

\\fdg.com\B\Projects\2101-007-26-38 Dec 14-PRC\CD\DWG\B-57 DED-14-8AT.dwg [Lwg] Plotted Apr 17, 2024, 4:56:58pm by jstahmer (last saved by: jstahmer)

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 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 (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 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 03/02/23. 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, 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

BEING 51.762 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 42° 12' 27" West - 2,120.29 feet; to a POINT OF BEGINNING;

Thence, N 88° 02' 48" E for a distance of 367.27 feet to a point on a line.

Thence, S 36° 56' 36" W for a distance of 37.81 feet to a point on a line.

Thence, S 37° 44' 15" W for a distance of 176.20 feet to a point on a line.

Thence, S 36° 49' 02" W for a distance of 1354.67 feet to the beginning of a non-tangential curve,

Said curve turning to the right through 67° 31' 20", having a radius of 25.00 feet, and whose long chord bears N 49° 11' 12" W for a distance of 27.79 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 15° 56' 25", having a radius of 270.00 feet, and whose long chord bears N 23° 23' 45" W for a distance of 74.88 feet to a point of intersection with a non-tangential line.

Thence, S 58° 38' 03" W for a distance of 60.00 feet to the beginning of a non-tangential curve,

Said curve turning to the right through an angle of 68° 00' 48", having a radius of 210.00 feet, and whose long chord bears S 02° 38' 27" W for a distance of 234.90 feet.

Thence, S 36° 38' 51" W for a distance of 152.66 feet to the beginning of a non-tangential curve,

Said curve turning to the right through an angle of 05° 39' 09", having a radius of 1170.00 feet, and whose long chord bears S 38° 40' 47" W for a distance of 115.38 feet.

Thence, S 41° 30' 21" W for a distance of 97.67 feet to the beginning of a curve,

Said curve turning to the left through 11° 40' 55", having a radius of 1530.00 feet, and whose long chord bears S 55° 39' 54" W for a distance of 311.41 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 88° 45' 26", having a radius of 30.00 feet, and whose long chord bears S 74° 12' 09" W for a distance of 41.96 feet to a point of intersection with a non-tangential line.

Thence, S 28° 34' 53" W for a distance of 70.00 feet to a point on a line.

Thence, S 61° 25' 07" E for a distance of 2.46 feet to a point on a line.

Thence, S 37° 30' 24" W for a distance of 1.71 feet to a point on a line.

Thence, S 36° 43' 52" W for a distance of 1873.71 feet to a point on a line.

Thence, S 87° 38' 26" W for a distance of 759.92 feet to a point on a line.

Thence, N 40° 31' 38" E for a distance of 2071.64 feet to a point on a line.

Thence, N 40° 46' 23" E for a distance of 137.94 feet to a point on a line.

Thence, N 40° 28' 55" E for a distance of 87.47 feet to a point on a line.

Thence, N 61° 25' 07" W for a distance of 78.34 feet to the beginning of a curve,

Said curve turning to the left through 31° 29' 51", having a radius of 865.00 feet, and whose long chord bears N 77° 10' 03" W for a distance of 469.55 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 94° 07' 14", having a radius of 30.00 feet, and whose long chord bears S 40° 01' 25" W for a distance of 43.92 feet to a point of intersection with a non-tangential line.

Thence, S 82° 57' 48" W for a distance of 60.00 feet to the beginning of a non-tangential curve,

Said curve turning to the left through 94° 07' 14", having a radius of 30.00 feet, and whose long chord bears N 54° 05' 49" W for a distance of 43.92 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 30° 24' 07", having a radius of 865.00 feet, and whose long chord bears S 63° 38' 30" W for a distance of 453.62 feet.

Thence, S 48° 26' 26" W for a distance of 336.91 feet to the beginning of a curve,

Said curve turning to the right through 08° 21' 03", having a radius of 1835.00 feet, and whose long chord bears S 52° 36' 58" W for a distance of 267.21 feet to the beginning of a non-tangential line.

Said curve turning to the left through an angle of 88° 09' 23", having a radius of 30.00 feet, and whose long chord bears S 12° 42' 48" W for a distance of 41.74 feet to a point of intersection with a non-tangential line.

Thence, S 58° 38' 06" W for a distance of 60.00 feet to the beginning of a non-tangential curve,

Said curve turning to the left through 08° 09' 23", having a radius of 30.00 feet, and whose long chord bears N 75° 26' 35" W for a distance of 41.74 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 22° 30' 50", having a radius of 1835.00 feet, and whose long chord bears S 71° 44' 09" W for a distance of 716.42 feet.

Thence, S 82° 59' 34" W for a distance of 181.53 feet to the beginning of a curve,

Said curve turning to the right through an angle of 04° 24' 20", having a radius of 500.00 feet, and whose long chord bears S 85° 11' 44" W for a distance of 38.44 feet.

Thence, S 87° 23' 54" W for a distance of 300.00 feet to the beginning of a curve,

Said curve turning to the left through an angle of 90° 00' 00", having a radius of 30.00 feet, and whose long chord bears S 42° 23' 54" W for a distance of 42.43 feet to a point of intersection with a non-tangential line.

Thence, S 87° 23' 54" W for a distance of 20.00 feet to a point on a line.

Thence, N 02° 36' 06" W for a distance of 150.00 feet to a point on a line.

Thence, N 87° 23' 54" E for a distance of 20.00 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 90° 00' 00", having a radius of 30.00 feet, and whose long chord bears S 47° 36' 06" E for a distance of 42.43 feet.

Thence, N 87° 23' 54" E for a distance of 300.00 feet to the beginning of a curve,

Said curve turning to the right through 05° 33' 46", having a radius of 500.00 feet, and whose long chord bears S 89° 49' 13" E for a distance of 48.52 feet to the beginning of a non-tangential curve.

Said curve turning to the left through 10° 35' 03", having a radius of 1000.00 feet, and whose long chord bears N 87° 40' 08" E for a distance of 184.47 feet to the beginning of a non-tangential curve.

