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the most westerly northwest corner of the herein described tract;

North 87° 23' 54" East - 20.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the left;

In a southeasterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 90° 00' 00", a chord bearing and distance of South 47° 36' 06" East - 42.43 feet, and an arc distance of 47.12 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

North 87° 23' 54" East - 300.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the right;

In an easterly direction, with said curve to the right, having a radius of 500.00 feet, a central angle of 05° 33' 46", a chord bearing and distance of South 89° 49' 13" East - 48.52 feet, and an arc distance of 48.54 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at a point of reverse curvature;

In a northeasterly direction, with said curve to the left, having a radius of 1000.00 feet, a central angle of 10° 35' 03", a chord bearing and distance of North 87° 40' 08" East - 184.47 feet, and an arc distance of 184.73 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at a point of compound curvature;

In a northeasterly direction, with said curve to the left, having a radius of 1765.00 feet, a central angle of 21° 45' 36", a chord bearing and distance of North 71° 29' 49" East - 666.29 feet, and an arc distance of 670.31 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at a point of compound curvature;

In a northeasterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 91° 58' 54", a chord bearing and distance of North 14° 37' 34" East - 43.15 feet, and an arc distance of 48.16 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

North 58° 38' 06" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the left;

In a southeasterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 91° 58' 54", a chord bearing and distance of South 77° 21' 21" East - 43.15 feet, and an arc distance of 48.16 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at a point of compound curvature;

In a northeasterly direction, with said curve to the left, having a radius of 1765.00 feet, a central angle of 08° 12' 46", a chord bearing and distance of North 52° 32' 49" East - 252.77 feet, and an arc distance of 252.99 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

North 48° 26' 26" East - 336.91 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the right;

In a northeasterly direction, with said curve to the right, having a radius of 935.00 feet, a central angle of 30° 57' 28", a chord bearing and distance of North 63° 55' 11" East - 499.07 feet, and an arc distance of 505.20 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at a point of reverse curvature;
In a northeasterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 86° 26' 07", a chord bearing and distance of North 36° 10' 51" East - 41.09 feet, and an arc distance of 45.26 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

North 82° 57' 48" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the left;

In a southeasterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 86° 26' 07", a chord bearing and distance of South 50° 15' 16" East - 41.09 feet, and an arc distance of 45.26 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at a point of reverse curvature;

In a southeasterly direction, with said curve to the right, having a radius of 935.00 feet, a central angle of 32° 13' 38", a chord bearing and distance of South 77° 21' 30" East - 519.01 feet, and an arc distance of 525.91 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at a point of reverse curvature;

In a northeasterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 85° 36' 52", a chord bearing and distance of North 75° 56' 53" East - 40.77 feet, and an arc distance of 44.83 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at a point of reverse curvature;

In a northeasterly direction, with said curve to the right, having a radius of 1530.00 feet, a central angle of 11° 33' 07", a chord bearing and distance of North 38° 55' 00" East - 307.95 feet, and an arc distance of 308.48 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

North 44° 41' 34" East - 140.53 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the left;

In a northeasterly direction, with said curve to the left, having a radius of 820.00 feet, a central angle of 09° 10' 29", a chord bearing and distance of North 40° 06' 19" East - 131.17 feet, and an arc distance of 131.31 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

North 35° 31' 04" East - 167.53 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the right;

In a northeasterly direction, with said curve to the right, having a radius of 270.00 feet, a central angle of 28° 27' 40", a chord bearing and distance of North 49° 44' 54" East - 132.74 feet, and an arc distance of 134.12 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at a point of reverse curvature;

In a northeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 88° 18' 35", a chord bearing and distance of North 19° 49' 27" East - 34.83 feet, and an arc distance of 38.53 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

North 65° 40' 10" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a non-tangent curve to the right;

In a southeasterly direction, with said curve to the right, having a radius of 330.00 feet, a central angle of 02° 50' 59", a chord bearing and distance of South 22° 54' 21" East - 16.41 feet, and an arc distance of 16.41 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at a point of reverse curvature;

In a southeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 71° 05' 01", a chord bearing and distance of South 57° 01' 22" East - 29.06 feet, and an arc distance of 31.02 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

North 40° 28' 55" East - 379.48 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 40° 31' 03" East - 31.25 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 40° 26' 43" East - 770.23 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 41° 10' 48" East - 169.33 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner of the herein described tract and being on the northerly line of said 1352.43 acre tract common to the south line of said 280.3406 acre tract;

North 88° 02' 48" East - 367.27 feet, with said common line, to the **POINT OF BEGINNING** of the herein described tract and containing 51.465 acres of land.

NOTES

1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the combined scale factor of 0.999870017.

