

# PLAT RECORDING SHEET

**PLAT NAME:** Jordan Ranch Sec. 55

\_\_\_\_\_

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

**ACREAGE:** 25.194

\_\_\_\_\_

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

\_\_\_\_\_

**ABSTRACT NUMBER:** 732

\_\_\_\_\_

**NUMBER OF BLOCKS:** 3

\_\_\_\_\_

**NUMBER OF LOTS:** 73

\_\_\_\_\_

**NUMBER OF RESERVES:** 5

\_\_\_\_\_

**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 25.194 acre tract described in the above and foregoing map of JORDAN RANCH SEC. 55, 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 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. 55 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

I, Carlos Jaramillo, 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."

Carlos Jaramillo, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6960

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.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 01/06/25, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

This plat of JORDAN RANCH SEC. 55 is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this \_\_\_\_ day of \_\_\_\_\_, 2024.

Amy Pearce, Chair

Joan Berger, Co-Chair

The plat of JORDAN RANCH SEC. 55 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, and 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

#### NOTES

- 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.
- 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

- All building lines along street rights-of-way are as shown on the plat.
- All side lot 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 157.10 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 Corbett Road, 15' ± east of the power lines and 2' ± 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, B, C, D, & E 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 25.194 acres of land in the H.&T.C.R.R. Co. Survey Section 75, Abstract Number 732, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 5/8-inch iron rod with cap stamped "IDS" found for the southwest corner of said 1352.43 acre tract, a northerly line of the 927.88 acre tract of land described as "Tract 1" in the deed to 1003 Franz Investments, LTD. recorded under File Number 2020183372 in the Official Public Records of Fort Bend County, Texas, and being the southeast corner of the 11.478 acre tract as described in the deed to ES Brotox Owner LLC, recorded under File Number 2022147299 in the Official Public Records of Fort Bend County, Texas;

THENCE North 28° 18' 33" West - 1222.15 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

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

North 02° 21' 11" West - 323.30 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 87° 38' 49" West - 30.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 02° 21' 11" West - 161.77 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 87° 22' 15" East - 19.96 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 02° 36' 51" West - 341.52 feet to a 5/8-inch iron rod with cap stamped "IDS" set for northwest corner of the herein described tract;

North 65° 00' 39" East - 461.31 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 71° 55' 14" East - 74.97 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 61° 38' 15" East - 153.85 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 73° 19' 41" East - 88.46 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 80° 17' 40" East - 95.70 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 82° 10' 55" East - 95.67 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 77° 30' 46" East - 95.93 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 57° 51' 33" East - 95.94 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 51° 22' 32" East - 95.33 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 39° 09' 37" East - 212.68 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 northeasterly direction, with said curve to the right, having a radius of 1085.00 feet, a central angle of 29° 08' 57", a chord bearing and distance of North 65° 24' 52" East - 546.06 feet, and an arc distance of 551.99 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the point of compound curvature;

in a southeasterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 92° 58' 27", a chord bearing and distance of South 53° 31' 26" East - 36.26 feet, and an arc distance of 40.57 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of said curve;

South 07° 02' 12" East - 95.44 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 30.00 feet, a central angle of 86° 26' 07", a chord bearing and distance of South 36° 10' 51" West - 41.09 feet, and an arc distance of 45.26 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 left, having a radius of 935.00 feet, a central angle of 30° 57' 28", a chord bearing and distance of South 63° 55' 11" West - 499.07 feet, and an arc distance of 505.20 feet, to a 5/8-inch iron rod with cap stamped "IDS" found 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" found at the beginning of a curve to the right;

in a southwesterly direction, with said curve to the right, having a radius of 1765.00 feet, a central angle of 08° 12' 46", a chord bearing and distance of South 52° 32' 49" West - 252.77 feet, and an arc distance of 252.99 feet, to a 5/8-inch iron rod with cap stamped "IDS" found at the 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 91° 58' 54", a chord bearing and distance of North 77° 21' 21" West - 43.15 feet, and an arc distance of 48.16 feet, to a 5/8-inch iron rod with cap stamped "IDS" found at the end of said curve;