Said curve turning to the left through 21° 45' 36", having a radius of 1765.00 feet, and whose long chord bears N 71° 29' 49" E for a distance of 666.29 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 91° 58' 54", having a radius of 30.00 feet, and whose long chord bears N 14° 37' 34" E for a distance of 43.15 feet to a point of intersection with a non-tangential line.

Thence, N 58° 38' 06" E for a distance of 60.00 feet to the beginning of a non-tangential curve,

Said curve turning to the left through 91° 58' 54", having a radius of 30.00 feet, and whose long chord bears S 77° 21' 21" E for a distance of 43.15 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 08° 12' 46", having a radius of 1765.00 feet, and whose long chord bears N 52° 32' 49" E for a distance of 252.77 feet.

Thence, N 48° 26' 26" E for a distance of 336.91 feet to the beginning of a curve,

Said curve turning to the right through 30° 57' 28", having a radius of 935.00 feet, and whose long chord bears N 63° 55' 11" E for a distance of 499.07 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 86° 26' 07", having a radius of 30.00 feet, and whose long chord bears N 36° 10' 51" E for a distance of 41.09 feet to a point of intersection with a non-tangential line.

Thence, N 82° 57' 48" E for a distance of 60.00 feet to the beginning of a non-tangential curve,

Said curve turning to the left through 86° 26' 07", having a radius of 30.00 feet, and whose long chord bears S 50° 15' 16" E for a distance of 41.09 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 32° 13' 38", having a radius of 935.00 feet, and whose long chord bears S 77° 21' 30" E for a distance of 519.01 feet to the beginning of a non-tangential curve.

Said curve turning to the left through 85° 36' 52", having a radius of 30.00 feet, and whose long chord bears N 75° 56' 53" E for a distance of 40.77 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 11° 33' 07", having a radius of 1530.00 feet, and whose long chord bears N 38° 55' 00" E for a distance of 307.95 feet.

Thence, N 44° 41' 34" E for a distance of 140.53 feet to the beginning of a curve,

Said curve turning to the left through an angle of 09° 10' 29", having a radius of 820.00 feet, and whose long chord bears N 40° 06' 19" E for a distance of 131.17 feet.

Thence, N 35° 31' 04" E for a distance of 167.53 feet to the beginning of a curve,

Said curve turning to the right through 28° 27' 40", having a radius of 270.00 feet, and whose long chord bears N 49° 54' 54" E for a distance of 132.74 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 88° 18' 35", having a radius of 25.00 feet, and whose long chord bears N 19° 49' 27" E for a distance of 34.83 feet to a point of intersection with a non-tangential line.

Thence, N 65° 40' 10" E for a distance of 60.00 feet to the beginning of a non-tangential curve,

Said curve turning to the right through 02° 50' 59", having a radius of 330.00 feet, and whose long chord bears S 22° 54' 21" E for a distance of 16.41 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 71° 05' 01", having a radius of 25.00 feet, and whose long chord bears S 57° 01' 22" E for a distance of 29.06 feet to a point of intersection with a non-tangential line.

Thence, N 40° 28' 55" E for a distance of 379.48 feet to a point on a line.

Thence, N 40° 31' 03" E for a distance of 31.25 feet to a point on a line.

Thence, N 40° 26' 43" E for a distance of 770.23 feet to a point on a line.

Thence N 41° 10' 48" E a distance of 169.33 feet to the POINT OF BEGINNING.

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.R.P. 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 platted 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 No. 48157C0020L, effective April 2, 2014.

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 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.

10. The Lighting Zone Code Is L23.

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

12. 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.

13. 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

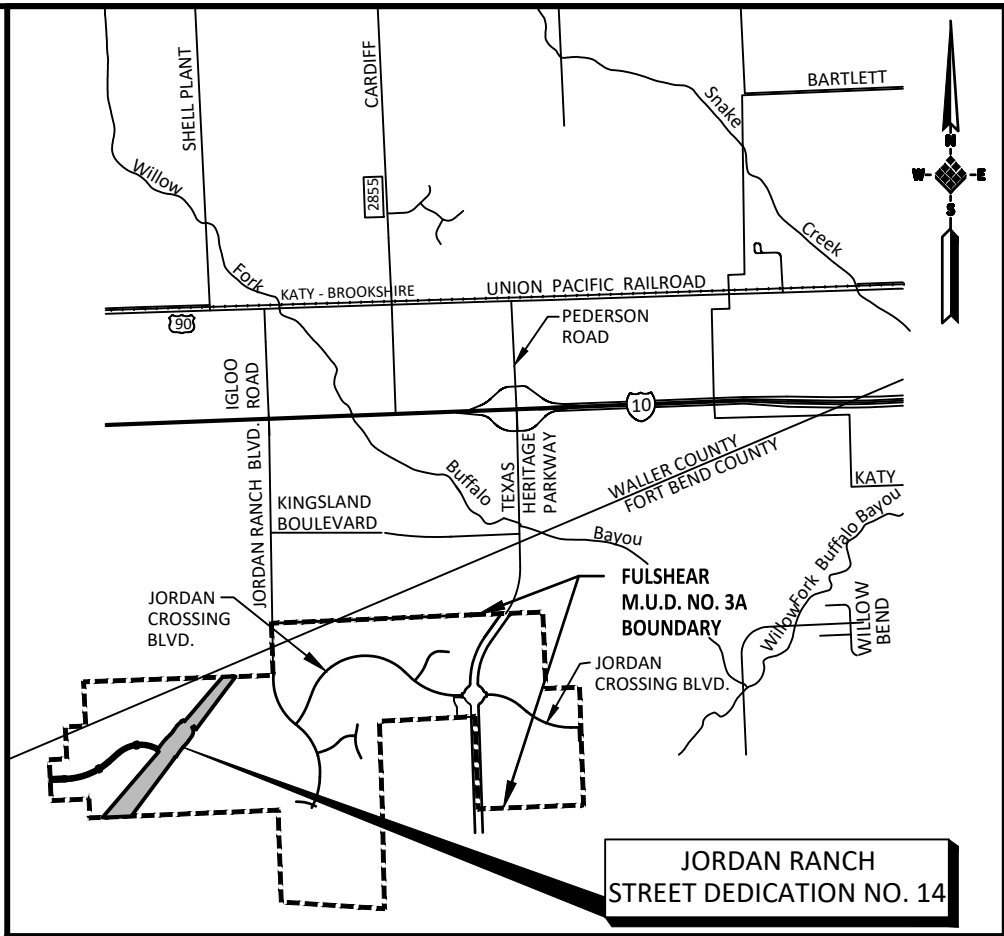
14. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.