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
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.R. 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

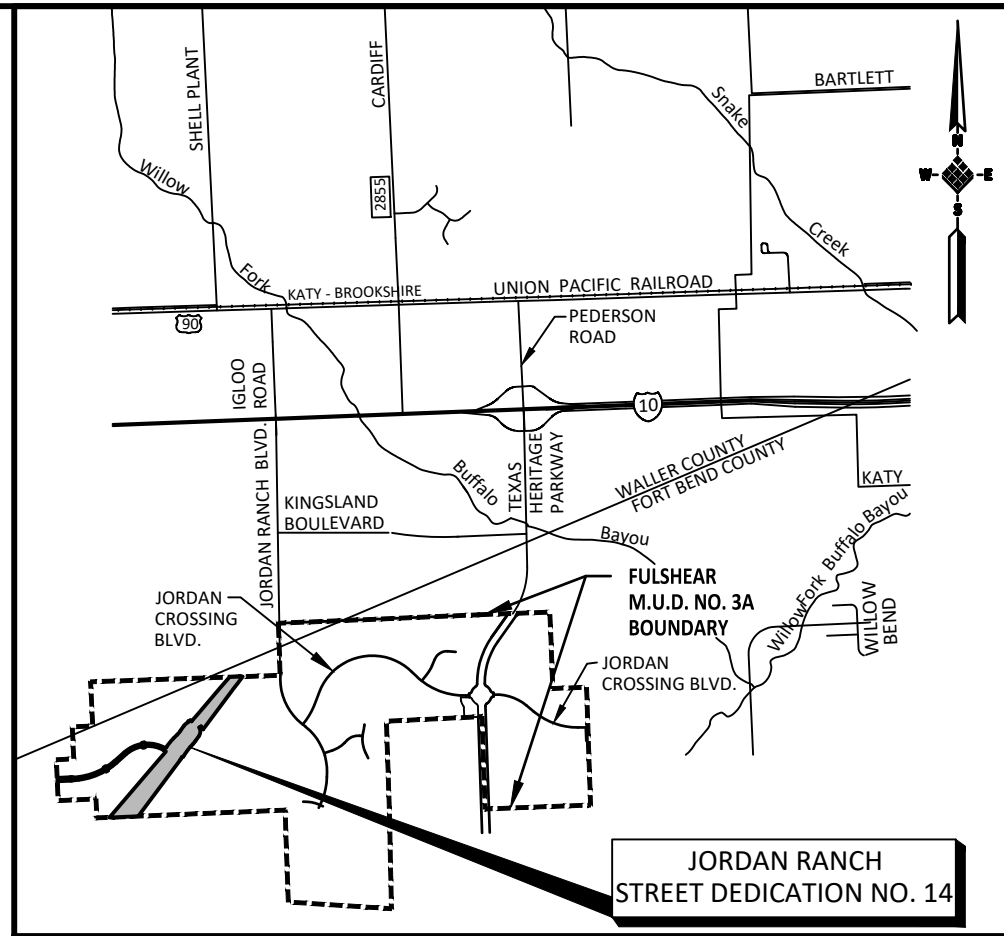
3. All building lines along street rights-of-way are as shown on the plat.

4. All non-perimeter easements on property lines are centered unless otherwise noted.

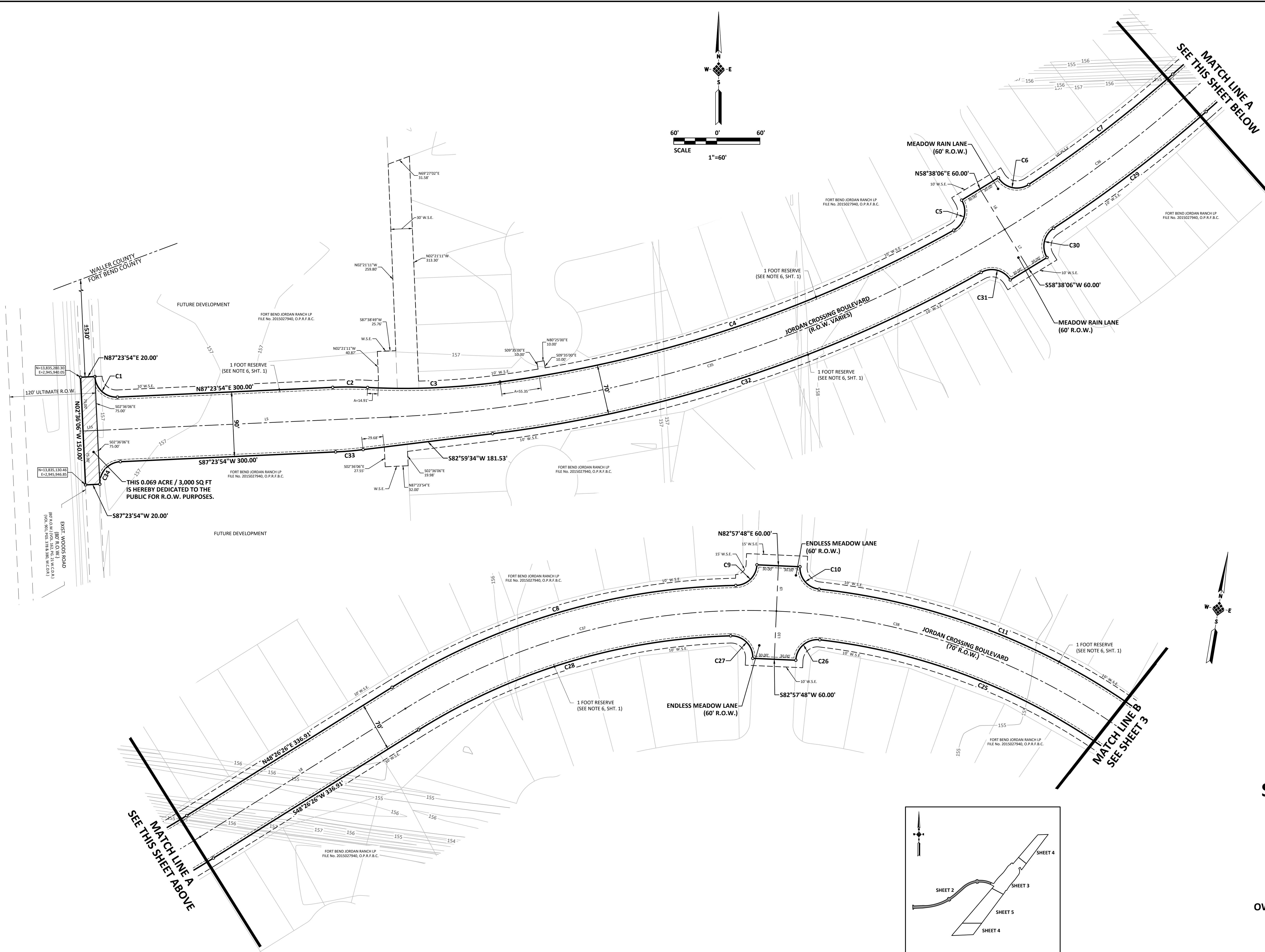
5. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.