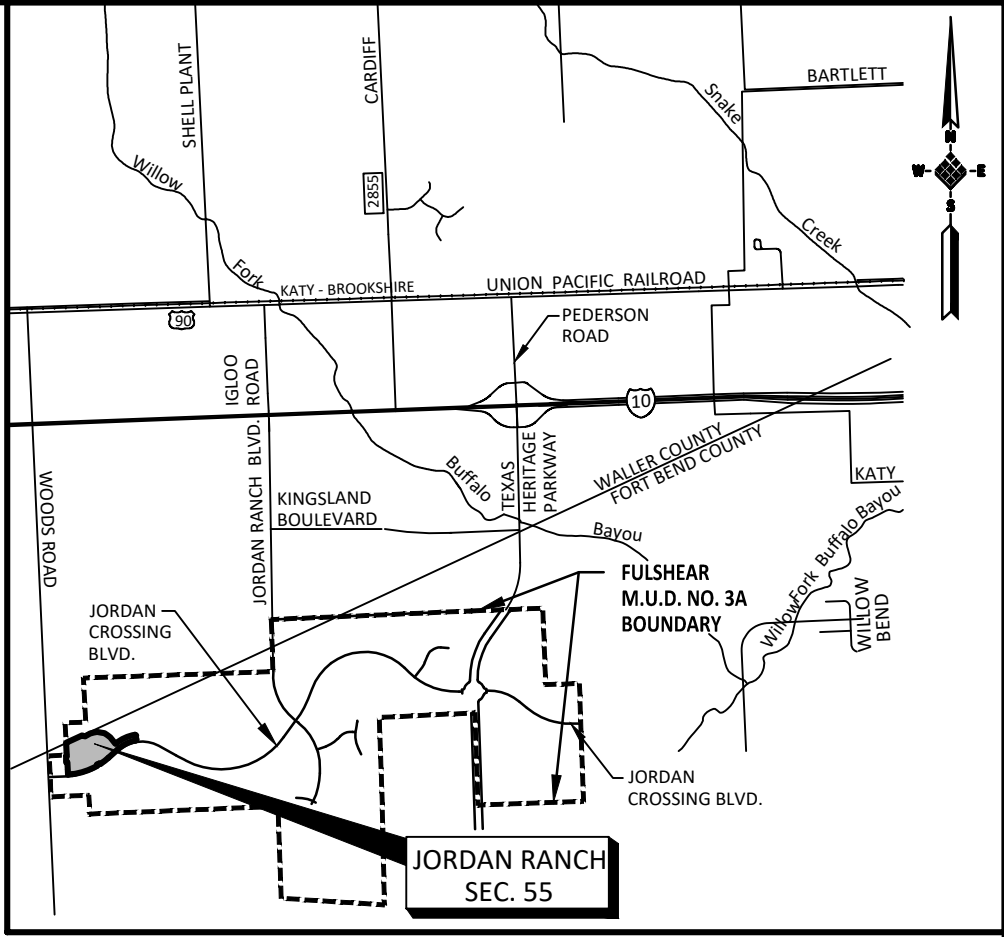
South 58° 38' 06" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" found at the beginning of a non-tangent curve to the right;

in a southwesterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 91° 58' 54", a chord bearing and distance of South 14° 37' 34" West - 43.15 feet, and an arc distance of 48.16 feet, to a 5/8-inch iron rod with cap stamped "IDS" found at the point of compound curvature;

in a southwesterly direction, with said curve to the right, having a radius of 1765.00 feet, a central angle of 21° 45' 36", a chord bearing and distance of South 71° 29' 49" West - 666.29 feet, and an arc distance of 670.31 feet, to a 5/8-inch iron rod with cap stamped "IDS" found at the point of compound curvature;

in a southwesterly direction, with said curve to the right, having a radius of 1000.00 feet, a central angle of 06° 28' 08", a chord bearing and distance of South 85° 37' 11" West - 113.14 feet, and an arc distance of 113.20 feet, to the **POINT OF BEGINNING** of the herein described tract and containing 25.194 acres of land.

