

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Jordan Ranch Waller County

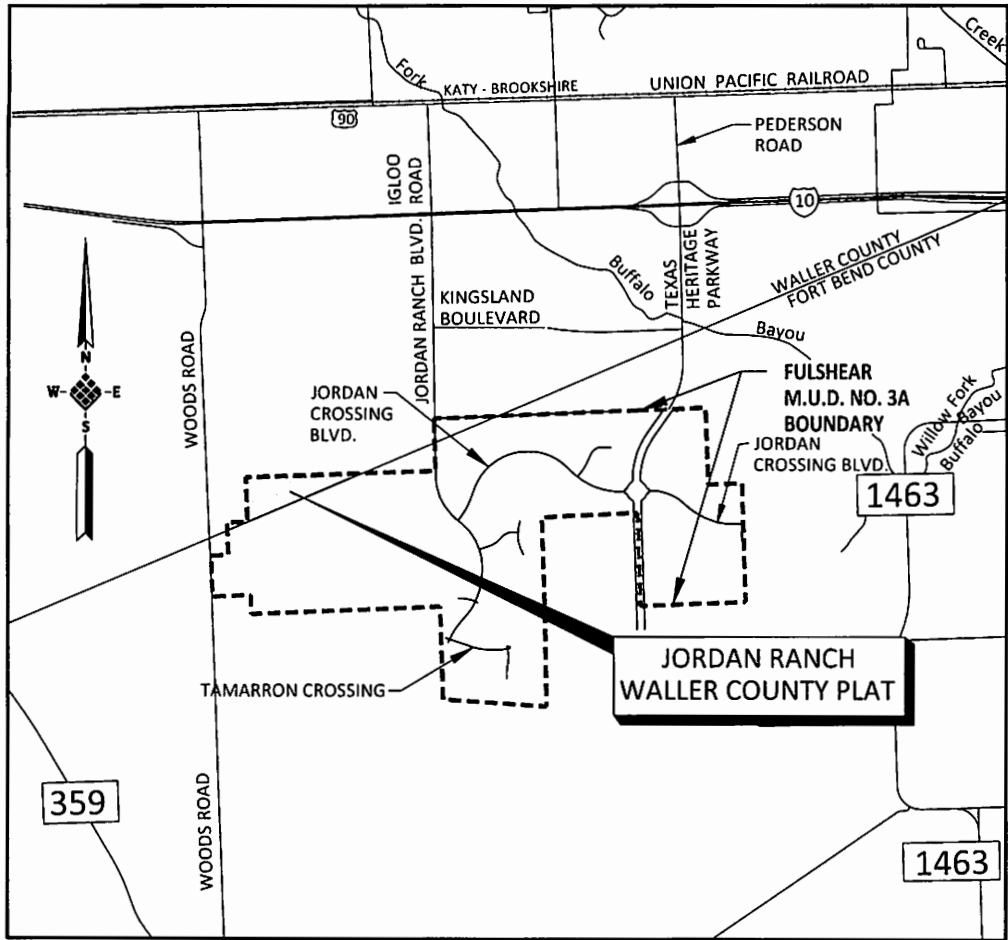
Date: September 18, 2024

Background

Final Plat of Jordan Ranch Waller County which consists of 51.762 acres will include 1 Block and 5 Reserves in Precinct 4.

Staff Recommendation

Approve Plat



WALLER COUNTY KEY MAP NO. 482L & 482M
VICINITY MAP
SCALE 1" = 5,000'

FINAL PLAT OF
JORDAN RANCH WALLER COUNTY

A SUBDIVISION OF
51.762 ACRES
LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 75, A-155
WALLER COUNTY, TEXAS

0 LOTS 1 BLOCK 5 RESERVES

OWNER: **FORT BEND JORDAN RANCH LP,**
A TEXAS LIMITED PARTNERSHIP
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056
PH:713-960-9977

ENGINEER:  **IDS**
Engineering Group

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

\\idseg.com\fs\Projects\2100\214100819 jr waller co plat\CAD\DWG\UR WC C-PLAT.dwg [WC 1-2] Plotted Jul 02, 2024 at 2:01pm by TAltman (Last Saved by: TAltman)

STATE OF TEXAS
COUNTY OF WALLER

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, owner of the property subdivided in this plat of JORDAN RANCH WALLER COUNTY PLAT, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public , the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alternation of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

We, the aforementioned, hereby dedicate to the public all easements and roads shown thereon. There is also dedicated for utilities, an aerial easement five (5) feet wide taken from a plane twenty (20) feet above the ground, located adjacent to all utility easements and streets shown thereon.