15. All property to drain into the drainage easement only through an approved drainage structure.

16. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.

17. Reserves A, B & C 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.

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.	COMCAST CONSOLIDATED COMMUNICATIONS CENTERPOINT SIENERGY



FORT BEND COUNTY KEY MAP NO. 482L,
482M AND 482Q

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

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 _____, 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 STREET DEDICATION NO. 14 AND RESERVES

A SUBDIVISION OF

51.465 ACRES

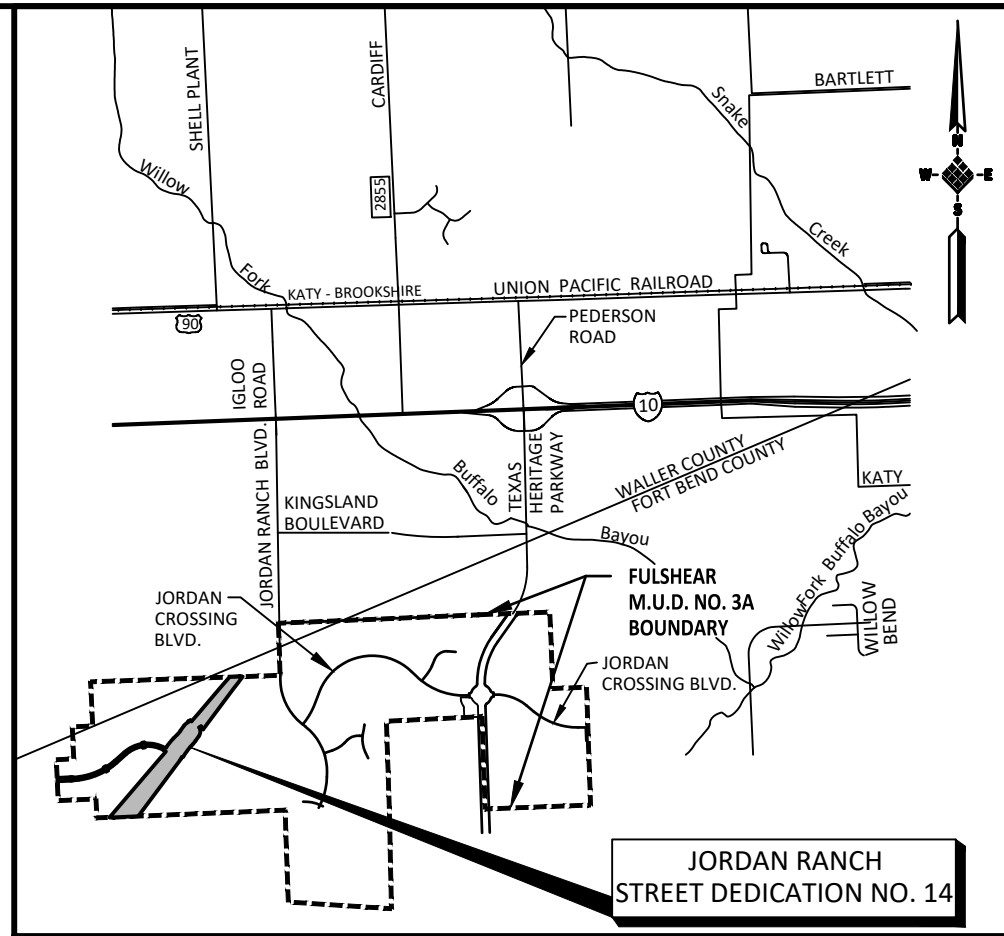
LOCATED IN

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

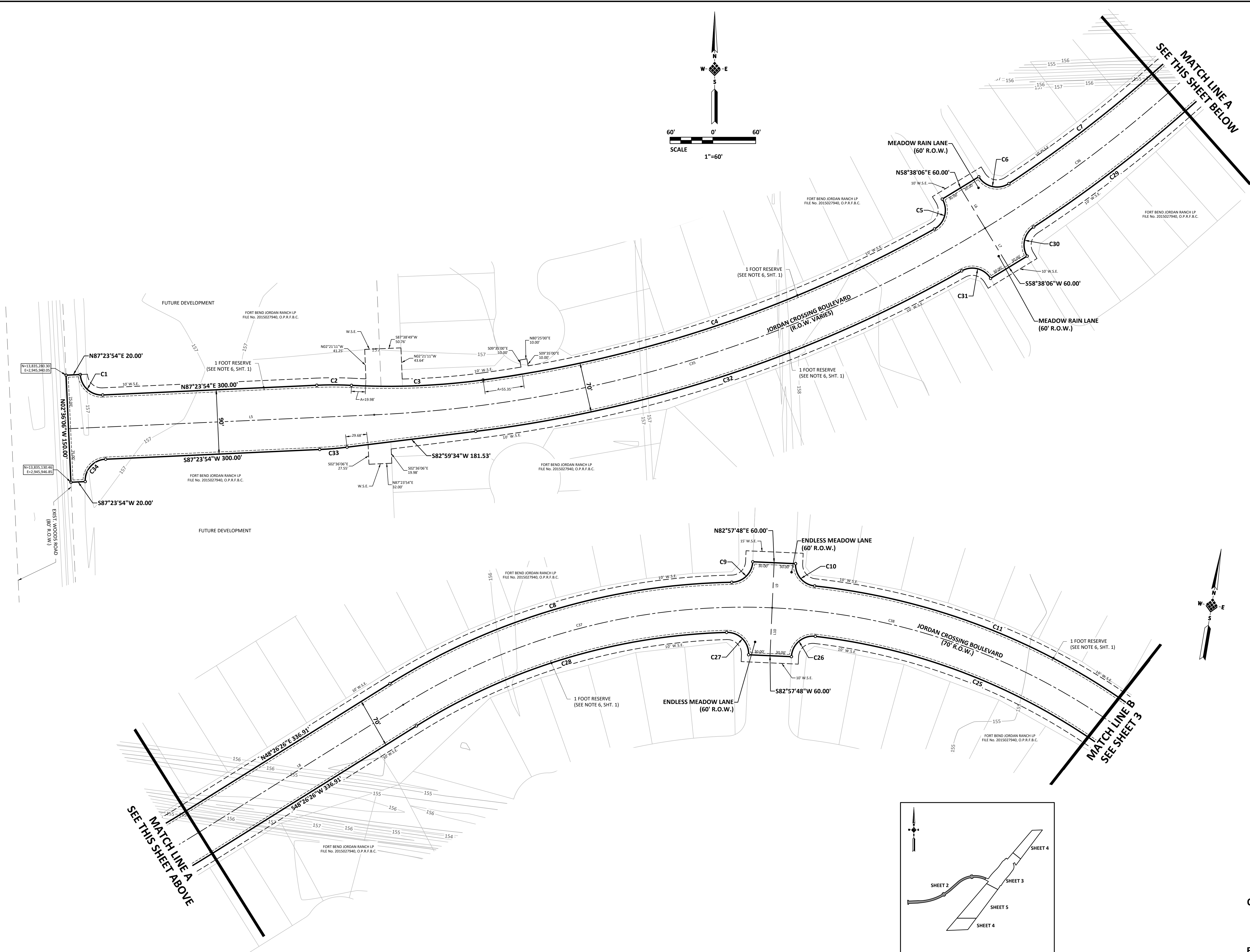
FORT BEND COUNTY, TEXAS

0 LOTS 3 BLOCKS 3 RESERVES

OWNER: FORT BEND JORDAN RANCH LP



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

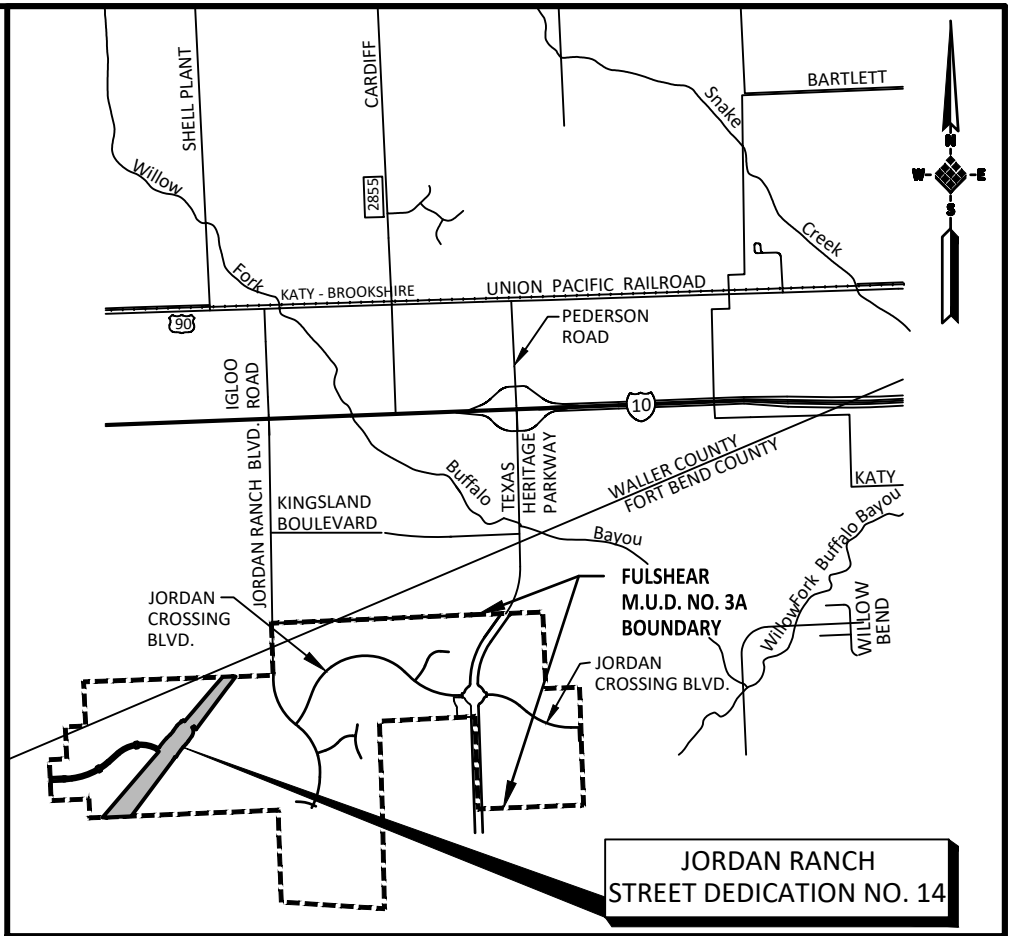
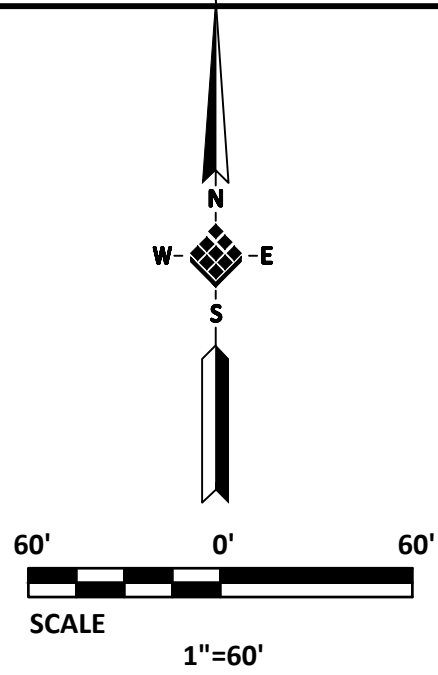
LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732
FORT BEND COUNTY, TEXAS