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



## FORT BEND COUNTY KEY MAP NO. 482L 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 \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024, 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. 55

A SUBDIVISION OF

**25.194 ACRES**

LOCATED IN

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

FORT BEND COUNTY, TEXAS

**73 LOTS    3 BLOCKS    5 RESERVES**

**OWNER: FORT BEND JORDAN RANCH LP**

a Texas limited partnership  
5005 FREEWAY 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  
TxSurv Firm 10110700

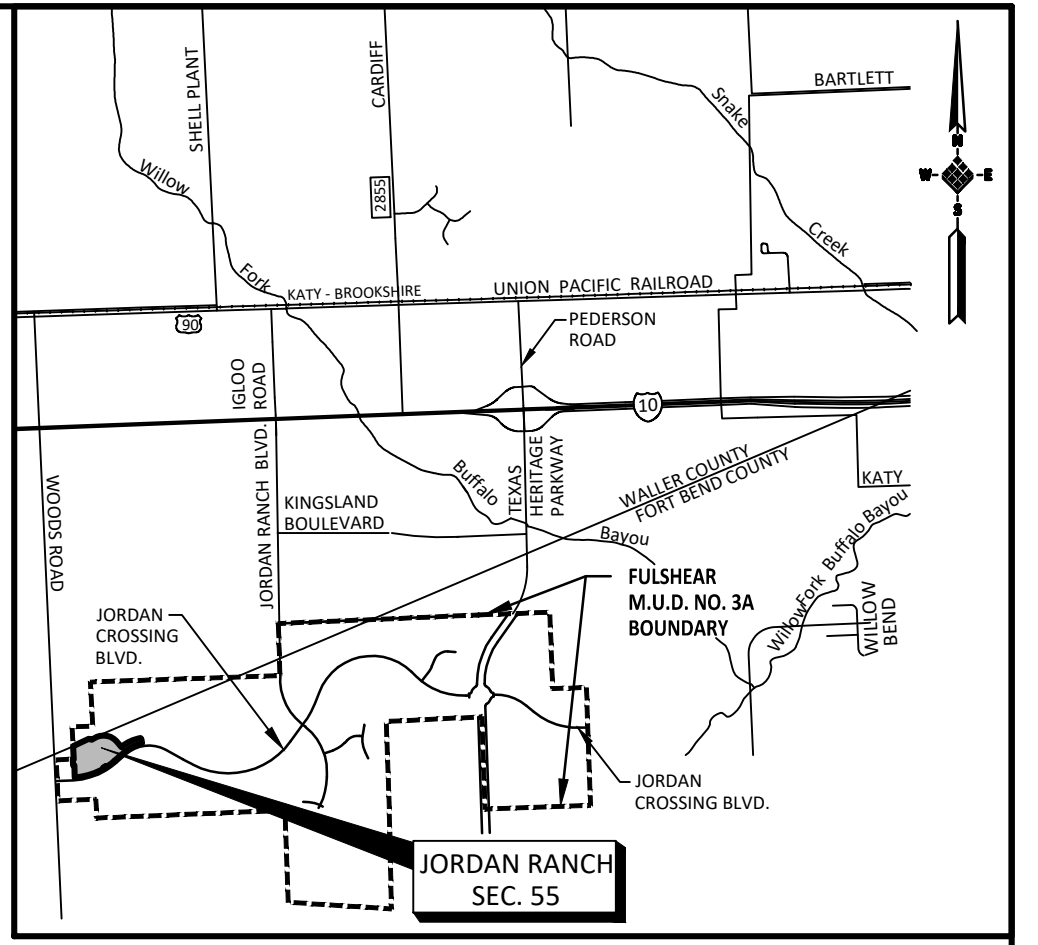
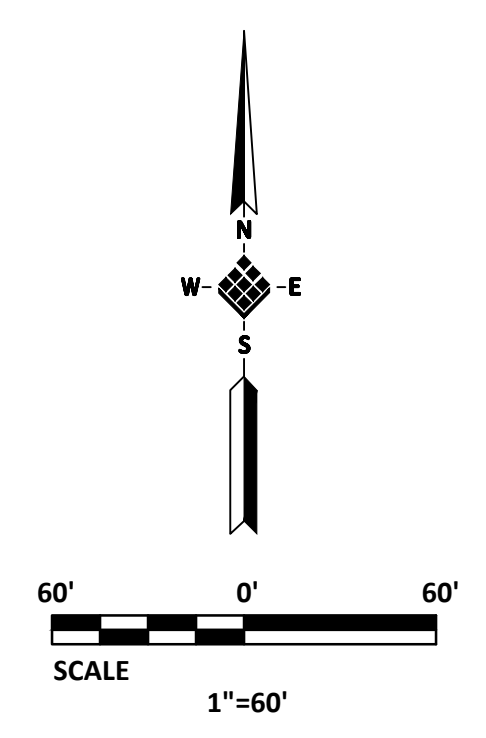
January 2025    IDS PROJECT NO. 2141-065-01    SHEET 1 OF 3