6. 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.

7. The platred 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 Nos. 48157C0020L, effective April 2, 20



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



JORDAN RANCH STREET DEDICATION NO. 14 AND RESERVES

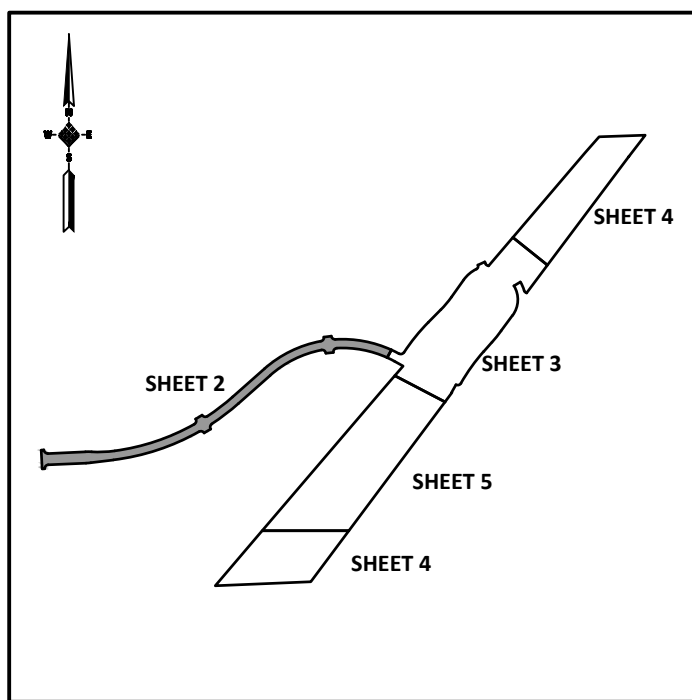
A SUBDIVISION OF
51.465 ACRES

LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732
FORT BEND COUNTY, TEXAS
0 LOTS 3 BLOCKS 3 RESERVES

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

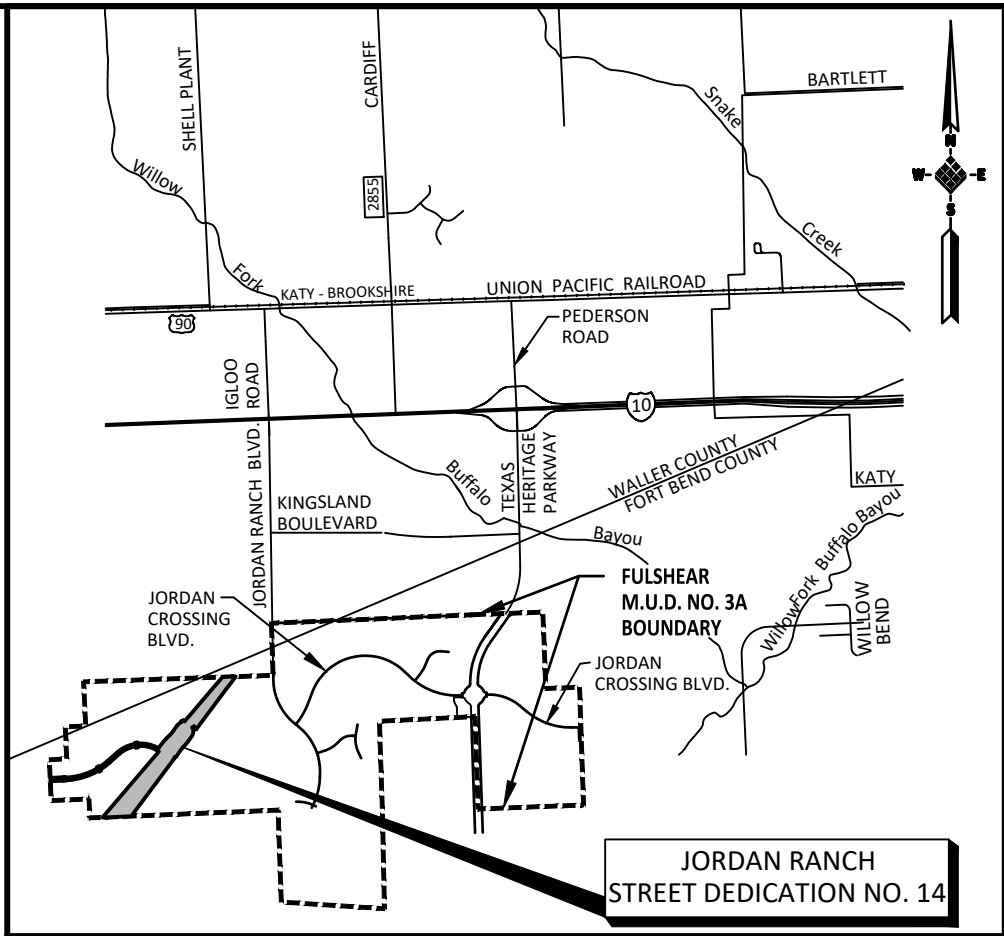
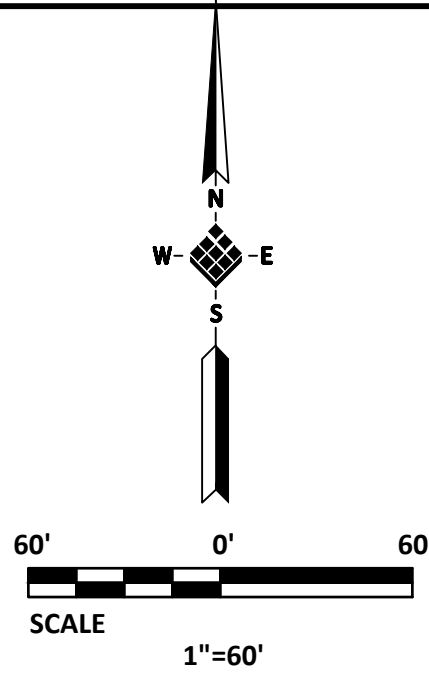
ENGINEER: **IDS**
Engineering Group

