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 16.389 acre tract described in the above and foregoing map of JORDAN RANCH SEC. 45, 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. 45 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 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 REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 06/04/24, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

This plat of JORDAN RANCH SEC. 45 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. 45 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 if filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

_____ _____
Aaron Groff, Mayor Mariela Rodriguez, City Secretary

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
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
HL & 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

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

4. All sidelot building lines to be 5' unless otherwise noted.

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

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 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.

8. 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.

9. The top of all floor slabs shall be a minimum of 154.50 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.

10. 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.

11. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility.

12. All property is required to drain into the drainage easement through an approved drainage structure.

13. The Lighting Zone Code Is LZ3.

14. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.

15. 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.

16. Benchmark:
Elevations are based on Harris County Floodplain RM 190055, located on the east side of FM 1463, approximately 550' south of Roesner 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

17. Reserves A, B, C, D, E, F, G, and H 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.

18. A minimum distance of 10' shall be maintained between residential dwellings.

19. 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.

20. The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.

BEING 16.389 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 1/2 inch iron pipe found for the most northerly northwest corner of said 1352.43 acre tract, from which a 3/4 inch iron rod found for an angle corner of said 1352.43 acre tract bears South 16° 21' 51" West - 4,121 feet; to a POINT OF BEGINNING

Thence, S 06° 13' 41" E for a distance of 585 feet to a point on a line.

Thence, S 04° 00' 04" E for a distance of 279 feet to a point on a line.

Thence, S 02° 29' 01" E for a distance of 184 feet to a point on a line.

Thence, S 87° 38' 26" W for a distance of 758 feet to a point on a line.

Thence, N 02° 21' 34" W for a distance of 501 feet to the beginning of a curve,

Said curve turning to the right through 41° 09' 41", having a radius of 300 feet, and whose long chord bears N 18° 13' 17" E for a distance of 211 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 26° 26' 34", having a radius of 420 feet, and whose long chord bears N 25° 34' 50" E for a distance of 192 feet.
Thence, N 12° 21' 33" E for a distance of 206 feet to the beginning of a non-tangential curve,

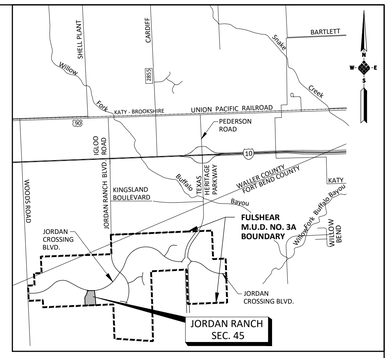
Said curve turning to the right through an angle of 81° 24' 38", having a radius of 25 feet, and whose long chord bears S 35° 05' 17" E for a distance of 33 feet to a point of intersection with a non-tangential line.

Thence, S 84° 22' 58" E for a distance of 60 feet to the beginning of a non-tangential curve,

Said curve turning to the right through 88° 28' 12", having a radius of 25 feet, and whose long chord bears N 49° 51' 08" E for a distance of 35 feet to the beginning of a non-tangential curve.

Said curve turning to the left through 10° 57' 48", having a radius of 2035 feet, and whose long chord bears N 88° 36' 20" E for a distance of 389 feet to the POINT OF BEGINNING

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 CONSOLOIDATED 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. 482M & 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 _____, 2024.

_____ _____
Vincent M. Morales, Jr. W.A. "Andy" Meyers
Precinct 1, County Commissioner Precinct 3, County Commissioner

_____
K.P. George
County Judge

_____ _____
Grady Prestage Dexter L. McCoy
Precinct 2, County Commissioner 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