0 LOTS 3 BLOCKS 3 RESERVES

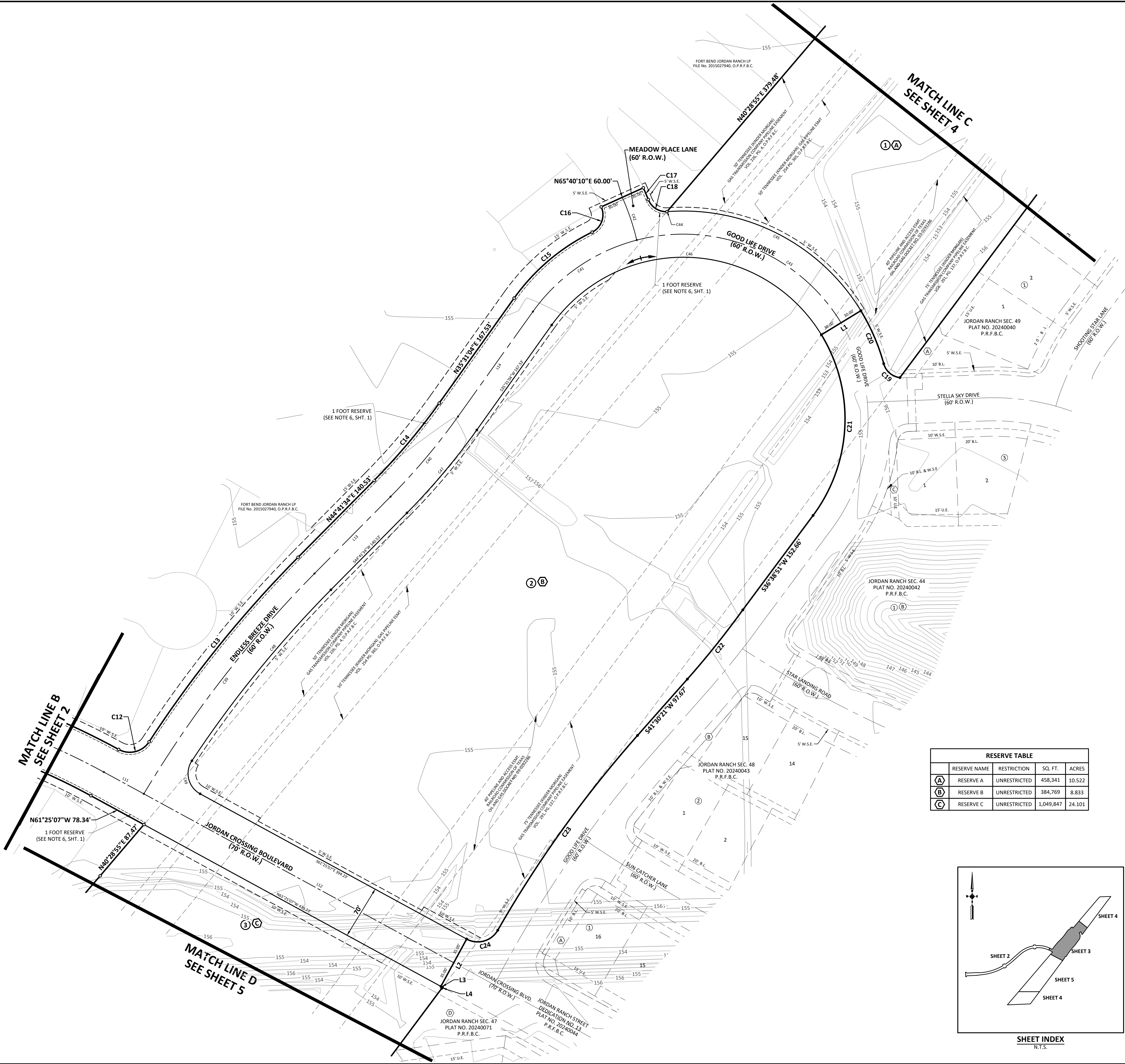
OWNER: **FORT BEND JORDAN RANCH LP**
a Texas limited partnership
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: **IDS**
Engineering Group

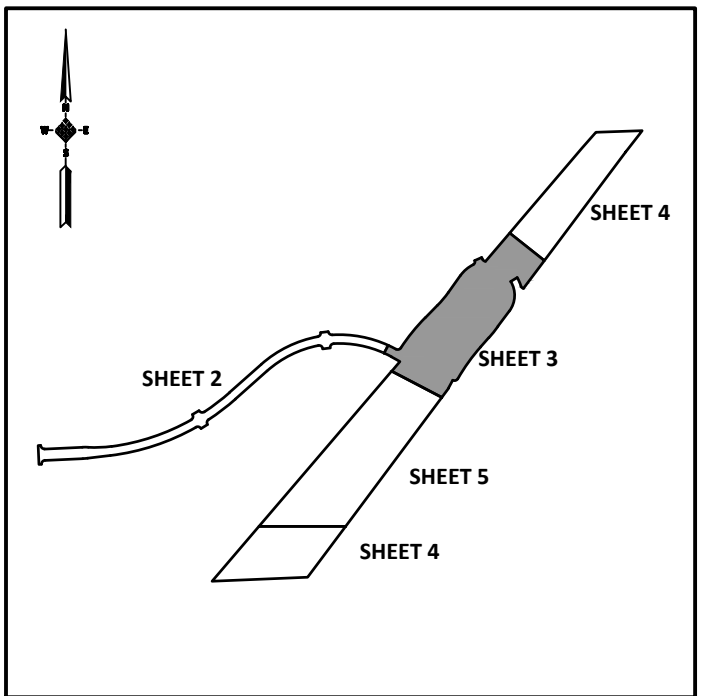
13430 NW, Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
TxDwg Firm 2726
TxSurv Firm 10110700



