

**PLAT RECORDING SHEET**

**PLAT NAME:** Jordan Ranch Sec. 45

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

**ACREAGE:** 16.380

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

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**ABSTRACT NUMBER:** 732

\_\_\_\_\_

**NUMBER OF BLOCKS:** 3

\_\_\_\_\_

**NUMBER OF LOTS:** 114

\_\_\_\_\_

**NUMBER OF RESERVES:** 8

\_\_\_\_\_

**OWNERS:** Fort Bend Jordan Ranch LP

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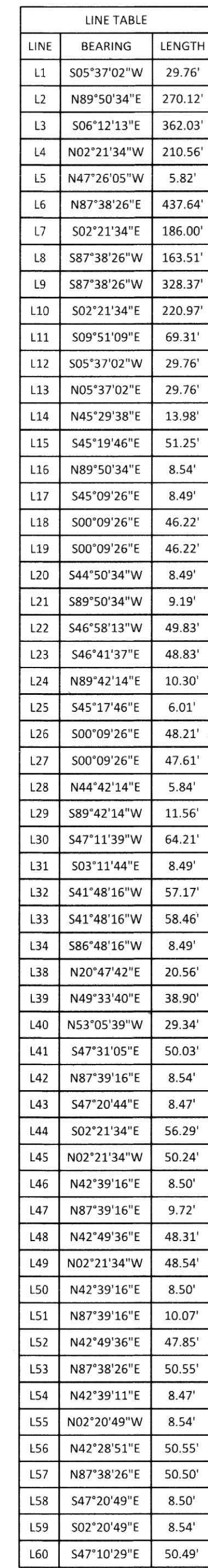
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**(DEPUTY CLERK)**



