

PLAT RECORDING SHEET

PLAT NAME: Jordan Ranch Boulevard Church Subdivision

PLAT NO: _____

ACREAGE: 4.858

LEAGUE: H. & T.C.R.R. CO. Survey Section 105

ABSTRACT NUMBER: A-261

NUMBER OF BLOCKS: 1

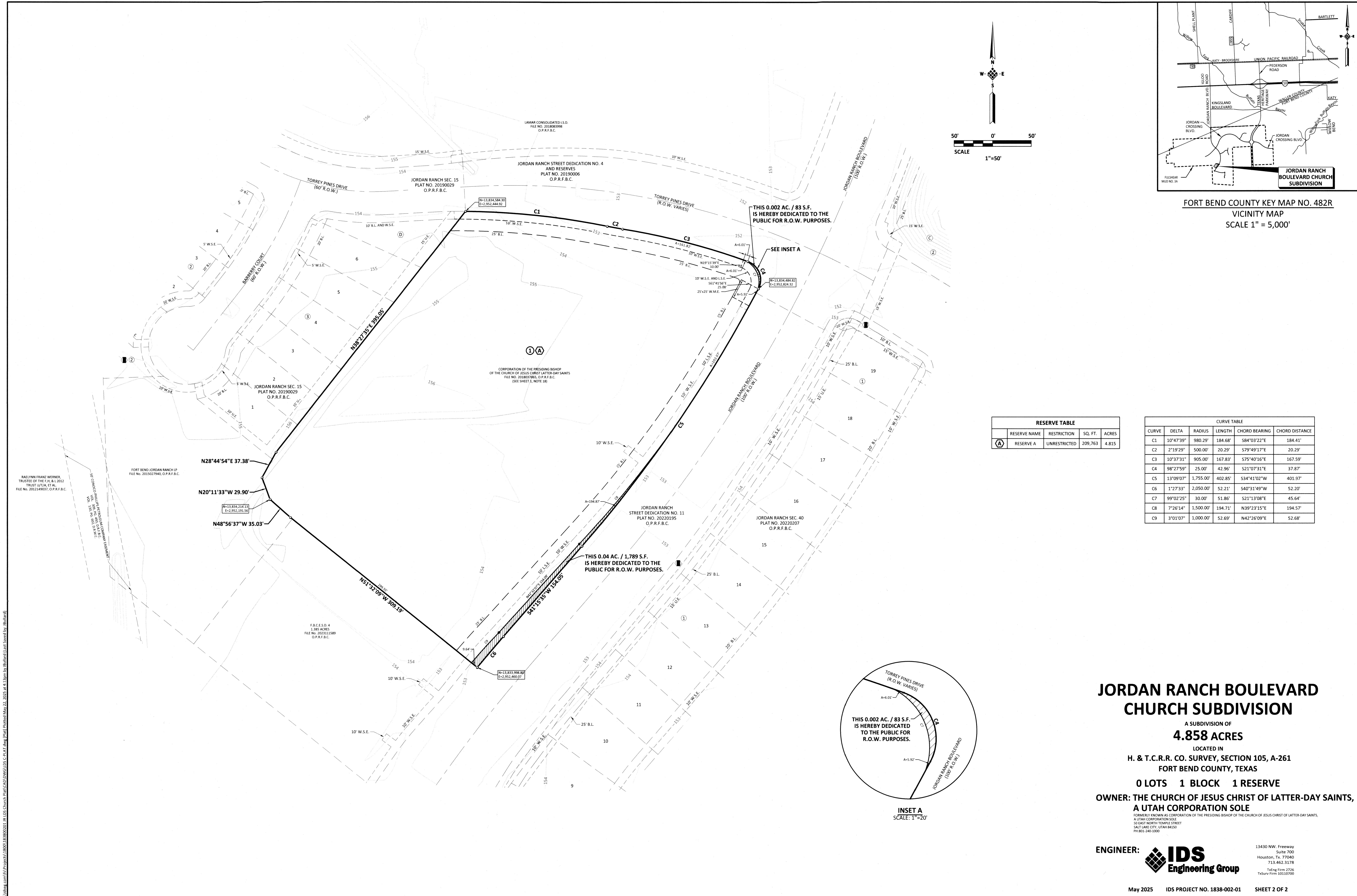
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: The Church of Jesus Christ of Latter-Day Saints, a Utah Corporation Sole