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	UNRESTRICTED	458,341	10.522
(B)	RESERVE B	UNRESTRICTED	384,769	8.833
(C)	RESERVE C	UNRESTRICTED	1,049,847	24.101



JORDAN RANCH STREET DEDICATION NO. 14 AND RESERVES

A SUBDIVISION OF
51.465 ACRES

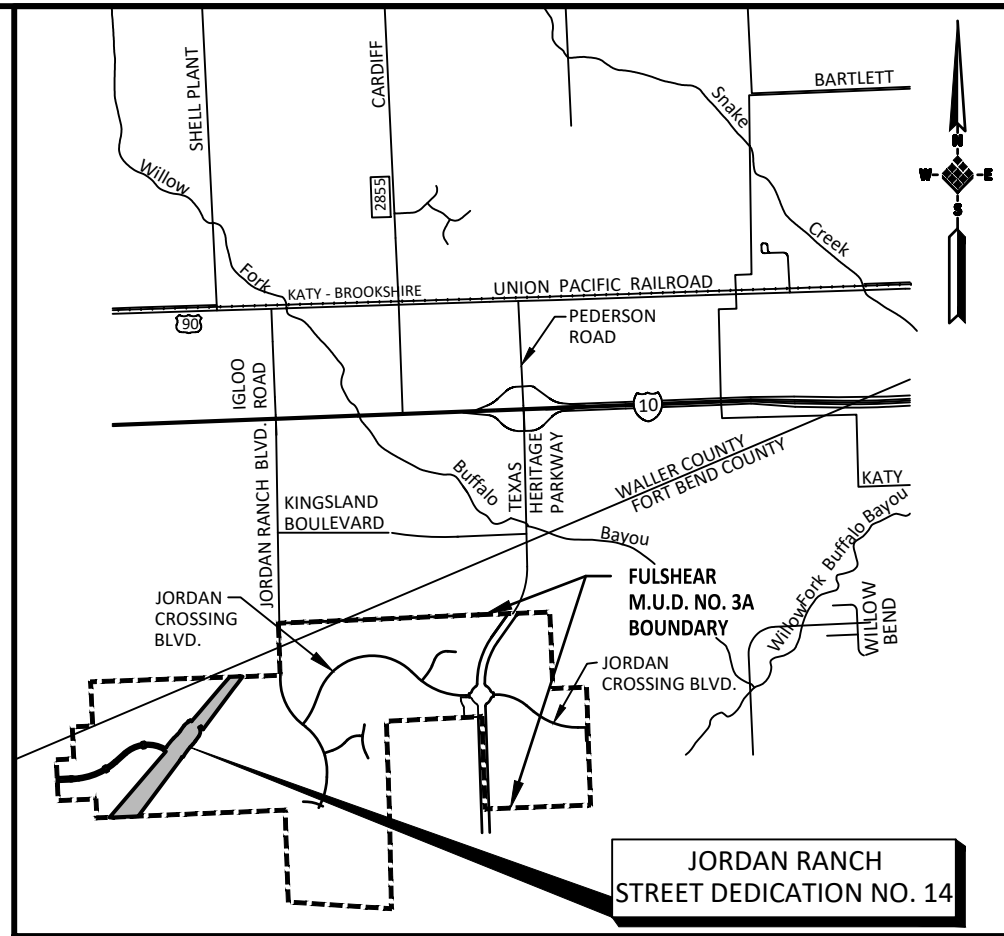
LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732
FORT BEND COUNTY, TEXAS

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



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

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(B)	RESERVE B	UNRESTRICTED	384,769	8.833
(C)	RESERVE C	UNRESTRICTED	1,049,847	24.101

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

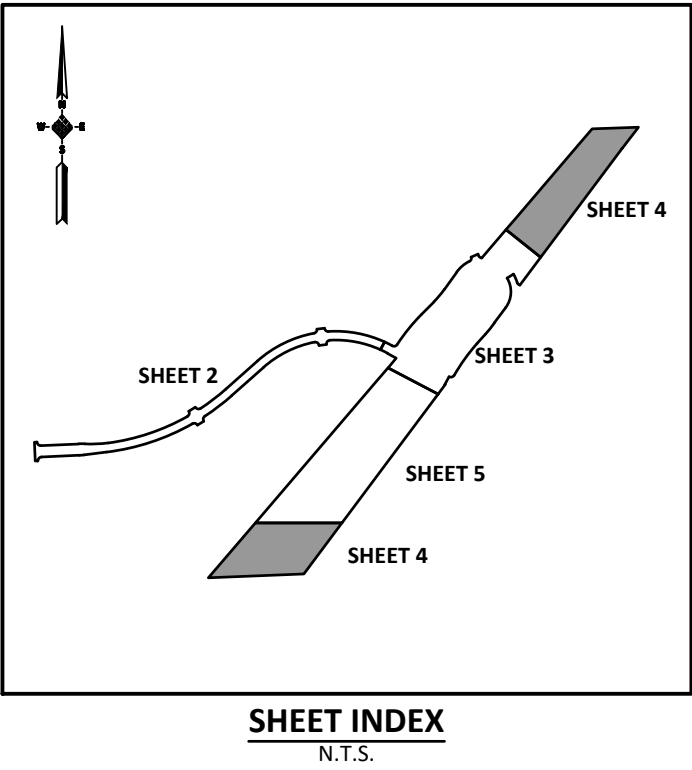
OWNER: **FORT BEND JORDAN RANCH LP**
a Texas limited partnership
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: **IDS**
Engineering Group

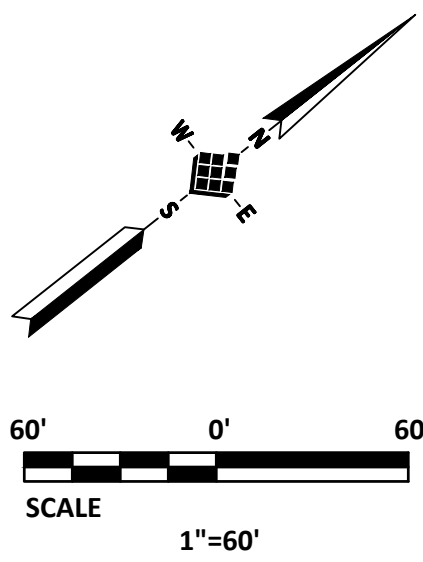
13430 NW, Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
Txdwg Firm 2726
Txsurv Firm 10110700