Further, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

- 1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
- 2. All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.
- 3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarters (1-1/4) square feet (15" diameter reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer. Culverts and bridges must be used for all driveways and/or walks, although dip-style driveways are encouraged where appropriate.
- 4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
- 5. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
- 6. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

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 23 day of July, 2024.

BY: FORT BEND JORDAN RANCH LP
a Texas Limited Partnership

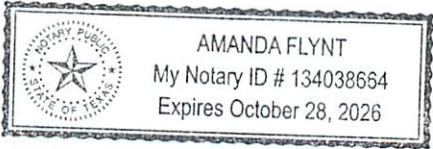
By: JOHNSON JORDAN RANCH GP, LLC
a Texas Limited Liability Company
Its General Partner

By: 
Jerry Ulke, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the under signed authority, on this day personally appeared Jerry Ulke, Vice President of JOHNSON JORDAN RANCH GP, LLC, known to me, to be the persons whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23 DAY OF July, 2024.




Notary Public
In and for Fort Bend County, Texas

APPROVED by COMMISSIONERS COURT OF WALLER COUNTY, TEXAS this ____ day of _____, 2024.

Carbett "Trey" J. Duhon III, County Judge

John A. Amsler, Commissioner, Precinct 1

Walter E. Smith, P.E., R.P.L.S., Commissioner, Precinct 2

Kendric D. Jones, Commissioner, Precinct 3

Justin Beckendorff, Commissioner, Precinct 4

NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the then current Waller County Subdivision and Development Regulations, in this regard.

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.

A portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0350E, dated 2/18/2009.

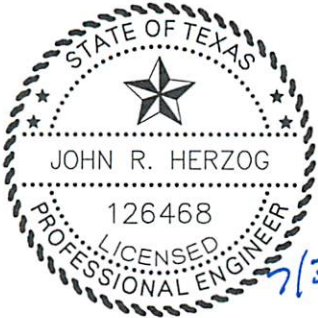
No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0350E, dated 2/18/2009



Michael L. Swan

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 Waller 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 WALLER COUNTY PLAT is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this 3rd day of may, 2024.

Amy Pearce, Chair

Joan Berger, Co-Chair

The plat of JORDAN RANCH WALLER COUNTY PLAT was approved by the City of Fulshear Council on the 21st day of may, 2024, and signed on this 16th day of August, 2024, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Waller, Texas within one (1) year hereafter.

Don McCoy, Mayor

Mariela Rodriguez, City Secretary

I, J. Ross McCall, P.E., County Engineer of Waller County, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date J. Ross McCall, P.E. County Engineer

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-92

APPROVED BY THE BOARD OF SUPERVISORS ON 5-30-2024 DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

The above have signed these plans and/or plat based on the recommendation of the District's Engineer who has reviewed all sheets provided and found them to be in general compliance with the District's "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by a professional engineer licensed to practice engineering in the state of Texas and plat has been signed and sealed by a registered professional land surveyor licensed to practice in the state of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within Instrument with the certificate of authentication was filed for registration in my office on the day of 2024, A.D. at o'clock M, in File No. of the Official Public Records of Waller County for said county.

Witness my hand and seal of office, at Hempstead, the day and date last written above.