A PRELIMINARY PLAT OF JORDAN RANCH SEC. 45

A SUBDIVISION OF

16.389 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

June 2024 IDS PROJECT NO. 2141-055-01 SHEET 1 OF 2

JORDAN RANCH SEC. 45

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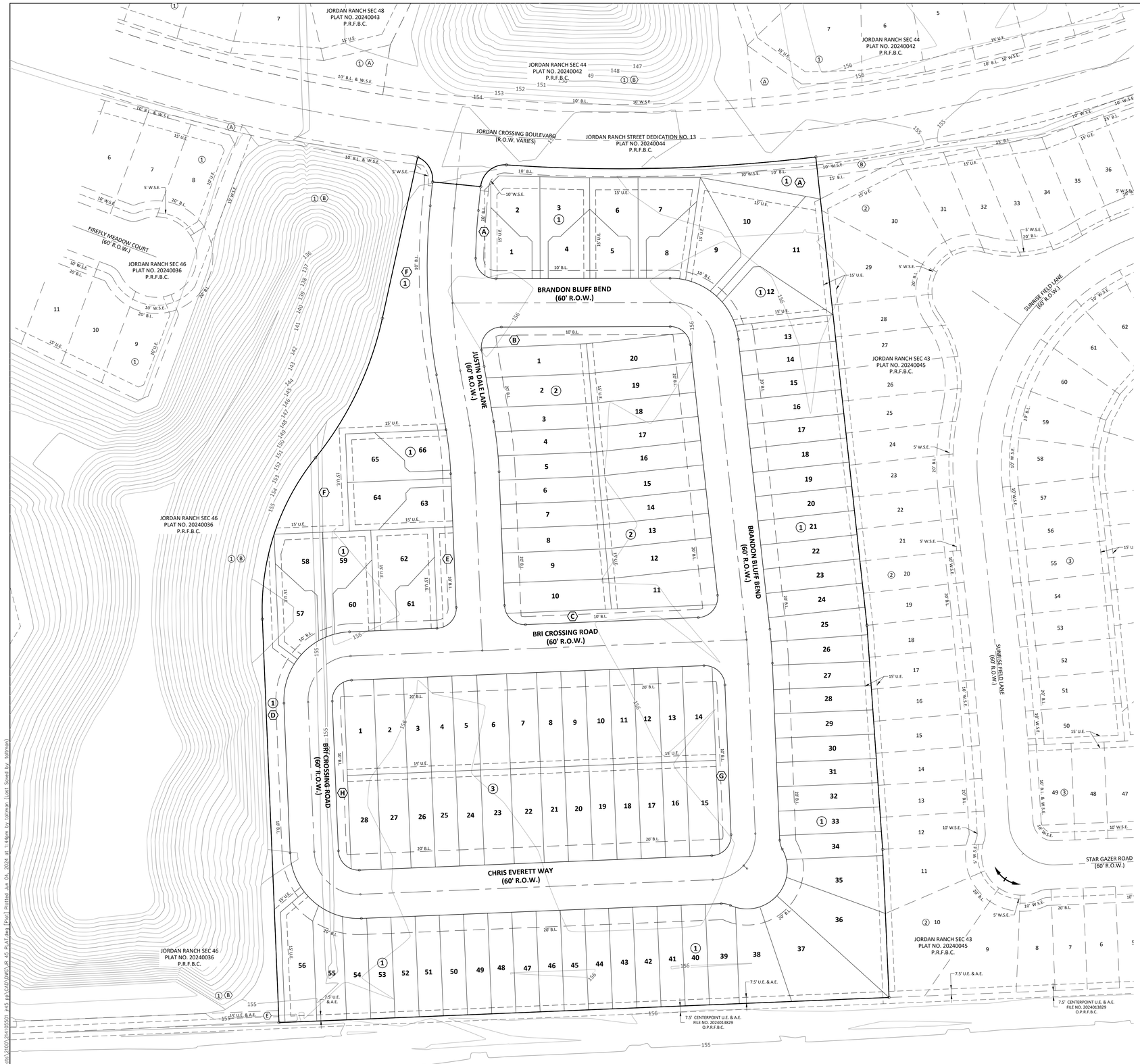

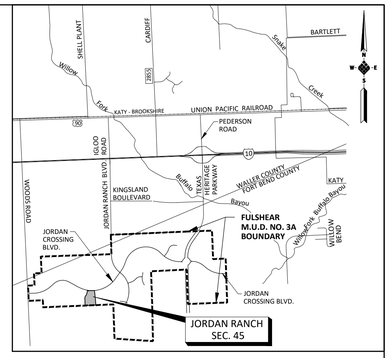

FORT BEND COUNTY KEY MAP NO. 482M & 482R
VICINITY MAP
SCALE 1" = 5,000'

A PRELIMINARY PLAT OF JORDAN RANCH SEC. 45

A SUBDIVISION OF

16.389 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

June 2024 **IDS PROJECT NO. 2141-055-01** **SHEET 1 OF 2**

JORDAN RANCH SEC. 45

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