MATCH LINE C
SEE SHEET 3

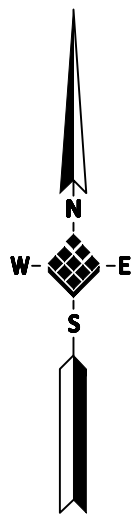
MATCH LINE E
SEE SHEET 5



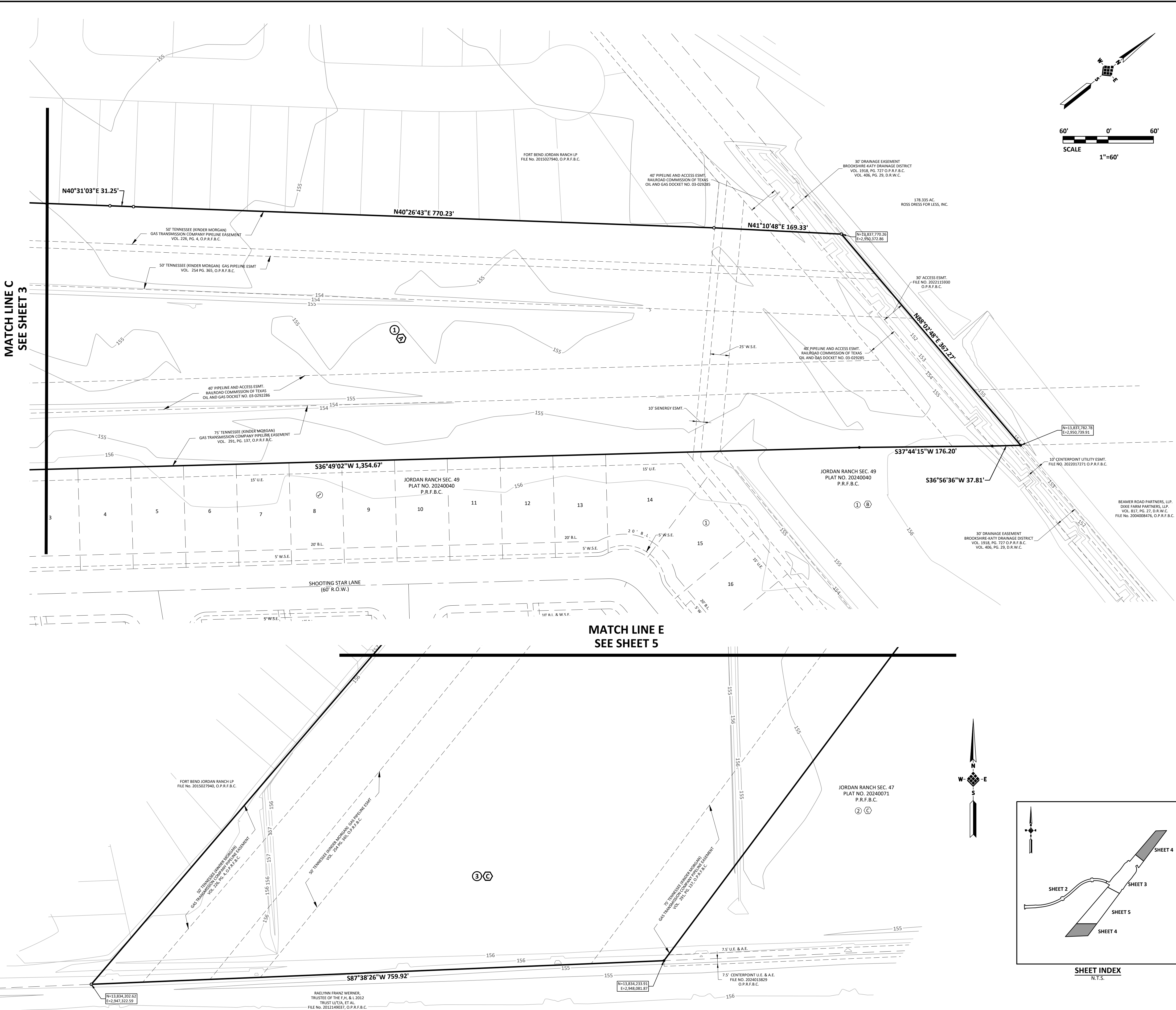
SHEET INDEX
N.T.S.



60' 0' 60'
SCALE
1"=60'