Debbie Hollan
Clerk of the County Court
Waller County, Texas

By: Deputy

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

Temporary Benchmark:
IDS Engineering Group - Jordan Ranch Control Point No. 84
"X" marked in concrete near the median of Jordan Ranch Blvd., at the intersection of Jordan Ranch Blvd. and Green Jay Run

NAVD88 2001 Adj. Elevation = 153.40'

- ABBREVIATIONS:
- A.E. indicates a aerial easement
 - B.L. indicates a building line
 - D.R.W.C. indicates Deed Records of Waller County
 - 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
 - O.P.R.W.C.T. indicates Official Public Records of Waller County, Texas
 - 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)

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BEING 51.762 acres in Waller 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, and being a portion of the 15.437 acre tract described as FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 3 recorded under File Number 2015061172 in the Official Public Records of Waller 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:

BEGINNING at a 1/2 inch iron pipe with "Kalkomey" cap found for the northwest corner of said 1352.43 acre tract and for the northeast corner of the 15.396 acre tract described as Tract 2 in the deed from LYLE TALBERT JORDAN, TRUSTEE OF THE LYLE TALBERT JORDAN NON GST TRUST to MYRNA JEAN JORDAN, TRUSTEE OF THE MYRNA JEAN JORDAN NAIL NON GST TRUST recorded under Volume 901, Page 380 in the Deed Records of Waller County, Texas;

THENCE North 88° 02' 48" East - 3105.91 feet, with a north line of said 1352.43 acre tract and of said 15.437 acre tract, to a 5/8 inch iron rod with cap stamped "IDS" set for the northeast corner of the herein described tract;

THENCE South 65° 00' 39" West - 3941.31 feet, across said 1352.43 acre tract, to a 5/8 inch iron rod with cap stamped "IDS" set for the southwest corner of the herein described tract, from which a found 1/2-inch iron rod with "Kalkomey" cap bears South 02° 37' 45" East - 341.52 feet;

THENCE North 02° 36' 51" West - 512.30 feet to a 1/2 inch iron pipe with "Kalkomey" cap found for a point on the east line of the 3.922 acre tract described in the deed from LYLE TALBERT JORDAN, AND PATSY JORDAN TO LEYTON TRENT JORDAN, recorded under Volume 1271, Page 40 in the Deed Records of Waller County and to the southwest corner of said 15.396 acre tract and an angle corner of the herein described tract;

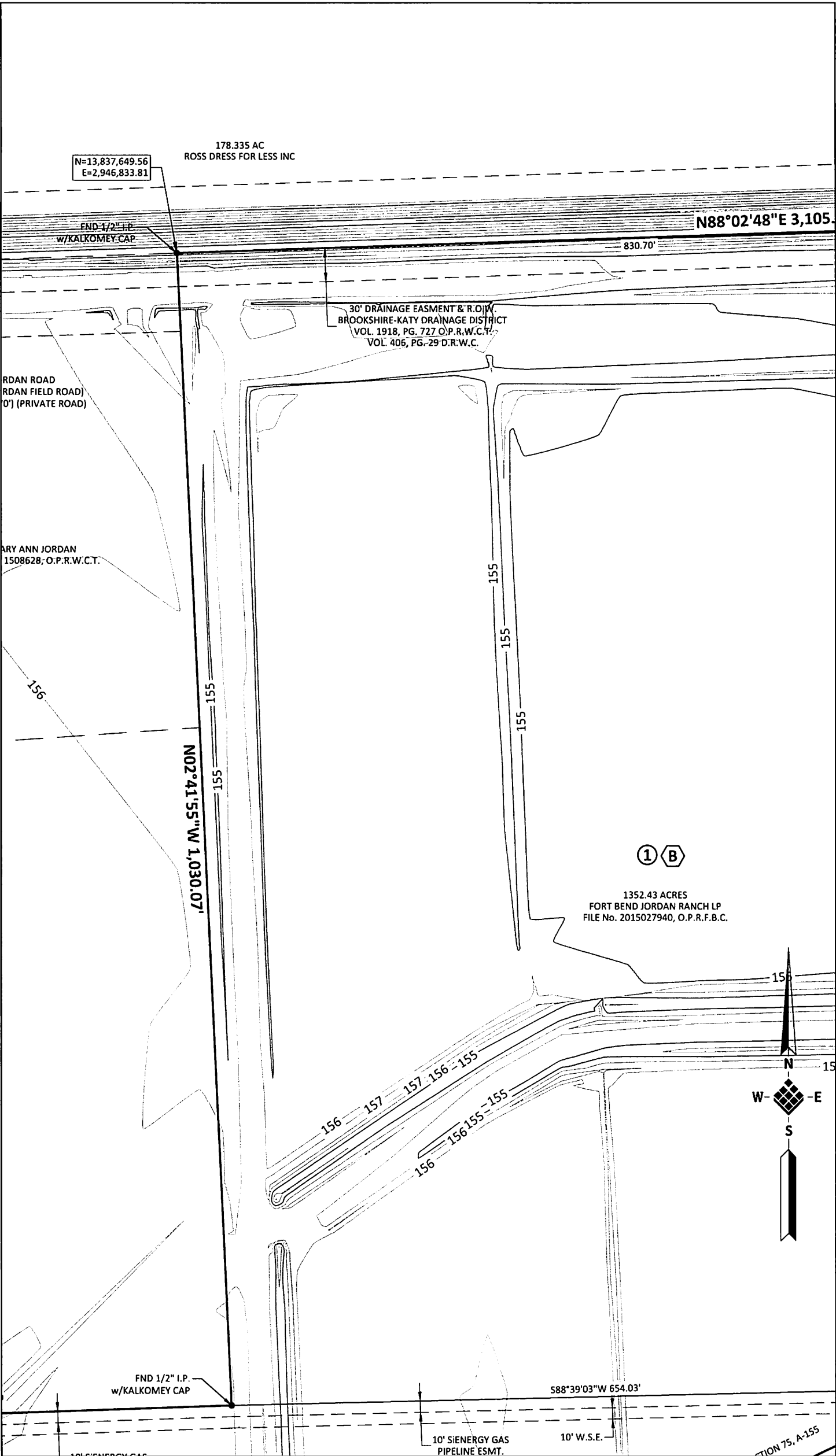
THENCE North 88° 02' 48" East - 540.44 feet to a 1/2 inch iron pipe with "Kalkomey" cap found for an angle corner of the herein described tract;