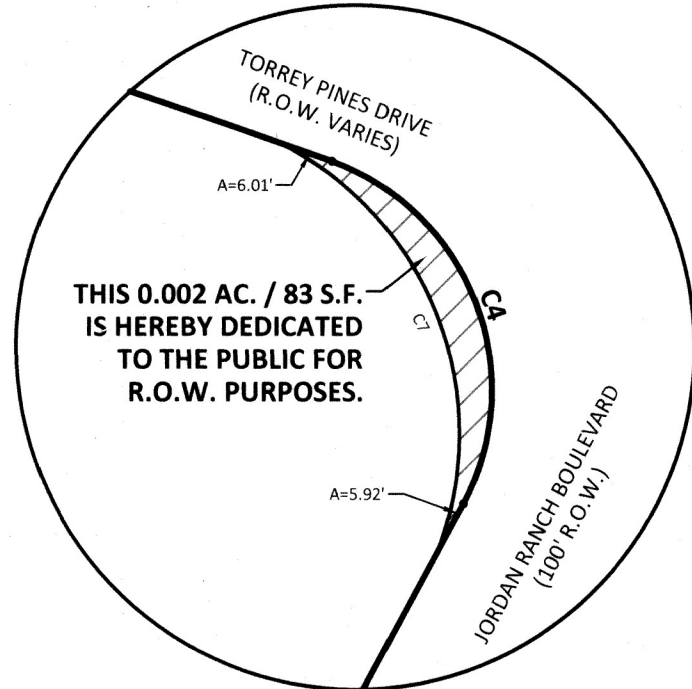
(DEPUTY CLERK)

\\dsg.com\Projects\183800\2021-IR_IDS_Church_Plat\CAD\DWG\IDS-C-PLAT.dwg (Plat) Printed May 22, 2025 at 4:13pm by Ballard (Last Saved by: Ballard)



RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
A	RESERVE A	UNRESTRICTED	209,763	4.815

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	10°47'39"	980.29'	184.68'	S84°03'22"E
C2	2°19'29"	500.00'	20.29'	S79°49'17"E
C3	10°37'31"	905.00'	167.83'	S75°40'16"E
C4	98°27'59"	25.00'	42.96'	S21°07'31"E
C5	13°09'07"	1,755.00'	402.85'	S34°41'02"W
C6	1°27'33"	2,050.00'	52.21'	S40°31'49"W
C7	99°02'25"	30.00'	51.86'	S21°13'08"E
C8	7°26'14"	1,500.00'	194.71'	N39°23'15"E
C9	3°01'07"	1,000.00'	52.69'	N42°26'09"E



JORDAN RANCH BOULEVARD CHURCH SUBDIVISION

A SUBDIVISION OF
4.858 ACRES
LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE

OWNER: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

FORMERLY KNOWN AS CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS,
A UTAH CORPORATION SOLE
50 EAST NORTH TEMPLE STREET
SALT LAKE CITY, UTAH 84150
PH:801-240-1500

ENGINEER: **IDS Engineering Group**
13430 NW, Freeway Suite 700
Houston, Tx. 77040
713.462.3178
TelEng Firm 2726
TxsSurv Firm 3010700

STATE OF TEXAS

COUNTY OF FORT BEND

I, Joseph D. Lowe, Authorized Agent, of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, hereinafter referred to as owners of the 4.858 acre tract described in the above and foregoing map of JORDAN RANCH BOULEVARD CHURCH SUBDIVISION, 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 BOULEVARD CHURCH SUBDIVISION 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, THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, has caused these presents to be signed by Joseph D. Lowe, this 30 day of May, 2025.

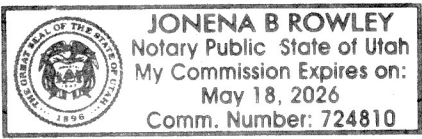
BY: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, Formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: Joseph D. Lowe
Authorized Agent

STATE OF UTAH

COUNTY OF SALT LAKE

On this 30 day of May, 2025, personally appeared before me, Joseph D. Lowe, personally known to me to be an Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.



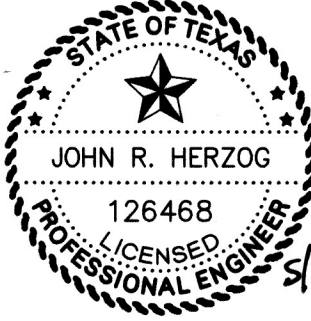
WITNESS my hand and official seal.
Jonena B. Rowley
Notary Public for the State of Utah

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.