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

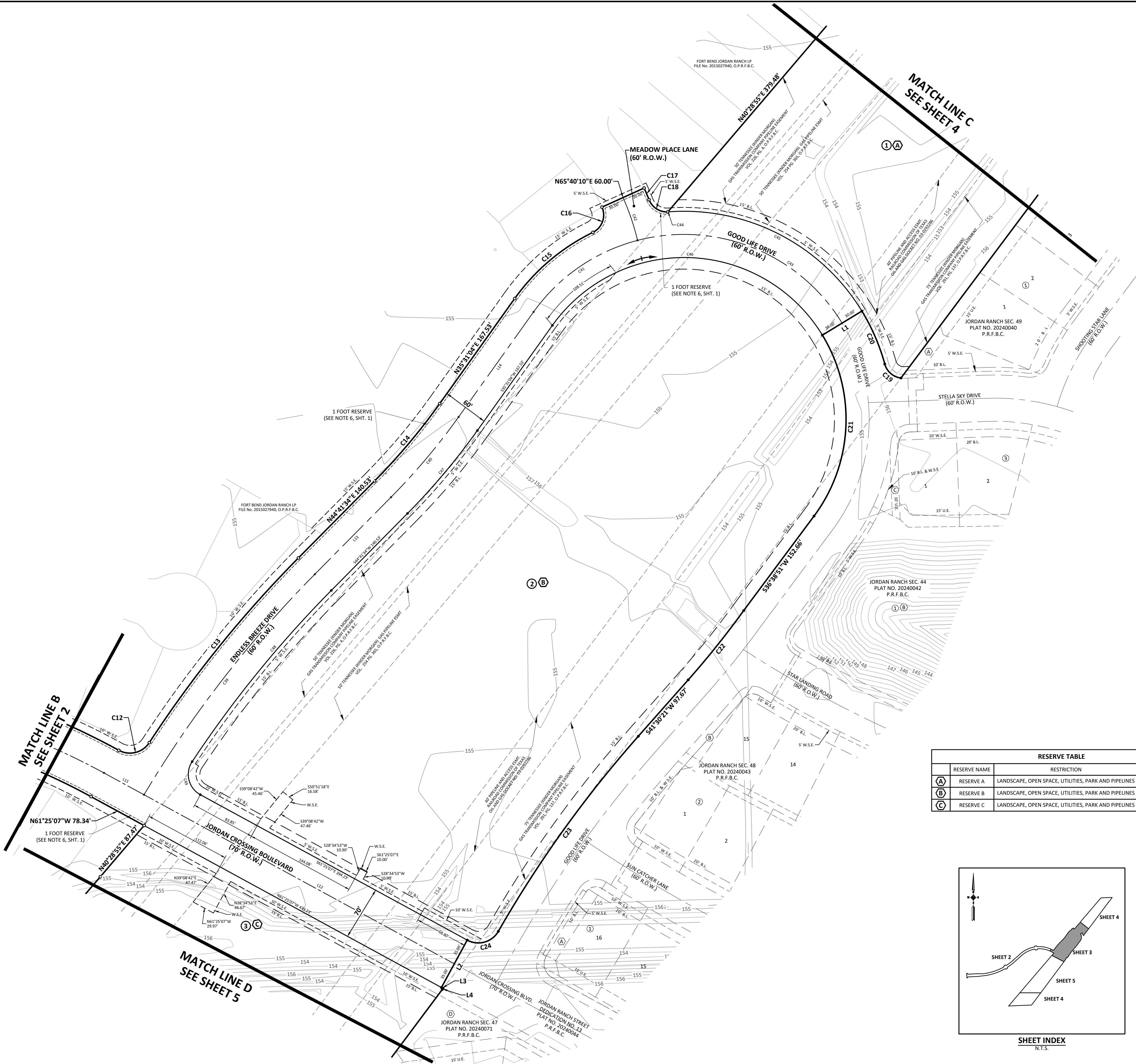


SHEET INDEX
N.T.S.