THENCE North 02° 41' 55" West - 1030.07 feet to the **POINT OF BEGINNING** of the herein described tract and containing 51.762 acres of land.

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. All non-perimeter easements on property lines are centered unless otherwise noted.
3. All bearings are based on the Texas State Plane Coordinate System, South Central Zone.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.
6. The County assumes no responsibility for the accuracy of representations by other parties on the plat. Floodplain data, in particular, may change depending on subsequent development.
7. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
8. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid FORT BEND JORDAN RANCH LP, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
9. Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
10. The property lies within the extraterritorial jurisdiction of the City of Fulshear, Waller County, Texas, Fulshear Municipal Utility District No. 3A.

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DRAINAGE EASEMENT
WALLER COUNTY ROAD
IMPROVEMENT DISTRICT, NO. 1
FILE NO. 2015934 O.P.R.W.C.T.

8"E 3,105.91'

156 155 154 153 152 151 150

778.31'

153

155 155 155

154

25' W.S.E.

10' SIENERGY GAS PIPELINE ESMT.

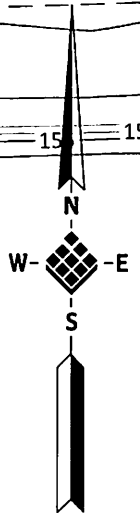
25' W.S.E.

154

10' SIENERGY
GAS PIPELINE ESMT.

155

15



10' W.S.E.

① C

1352.43 ACRES
FORT BEND JORDAN RANCH LP
FILE No. 2015027940, O.P.R.F.B.C.

S01°57'06"E 967.45'

155

156

156

155

154

154

156

156

155

154

154

15

10' SIENERGY
GAS PIPELINE ESMT.