Carlos Jaramillo
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.



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

This plat of JORDAN RANCH BOULEVARD CHURCH SUBDIVISION is approved by the City Planning Commission of the City of Fulshear, Texas this 17 day of March, 2025.

Amy Pearce
Amy Pearce, Chair

Grace Malveaux
Grace Malveaux, Co-Chair

The plat of JORDAN RANCH BOULEVARD CHURCH SUBDIVISION was approved by the City of Fulshear Council on the 18th day of March, 2025, and signed on this 16 day of June, 2025, provided; however, this approval shall be invalid, and null and void, unless this plat if filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Donald McCoy
Donald McCoy, Mayor

Mariela Rodriguez
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
L.S.E. indicates a landscape 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 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.
- 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. 48157C0085M, effective January 29, 2021.
- 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 156.40 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In absence of curb, the top of slab elevation shall be no less than 12 inches above any down gradient roadway, drainage restraint, maximum ponding, or sheet flow elevation.
- 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 L23.
- To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
- Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
- Benchmark:
Elevations are based on Harris County Floodplain RM 190055, located on the east side of FM 1463, approximately 550' south of 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
- 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.
- Improvements within the landscape easements shown on this plat will be maintained by either the property owner or the Jordan Ranch Community Association.
- Reserve A within this plat will be owned and maintained by the property owner.
- The deed for this property is in the name of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, as recorded under File No. 2018037065 in the Official Public Records of Fort Bend County, Texas. The Owners name has since been changed to THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole.

METES AND BOUNDS DESCRIPTION
OF A 4.858 ACRE TRACT
IN THE H. & T. C. R. R. CO. SURVEY, SECTION 105
ABSTRACT NUMBER 261, FORT BEND COUNTY, TEXAS

BEING 4.858 acres of land in the H. & T. R. R. CO. Survey, Section 105, Abstract Number 261 in Fort Bend County, Texas and being a portion of the 1352.43 acre tract of land described in deed from Massimo Fabio Silvestri Irrevocable Trust and Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 of 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 2-inch iron pipe found in the west line of said 1352.43 acre tract and being the northeast corner of the 1316.47 acre tract described in deed from Joan A. Franz to Raelynn Franz Werner, Trustee of the F, H, & L 2012 Trust U/T/A, et al. recorded under File Number 2012149037 of the Official Public Records of Fort Bend County, Texas from which a 1/2-inch iron pipe with a cap stamped "Kalkomei" found for the southwest corner of said 1352.43 acre tract bears South 01° 58' 56" East - 2434.00 feet;

THENCE, across said 1352.43 acre tract, South 53° 37' 27" East - 256.48 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the POINT OF BEGINNING of the herein described tract;

THENCE North 28° 44' 54" East - 37.38 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;

THENCE North 38° 27' 35" East - 395.05 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the right;

THENCE, in a southeasterly direction, with said curve to the right, having a radius of 980.29 feet, a central angle of 10° 47' 39", and a chord bearing and distance of South 84° 03' 22" East - 184.41 feet, an arc distance of 184.68 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the left;

THENCE, in a southeasterly direction, with said curve to the left, having a radius of 500.00 feet, a central angle of 02° 19' 29", and a chord bearing and distance of South 79° 49' 17" East - 20.29 feet, an arc distance of 20.29 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the right;

THENCE, in a southeasterly direction, with said curve to the right, having a radius of 905.00 feet, a central angle of 10° 37' 31", and a chord bearing and distance of South 75° 40' 16" East - 167.59 feet, an arc distance of 167.83 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the right;

THENCE, in a southeasterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 98° 27' 59", and a chord bearing and distance of South 21° 07' 31" East - 37.87 feet, an arc distance of 42.96 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the right;

THENCE, in a southwesterly direction, with said curve to the right, having a radius of 1755.00 feet, a central angle of 13° 09' 07", and a chord bearing and distance of South 34° 41' 02" West - 401.97 feet, an arc distance of 402.85 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the end of curve;