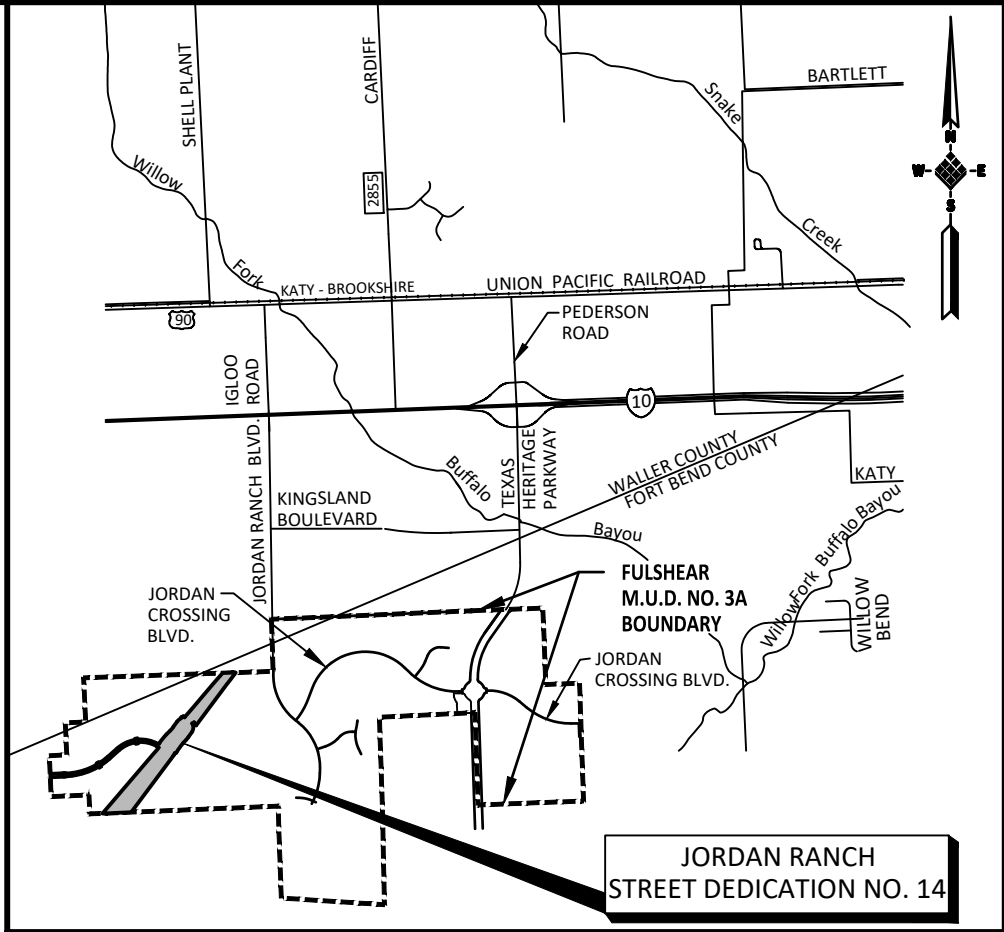
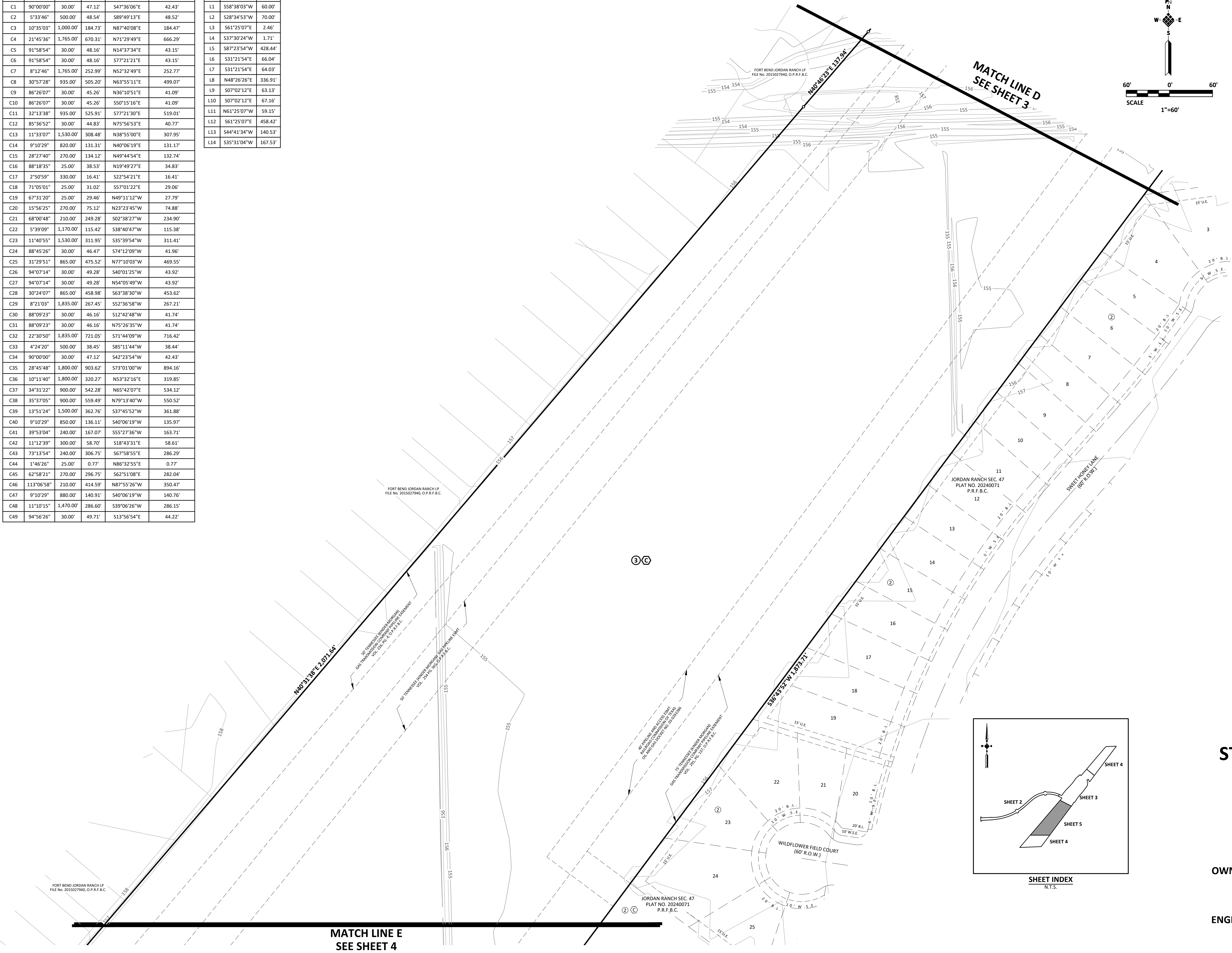


60' 0' 60'
SCALE
1"=60'



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	428.44'
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'



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

RESERVE TABLE			
	RESERVE NAME	RESTRICTION	SQ. FT.
A	RESERVE A	UNRESTRICTED	458,341
B	RESERVE B	UNRESTRICTED	384,769
C	RESERVE C	UNRESTRICTED	1,049,847

**JORDAN RANCH
STREET DEDICATION NO. 14
AND RESERVES**

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51.465 ACRES

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