535.99'

S65°00'39"W 3,941.31'

177.43'

150 149 149 150 151 152 153 154 155

154 155 154 154



① E

N01°57'12"W 216.64

4.240 AC. DRILL SITE
RAILROAD COMMISSION OF TEXAS
OIL AND GAS DOCKET NO. 03-0292286

① D

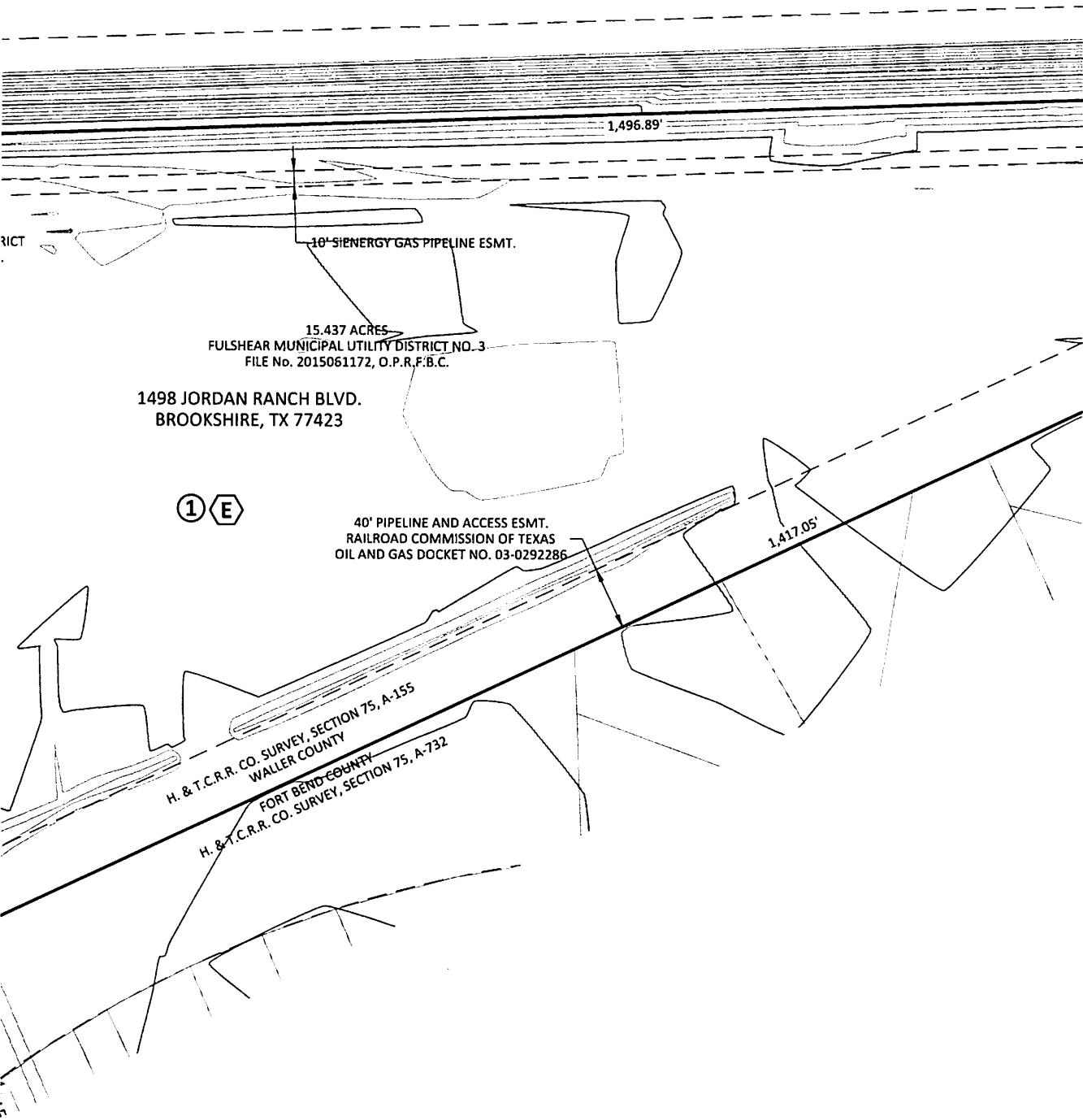
519.34'