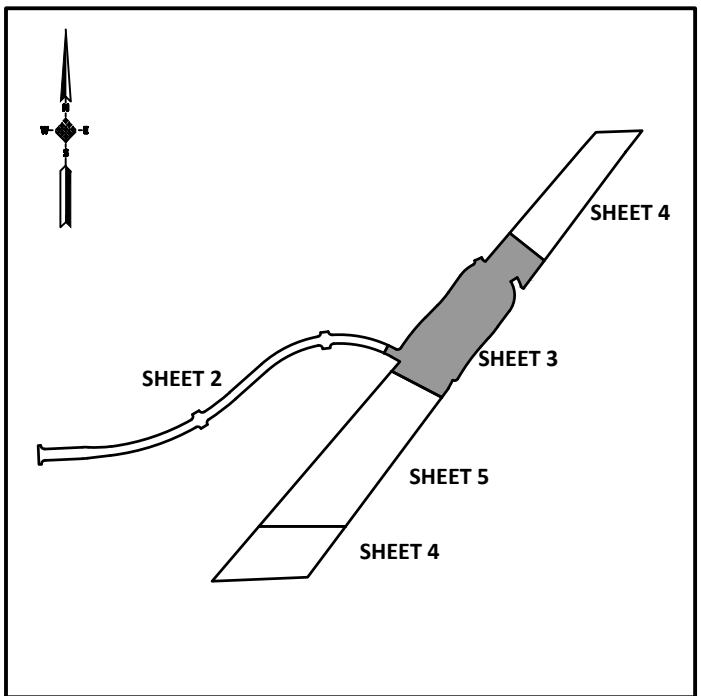
JORDAN RANCH STREET DEDICATION NO. 14 AND RESERVES



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



RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
(A)	RESERVE A	LANDSCAPE, OPEN SPACE, UTILITIES, PARK AND PIPELINES	458,341	10.522
(B)	RESERVE B	LANDSCAPE, OPEN SPACE, UTILITIES, PARK AND PIPELINES	384,769	8.833
(C)	RESERVE C	LANDSCAPE, OPEN SPACE, UTILITIES, PARK AND PIPELINES	1,049,847	24.101



SHEET INDEX
N.T.S.

JORDAN RANCH STREET DEDICATION NO. 14 AND RESERVES

A SUBDIVISION OF
51.465 ACRES

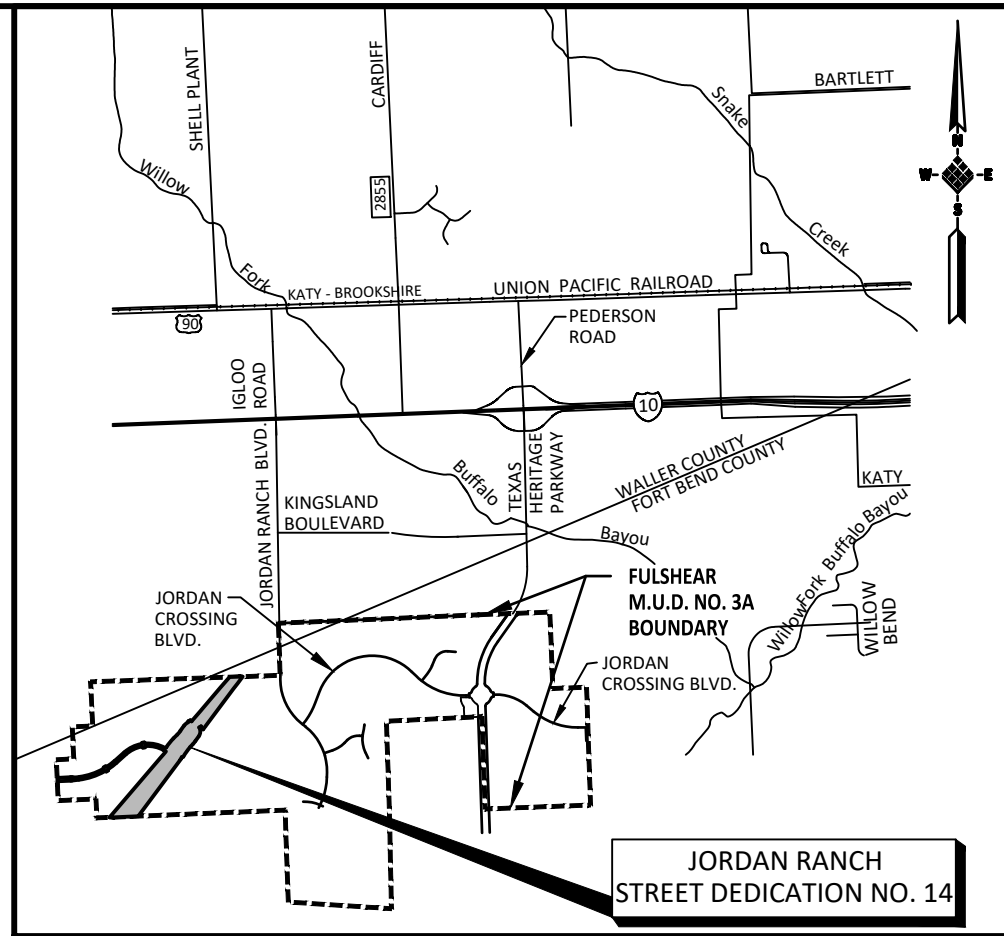
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FORT BEND COUNTY, TEXAS