SF-39 & 41

JORDAN RANCH SEC. 55

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

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	29°08'57"	1,085.00'	551.99'	N65°24'52"E	546.06'
C2	92°58'27"	25.00'	40.57'	S53°31'26"E	36.26'
C3	86°26'07"	30.00'	45.26'	S36°10'51"W	41.09'
C4	30°57'28"	935.00'	505.20'	S63°55'11"W	499.07'
C5	8°12'46"	1,765.00'	252.99'	S52°32'49"W	252.77'
C6	91°58'54"	30.00'	48.16'	N77°21'21"W	43.15'
C7	91°58'54"	30.00'	48.16'	S14°37'34"W	43.15'
C8	21°45'36"	1,765.00'	670.31'	S71°29'49"W	666.29'
C9	6°29'08"	1,000.00'	113.20'	S85°37'11"W	113.14'
C10	12°31'01"	1,585.00'	346.26'	S64°53'37"W	345.58'
C11	7°03'09"	1,585.00'	195.09'	S74°40'42"W	194.97'
C12	33°39'30"	55.00'	32.31'	S61°22'31"W	31.85'
C13	46°53'57"	55.00'	45.02'	N21°05'48"E	43.77'
C14	18°24'21"	875.00'	281.09'	S09°38'42"E	279.88'
C15	38°53'14"	300.00'	203.61'	S19°00'06"W	199.73'
C16	23°11'33"	300.00'	121.44'	S50°02'29"W	120.61'
C17	76°48'11"	300.00'	402.14'	N79°57'39"W	372.70'
C18	2°23'57"	1,115.00'	46.69'	S49°38'25"W	46.69'
C19	3°24'09"	1,585.00'	94.12'	N50°08'31"E	94.11'
C20	76°48'11"	55.00'	73.73'	S79°57'39"E	68.33'
C21	6°47'31"	1,585.00'	187.89'	S55°14'21"W	187.78'
C22	88°04'41"	25.00'	38.43'	N75°24'14"W	34.76'
C23	17°38'51"	1,615.00'	497.43'	S69°22'51"W	495.47'
C24	80°33'27"	25.00'	35.15'	S37°55'33"W	32.33'
C25	57°46'09"	25.00'	25.21'	S31°14'15"E	24.15'
C26	258°48'31"	50.00'	225.85'	S69°16'56"W	77.27'
C27	21°02'22"	25.00'	9.18'	N08°10'00"E	9.13'
C28	26°42'36"	25.00'	11.65'	N15°42'29"W	11.55'
C29	147°00'31"	50.00'	128.29'	N44°26'28"E	95.88'
C30	40°13'49"	25.00'	17.55'	S82°10'11"E	17.20'
C31	4°30'39"	1,555.00'	122.43'	N75°27'35"E	122.40'
C32	90°49'19"	25.00'	39.63'	N27°47'36"E	35.61'
C33	17°10'32"	905.00'	271.29'	N09°01'47"W	270.28'
C34	15°55'09"	330.00'	91.69'	N07°31'04"E	91.39'
C35	46°30'22"	150.00'	121.75'	N07°46'33"W	118.44'