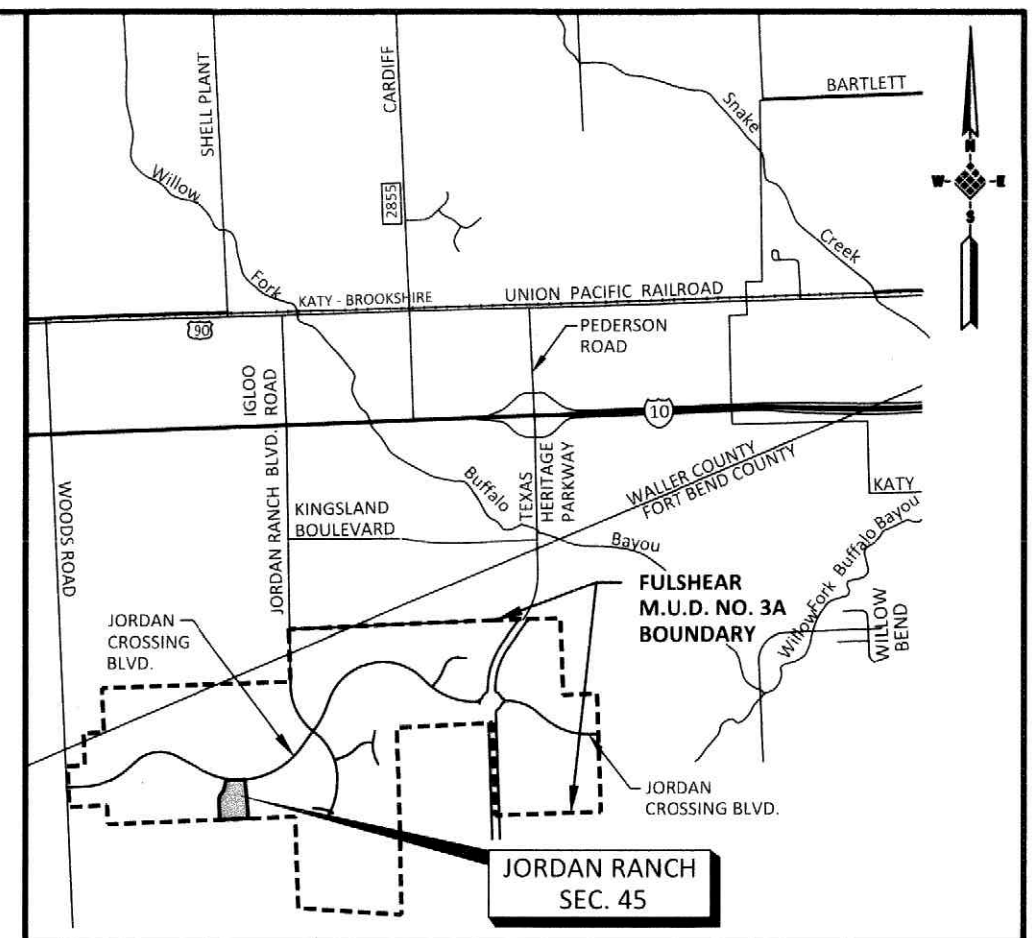






CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	41°09'41"	300.00'	215.52'	112.65'	N18°13'17"E	210.92'
C2	26°26'34"	420.00'	193.84'	98.68'	N25°34'50"E	192.12'
C3	73°16'31"	30.00'	38.37'	22.31'	S31°01'14"E	35.81'
C4	88°20'06"	30.00'	46.25'	29.14'	N49°47'05"E	41.81'
C5	10°49'42"	2,035.00'	384.59'	192.87'	N88°32'17"E	384.02'
C6	9°00'35"	750.00'	117.94'	59.94'	S01°06'44"E	117.81'
C7	83°57'13"	55.00'	80.59'	49.48'	S48°10'50"E	73.57'
C8	0°56'11"	600.00'	9.81'	4.90'	S03°44'08"E	9.81'
C9	2°54'28"	600.00'	30.45'	15.23'	N03°48'48"E	30.45'
C10	45°00'00"	55.00'	43.20'	22.78'	N20°08'26"E	42.10'
C11	45°00'00"	55.00'	43.20'	22.78'	N65°08'26"E	42.10'
C12	90°00'00"	55.00'	86.39'	55.00'	S47°21'34"E	77.78'
C13	90°00'00"	55.00'	86.39'	55.00'	S42°38'26"E	77.78'
C14	7°29'35"	450.00'	58.85'	29.37'	S06°06'22"E	58.81'
C15	6°27'37"	750.00'	84.56'	42.43'	S06°37'21"E	84.52'
C16	4°43'46"	720.00'	59.43'	29.73'	S03°15'09"W	59.42'
C17	91°02'41"	25.00'	39.73'	25.46'	S44°38'05"E	35.68'
C18	83°57'13"	85.00'	124.55'	76.47'	S48°10'50"E	113.70'
C19	3°50'39"	630.00'	42.27'	21.14'	S04°16'54"E	42.26'
C20	26°43'24"	25.00'	11.66'	5.93'	S15°43'16"E	11.55'
C21	143°25'41"	50.00'	125.16'	151.31'	S42°37'53"W	94.95'
C22	26°42'17"	25.00'	11.65'	5.93'	N79°00'25"W	11.55'
C23	90°00'00"	85.00'	133.52'	85.00'	N47°21'34"W	120.21'
C24	90°00'00"	85.00'	133.52'	85.00'	N42°38'26"E	120.21'
C25	90°00'00"	25.00'	39.27'	25.00'	N42°38'26"E	35.36'
C26	7°29'35"	420.00'	54.93'	27.50'	N06°06'22"E	54.89'
C27	15°28'11"	780.00'	210.60'	105.94'	N02°07'04"W	209.96'
C28	98°03'00"	25.00'	42.78'	28.98'	S40°49'04"W	37.75'
C29	83°57'13"	25.00'	36.63'	22.49'	N48°10'50"W	33.44'
C30	93°50'39"	25.00'	40.95'	26.74'	N40°43'06"E	36.52'
C31	90°00'00"	25.00'	39.27'	25.00'	S47°21'34"E	35.36'
C32	7°29'35"	480.00'	62.77'	31.43'	S06°06'22"E	62.73'
C33	1°38'43"	720.00'	20.68'	10.34'	S09°01'48"E	20.68'
C34	90°00'00"	25.00'	39.27'	25.00'	N47°21'34"E	35.36'
C35	90°00'00"	25.00'	39.27'	25.00'	N42°38'26"E	35.36'
C36	90°00'00"	25.00'	39.27'	25.00'	S47°21'34"E	35.36'
C37	90°00'00"	25.00'	39.27'	25.00'	S42°38'26"E	35.36'

RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
(A)	RESERVE A	LANDSCAPE/OPEN SPACE/UTILITIES	9,773	0.224
(B)	RESERVE B	LANDSCAPE/OPEN SPACE/UTILITIES	4,649	0.107
(C)	RESERVE C	LANDSCAPE/OPEN SPACE/UTILITIES	3,715	0.085
(D)	RESERVE D	LANDSCAPE/OPEN SPACE/UTILITIES	11,147	0.256
(E)	RESERVE E	LANDSCAPE/OPEN SPACE/UTILITIES	2,928	0.067
(F)	RESERVE F	LANDSCAPE/OPEN SPACE/UTILITIES	27,374	0.628
(G)	RESERVE G	LANDSCAPE/OPEN SPACE/UTILITIES	3,285	0.075
(H)	RESERVE H	LANDSCAPE/OPEN SPACE/UTILITIES	3,285	0.075



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

**FINAL PLAT OF  
JORDAN RANCH SEC. 45**

A SUBDIVISION OF  
**16.380 ACRES**  
LOCATED IN  
AND H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732  
FORT BEND COUNTY, TEXAS  
**114 LOTS      3 BLOCKS      8 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  
  
TxEng Firm 2726  
TxSurv Firm 10110700

May 2025      IDS PROJECT NO. 2141-055-01      SHEET 2 OF 2