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ENGINEER: **IDS**
Engineering Group

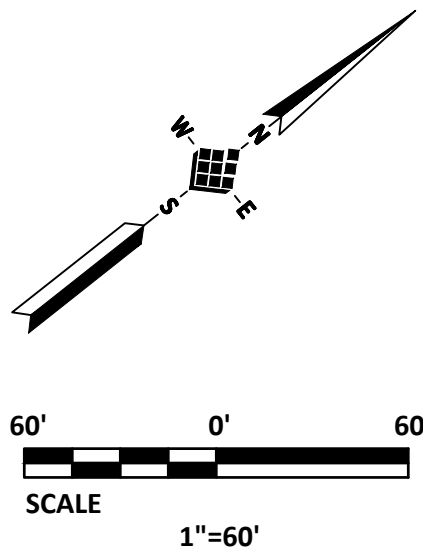
13430 NW. Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
Txdwg Firm 2726
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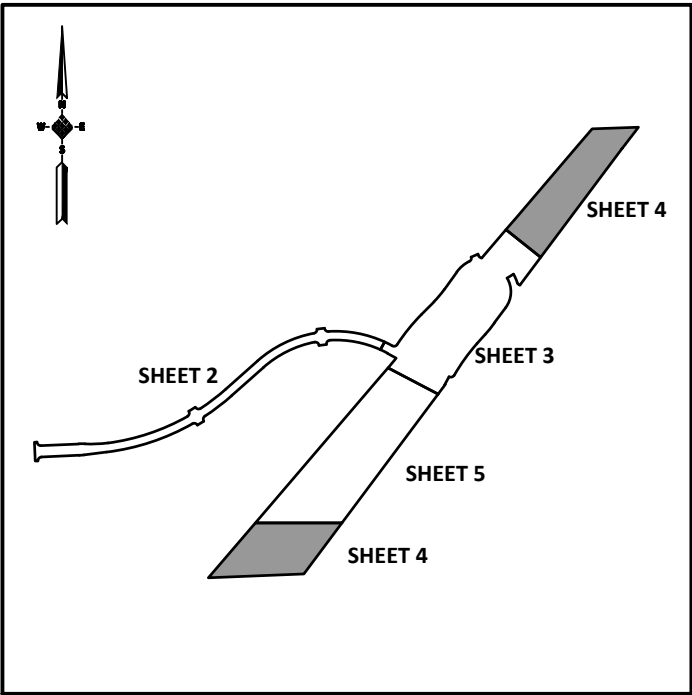
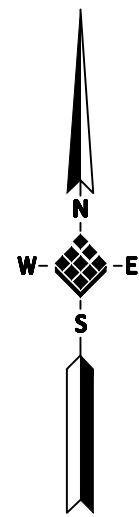
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(C)	RESERVE C	LANDSCAPE, OPEN SPACE, UTILITIES, PARK AND PIPELINES	1,049,847	24.101

MATCH LINE C
SEE SHEET 3



MATCH LINE E
SEE SHEET 5



SHEET INDEX
N.T.S.