C36	138°56'47"	50.00'	121.25'	N38°26'40"E	93.65'
C37	46°16'48"	150.00'	121.16'	N84°46'39"E	117.89'
C38	76°48'11"	330.00'	442.35'	S79°57'39"E	409.97'
C39	90°00'00"	25.00'	39.27'	S86°33'34"E	35.36'
C40	2°23'57"	1,145.00'	47.95'	N49°38'25"E	47.94'
C41	2°23'57"	1,085.00'	45.43'	S49°38'25"W	45.43'
C42	8°16'21"	1,615.00'	233.18'	S52°34'37"W	232.98'
C43	88°04'41"	25.00'	38.43'	S12°40'27"W	34.76'
C44	15°03'04"	1,555.00'	408.48'	N61°33'27"E	407.31'
C45	93°27'56"	25.00'	40.78'	S64°11'03"E	36.41'
C46	17°00'34"	845.00'	250.85'	S08°56'48"E	249.93'
C47	62°04'47"	270.00'	292.54'	S30°35'52"W	278.44'
C48	76°48'11"	270.00'	361.93'	N79°57'39"W	335.43'
C49	90°00'00"	25.00'	39.27'	N03°26'26"E	35.36'
C50	1°27'47"	1,555.00'	39.71'	N49°10'20"E	39.71'
C51	88°32'13"	25.00'	38.63'	S85°49'40"E	34.90'
C52	26°52'41"	25.00'	11.73'	S28°07'13"E	11.62'
C53	130°33'33"	50.00'	113.93'	S79°57'39"E	90.84'
C54	26°52'41"	25.00'	11.73'	N48°11'55"E	11.62'
C55	21°02'22"	25.00'	9.18'	N72°09'26"E	9.13'
C56	258°48'31"	50.00'	225.85'	N46°43'38"W	77.27'
C57	57°46'09"	25.00'	25.21'	S32°45'11"W	24.15'
C58	76°48'11"	25.00'	33.51'	N79°57'39"W	31.06'
C59	95°35'28"	25.00'	41.71'	N06°14'11"E	37.04'
C60	21°45'36"	1,765.00'	670.31'	S71°29'49"W	666.29'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°21'54"E	148.96'
L2	N45°27'14"W	7.94'
L3	N02°21'11"W	71.67'
L4	S87°38'49"W	15.00'
L5	S18°50'52"E	36.01'
L6	S51°33'18"E	71.82'
L7	S61°38'15"W	154.08'
L8	N41°33'34"W	161.24'
L9	S48°26'26"W	110.98'
L10	N48°26'26"E	225.93'
L11	S41°33'34"E	93.86'
L12	N61°38'15"E	78.48'
L13	N28°21'45"W	15.00'
L14	S02°21'11"E	8.23'
L15	N41°33'34"W	34.37'
L16	S61°38'15"W	15.04'
L17	N61°38'15"E	51.81'
L18	S41°33'34"E	41.41'
L19	S16°21'05"W	13.86'
L20	S58°22'55"E	20.00'
L21	N37°21'20"E	20.00'
L22	N78°01'26"W	14.12'
L23	S33°03'43"W	14.62'
L24	N27°07'21"E	20.00'
L25	S51°33'18"E	71.82'
L26	S18°50'52"E	36.01'