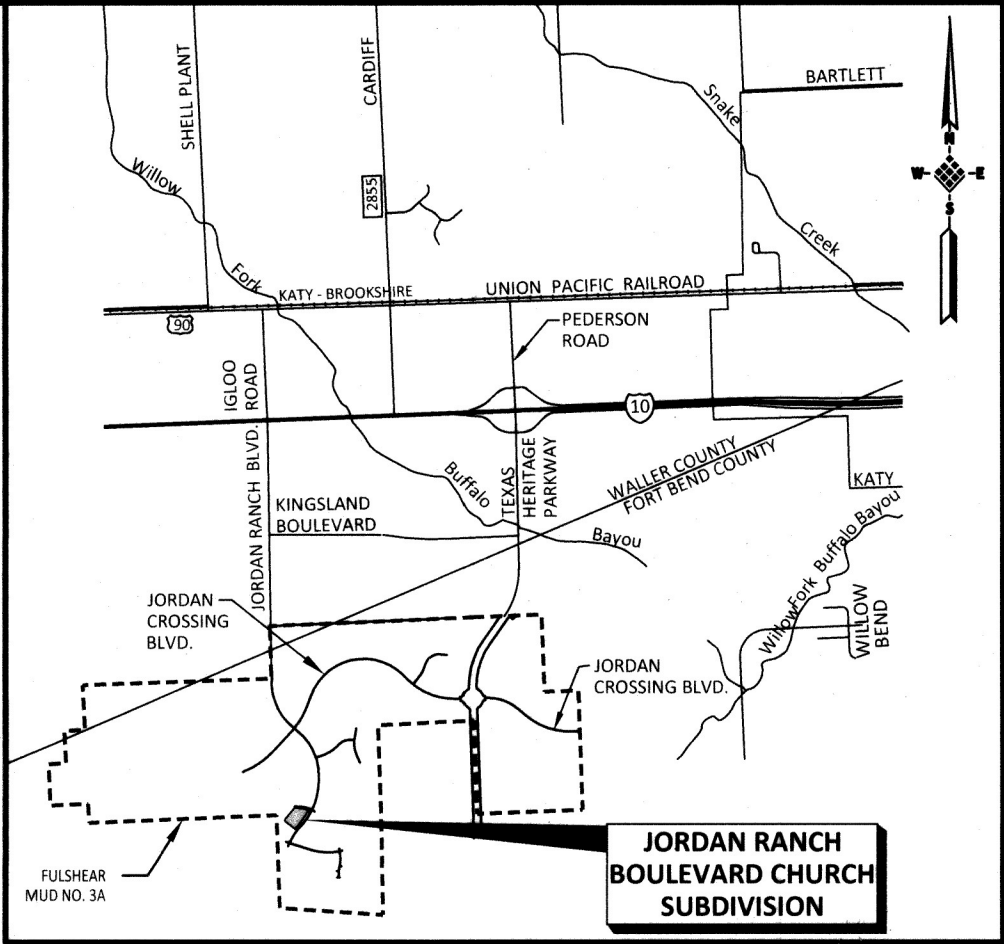
THENCE South 41° 15' 35" West - 154.05 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the beginning of a curve to the left;

THENCE, in a southwesterly direction, with said curve to the left, having a radius of 2050.00 feet, a central angle of 01° 27' 33", and a chord bearing and distance of South 40° 31' 49" West - 52.20 feet, an arc distance of 52.21 feet to a 5/8-inch iron rod with cap stamped "IDS" set at the end of curve;

THENCE North 51° 32' 09" West - 309.19 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

THENCE North 48° 56' 37" West - 35.03 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

THENCE North 20° 11' 33" West - 29.90 feet to the POINT OF BEGINNING of the herein described tract and containing 4.858 acres of land.



FORT BEND COUNTY KEY MAP NO. 482R
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 _____, 2025.

Vincent M. Morales, Jr.
Precinct 1, County Commissioner

W.A. "Andy" Meyers
Precinct 3, County Commissioner

KP George
County Judge

Grady Prestage
Precinct 2, County Commissioner

Dexter L. McCoy
Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2025, 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 BOULEVARD
CHURCH SUBDIVISION

A SUBDIVISION OF
4.858 ACRES

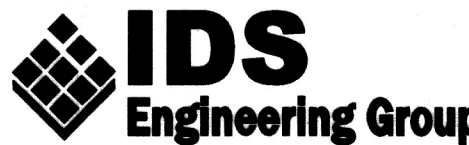
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FORT BEND COUNTY, TEXAS

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A UTAH CORPORATION SOLE

FORMERLY KNOWN AS CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS,
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20 EAST NORTH TEMPLE STREET
SALT LAKE CITY, UTAH 84150
PH: 801-240-1000

ENGINEER:



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TXReg Firm 2726
TXSurv Firm 102107000