JORDAN RANCH STREET DEDICATION NO. 14 AND RESERVES

A SUBDIVISION OF
51.465 ACRES

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

0 LOTS 3 BLOCKS 3 RESERVES

OWNER: FORT BEND JORDAN RANCH LP

a Texas limited partnership

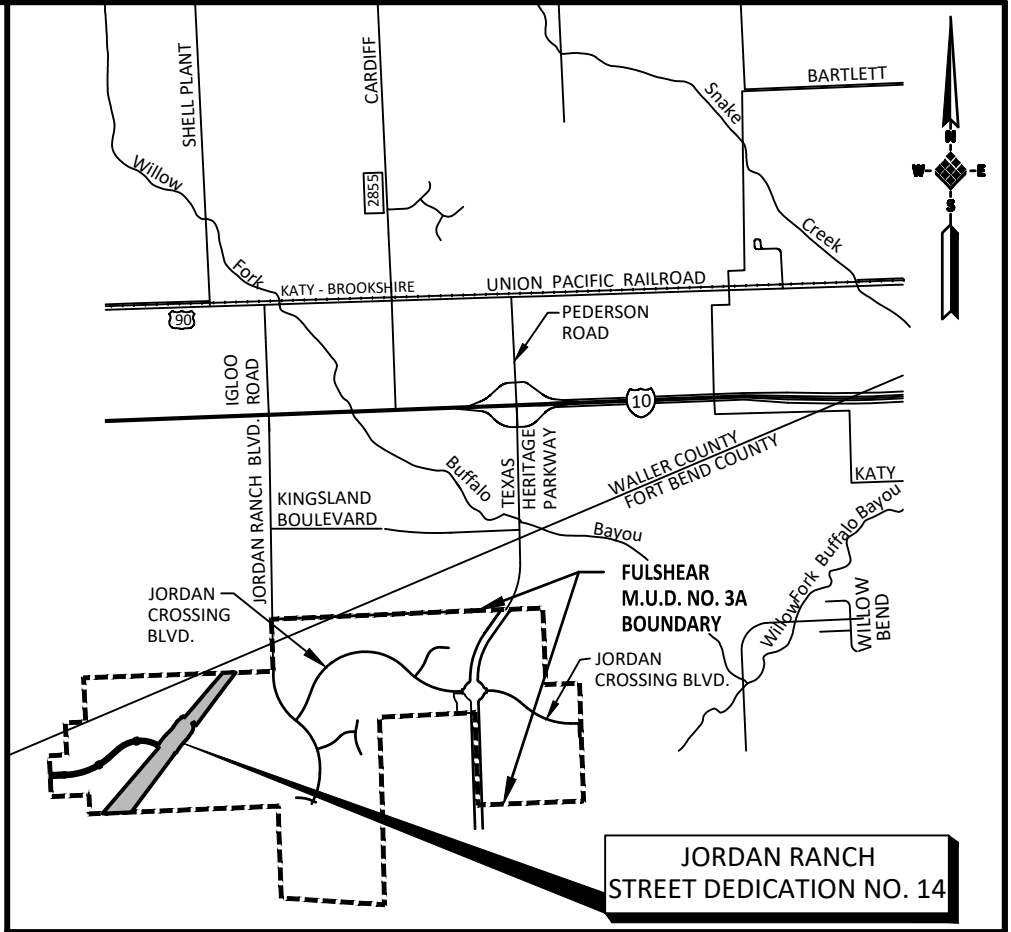
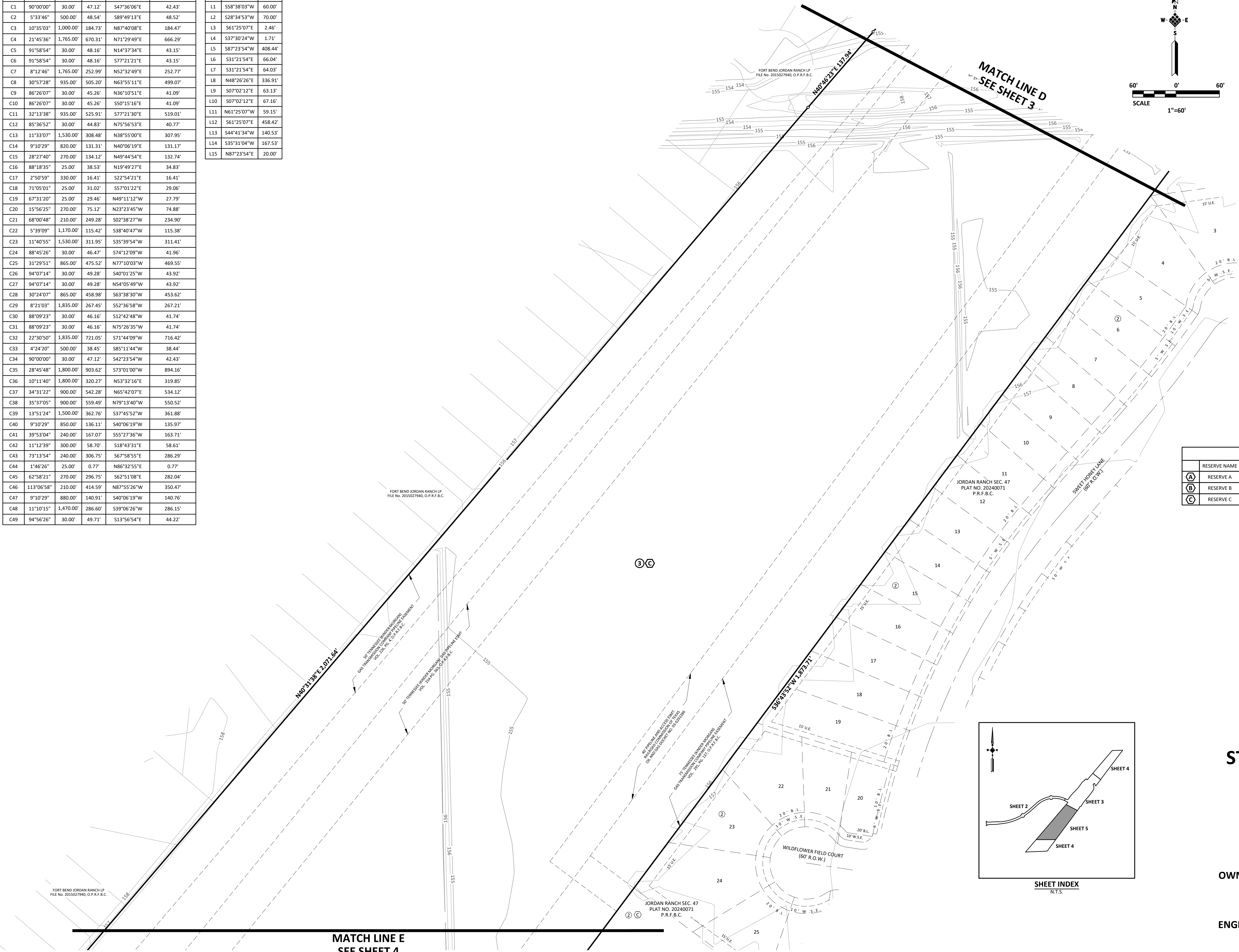
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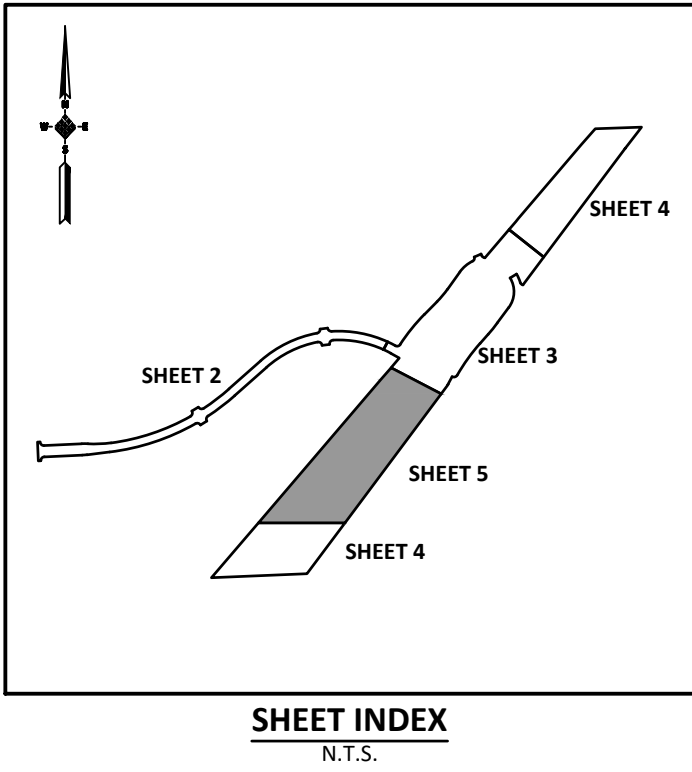
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	90°00'00"	30.00'	47.12'	S47°36'06"E
C2	5°33'46"	500.00'	48.54'	S89°49'13"E
C3	10°35'03"	1,000.00'	184.73'	N87°40'08"E
C4	21°45'36"	1,765.00'	670.31'	N71°29'49"E
C5	91°58'54"	30.00'	48.16'	N14°37'34"E
C6	91°58'54"	30.00'	48.16'	S77°21'21"E
C7	8°12'46"	1,765.00'	252.99'	N52°32'49"E
C8	30°57'28"	935.00'	505.20'	N63°55'11"E
C9	86°26'07"	30.00'	45.26'	N36°10'51"E
C10	86°26'07"	30.00'	45.26'	S50°15'16"E
C11	32°13'38"	935.00'	525.91'	S77°21'30"E
C12	85°36'52"	30.00'	44.83'	N75°56'53"E
C13	11°33'07"	1,530.00'	308.48'	N38°55'00"E
C14	9°10'29"	820.00'	131.31'	N40°06'19"E
C15	28°27'40"	270.00'	134.12'	N49°44'54"E
C16	88°18'35"	25.00'	38.53'	N19°49'27"E
C17	2°50'59"	330.00'	16.41'	S22°54'21"E
C18	71°05'01"	25.00'	31.02'	S57°01'22"E
C19	67°31'20"	25.00'	29.46'	N49°11'12"W
C20	15°56'25"	270.00'	75.12'	N23°23'45"W
C21	68°00'48"	210.00'	249.28'	S02°38'27"W
C22	5°39'09"	1,170.00'	115.42'	S38°40'47"W
C23	11°40'55"	1,530.00'	311.95'	S35°39'54"W
C24	88°45'26"	30.00'	46.47'	S74°12'09"W
C25	31°29'51"	865.00'	475.52'	N77°10'03"W