RESERVE TABLE			
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
A	LANDSCAPE/OPEN SPACE/UTILITIES	21,458	0.493
B	LANDSCAPE/OPEN SPACE/UTILITIES	14,365	0.330
C	LANDSCAPE/OPEN SPACE/UTILITIES/DRAINAGE	3,457	0.079
D	LANDSCAPE/OPEN SPACE/UTILITIES	21,438	0.492
E	LANDSCAPE/OPEN SPACE/DETENTION/UTILITIES	107,558	2.469

# JORDAN RANCH SEC. 55

A SUBDIVISION OF

## 25.194 ACRES

LOCATED IN

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

FORT BEND COUNTY, TEXAS

73 LOTS    3 BLOCKS    5 RESERVES

OWNER: FORT BEND JORDAN RANCH LP

ENGINEER: IDS Engineering Group

January 2025    IDS PROJECT NO. 2141-065-01    SHEET 2 OF 3

SF-39 & 41

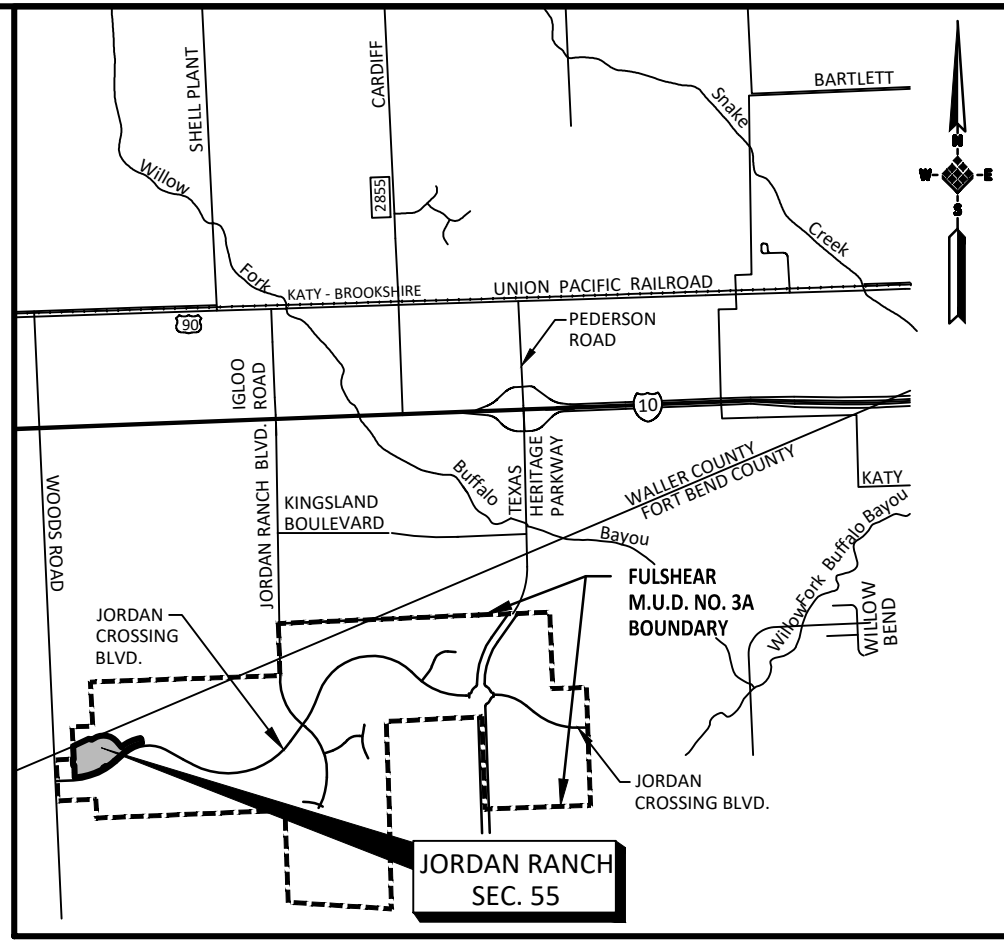
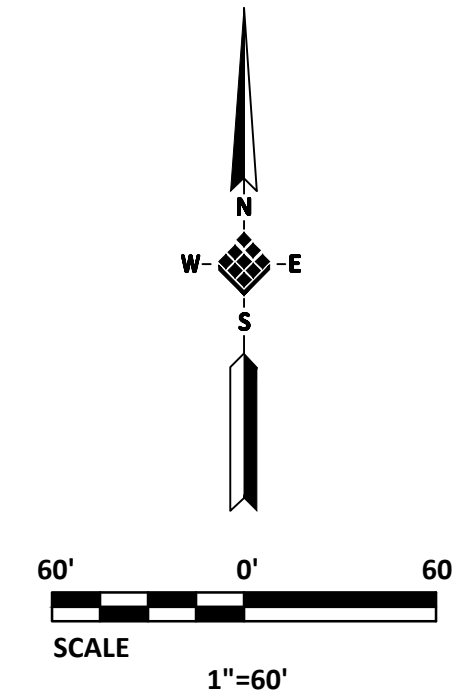
13430 NW, Freeway Suite 700  
Houston, Tx. 77040  
713.462.3178

TxEng Firm 2726  
TASurv Firm 10110700

X:\2200\14106501\_1055\_P\CAD\DWG\141055\_P.dwg [Plot1] Printed Jan 06, 2025 at 10:25am by Nsane (last saved by Nsane)

JORDAN RANCH SEC. 55

X:\2200\1440660\1455 P\CAD\DWG\1455 P\1455-NB.dwg [Plot 2] Printed Jan 06, 2025 at 10:25am by Nswene [Last Saved by: Nswene]



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

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	29°08'57"	1,085.00'	551.99'	N65°24'52"E	546.06'
C2	92°58'27"	25.00'	40.57'	S53°31'26"E	36.26'
C3	86°26'07"	30.00'	45.26'	S36°10'51"W	41.09'
C4	30°57'28"	935.00'	505.20'	S63°55'11"W	499.07'
C5	8°12'46"	1,765.00'	252.99'	S52°32'49"W	252.77'
C6	91°58'54"	30.00'	48.16'	N77°21'21"W	43.15'
C7	91°58'54"	30.00'	48.16'	S14°37'34"W	43.15'
C8	21°45'36"	1,765.00'	670.31'	S71°29'49"W	666.29'
C9	6°29'08"	1,000.00'	113.20'	S85°37'11"W	113.14'
C10	12°31'01"	1,585.00'	346.26'	S64°53'37"W	345.58'
C11	7°03'09"	1,585.00'	195.09'	S74°40'42"W	194.97'
C12	33°39'30"	55.00'	32.31'	S61°22'31"W	31.85'
C13	46°53'57"	55.00'	45.02'	N21°05'48"E	43.77'
C14	18°24'21"	875.00'	281.09'	S09°38'42"E	279.88'
C15	38°53'14"	300.00'	203.61'	S19°00'06"W	199.73'
C16	23°11'33"	300.00'	121.44'	S50°02'29"W	120.61'
C17	76°48'11"	300.00'	402.14'	N79°57'39"W	372.70'
C18	2°23'57"	1,115.00'	46.69'	S49°38'25"W	46.69'
C19	3°24'09"	1,585.00'	94.12'	N50°08'31"E	94.11'
C20	76°48'11"	55.00'	73.73'	S79°57'39"E	68.33'
C21	6°47'31"	1,585.00'	187.89'	S55°14'21"W	187.78'
C22	88°04'41"	25.00'	38.43'	N75°24'14"W	34.76'
C23	17°38'51"	1,615.00'	497.43'	S69°22'51"W	495.47'
C24	80°33'27"	25.00'	35.15'	S37°55'33"W	32.33'
C25	57°46'09"	25.00'	25.21'	S31°14'15"E	24.15'
C26	258°48'31"	50.00'	225.85'	S69°16'56"W	77.27'
C27	21°02'22"	25.00'	9.18'	N08°10'00"E	9.13'
C28	26°42'36"	25.00'	11.65'	N15°42'29"W	11.55'
C29	147°00'31"	50.00'	128.29'	N44°26'28"E	95.88'
C30	40°13'49"	25.00'	17.55'	S82°10'11"E	17.20'
C31	4°30'39"	1,555.00'	122.43'	N75°27'35"E	122.40'
C32	90°49'19"	25.00'	39.63'	N27°47'36"E	35.61'
C33	17°10'32"	905.00'	271.29'	N09°01'47"W	270.28'
C34	15°55'09"	330.00'	91.69'	N07°31'04"E	91.39'
C35	46°30'22"	150.00'	121.75'	N07°46'33"W	118.44'
C36	138°56'47"	50.00'	121.25'	N38°26'40"E	93.65'
C37	46°16'48"	150.00'	121.16'	N84°46'39"E	117.89'
C38	76°48'11"	330.00'	442.35'	S79°57'39"E	409.97'
C39	90°00'00"	25.00'	39.27'	S86°33'34"E	35.36'
C40	2°23'57"	1,145.00'	47.95'	N49°38'25"E	47.94'
C41	2°23'57"	1,085.00'	45.43'	S49°38'25"W	45.43'
C42	8°16'21"	1,615.00'	233.18'	S52°34'37"W	232.98'
C43	88°04'41"	25.00'	38.43'	S12°40'27"W	34.76'
C44	15°03'04"	1,555.00'	408.48'	N61°33'27"E	407.31'
C45	93°27'56"	25.00'	40.78'	S64°11'03"E	36.41'
C46	17°00'34"	845.00'	250.85'	S08°56'48"E	249.93'
C47	62°04'47"	270.00'	292.54'	S30°35'52"W	278.44'
C48	76°48'11"	270.00'	361.93'	N79°57'39"W	335.43'
C49	90°00'00"	25.00'	39.27'	N03°26'26"E	35.36'
C50	1°27'47"	1,555.00'	39.71'	N49°10'20"E	39.71'
C51	88°32'13"	25.00'	38.63'	S85°49'40"E	34.90'
C52	26°52'41"	25.00'	11.73'	S28°07'13"E	11.62'
C53	130°33'33"	50.00'	113.93'	S79°57'39"E	90.84'
C54	26°52'41"	25.00'	11.73'	N48°11'55"E	11.62'
C55	21°02'22"	25.00'	9.18'	N72°09'26"E	9.13'
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# JORDAN RANCH SEC. 55

A SUBDIVISION OF

## 25.194 ACRES

LOCATED IN

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

FORT BEND COUNTY, TEXAS

**73 LOTS    3 BLOCKS    5 RESERVES**

OWNER: **FORT BEND JORDAN RANCH LP**

© Texas limited partnership  
2005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: **IDS Engineering Group**

January 2025    IDS PROJECT NO. 2141-065-01    SHEET 3 OF 3

SF-39 & 41

13430 NW, Freeway Suite 700  
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TxEng Firm 2726  
TASurv Firm 10110700

JORDAN RANCH SEC. 55