C26	94°07'14"	30.00'	49.28'	S40°01'25"W
C27	94°07'14"	30.00'	49.28'	N54°05'49"W
C28	30°24'07"	865.00'	458.98'	S63°38'30"W
C29	8°21'03"	1,835.00'	267.45'	S52°36'58"W
C30	88°09'23"	30.00'	46.16'	S12°42'48"W
C31	88°09'23"	30.00'	46.16'	N75°26'35"W
C32	22°30'50"	1,835.00'	721.05'	S71°44'09"W
C33	4°24'20"	500.00'	38.45'	S85°11'44"W
C34	90°00'00"	30.00'	47.12'	S42°23'54"W
C35	28°45'48"	1,800.00'	903.62'	S73°01'00"W
C36	10°11'40"	1,800.00'	320.27'	N53°32'16"E
C37	34°31'22"	900.00'	542.28'	N65°42'07"E
C38	35°37'05"	900.00'	559.49'	N79°13'40"W
C39	13°51'24"	1,500.00'	362.76'	S37°45'52"W
C40	9°10'29"	850.00'	136.11'	S40°06'19"W
C41	39°53'04"	240.00'	167.07'	S55°27'36"W
C42	11°12'39"	300.00'	58.70'	S18°43'31"E
C43	73°13'54"	240.00'	306.75'	S67°58'55"E
C44	1°46'26"	25.00'	0.77'	N86°32'55"E
C45	62°58'21"	270.00'	296.75'	S62°51'08"E
C46	113°06'58"	210.00'	414.59'	N87°55'26"W
C47	9°10'29"	880.00'	140.91'	S40°06'19"W
C48	11°10'15"	1,470.00'	286.60'	S39°06'26"W
C49	94°56'26"	30.00'	49.71'	S13°56'54"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S58°38'03"W	60.00'
L2	S28°34'53"W	70.00'
L3	S61°25'07"E	2.46'
L4	S37°30'24"W	1.71'
L5	S87°23'54"W	408.44'
L6	S31°21'54"E	66.04'
L7	S31°21'54"E	64.03'
L8	N48°26'26"E	336.91'
L9	S07°02'12"E	63.13'
L10	S07°02'12"E	67.16'
L11	N61°25'07"W	59.15'
L12	S61°25'07"E	458.42'
L13	S44°41'34"W	140.53'
L14	S35°31'04"W	167.53'
L15	N87°23'54"E	20.00'



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SCALE 1" = 5,000'

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