- 155 -

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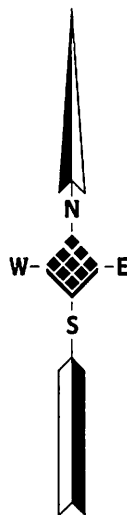
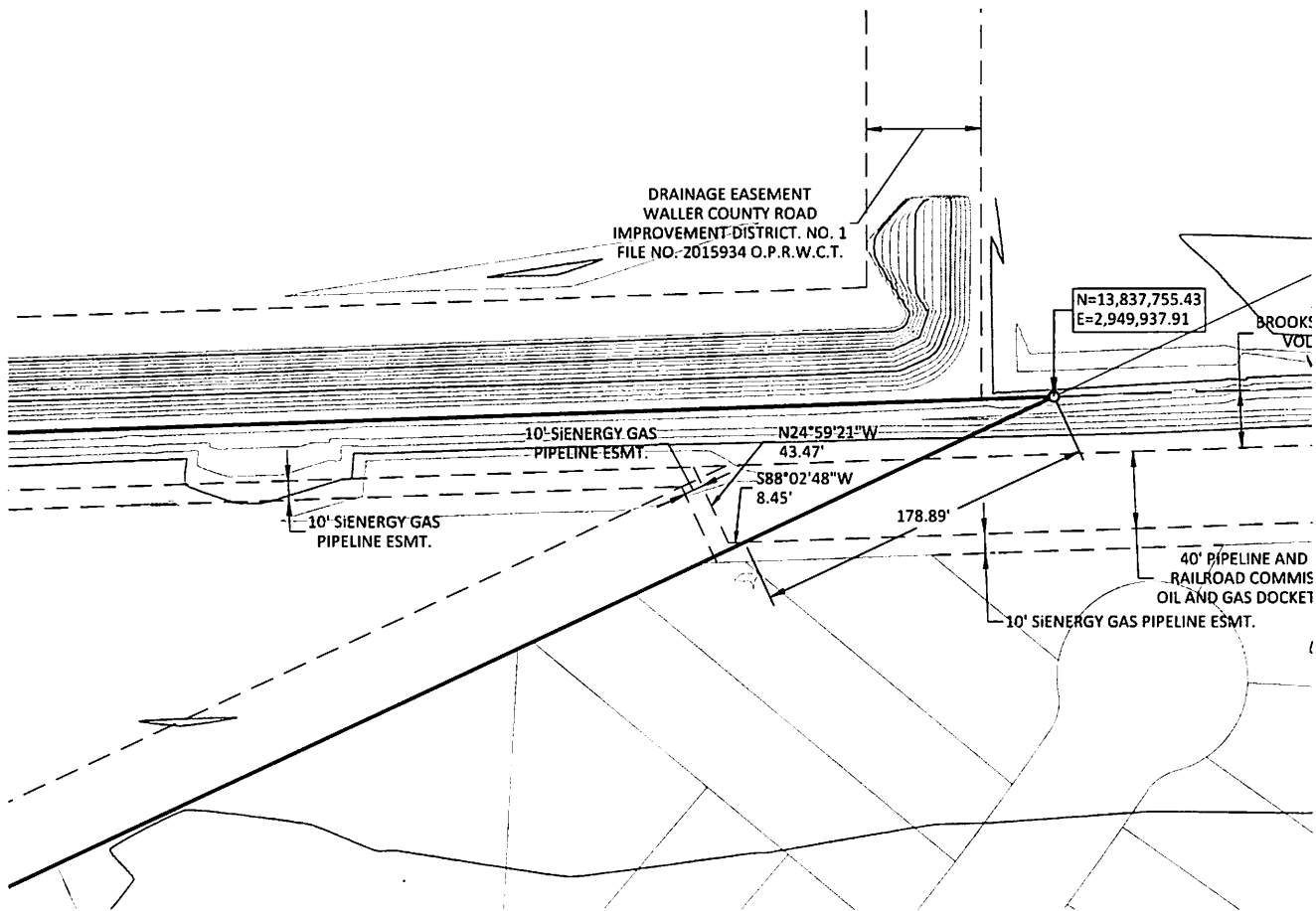
AGE EASEMENT
3 COUNTY ROAD
ENT DISTRICT. NO. 1
115934 O.P.R.W.C.T.

178.335 AC
ROSS DRESS FOR LESS INC

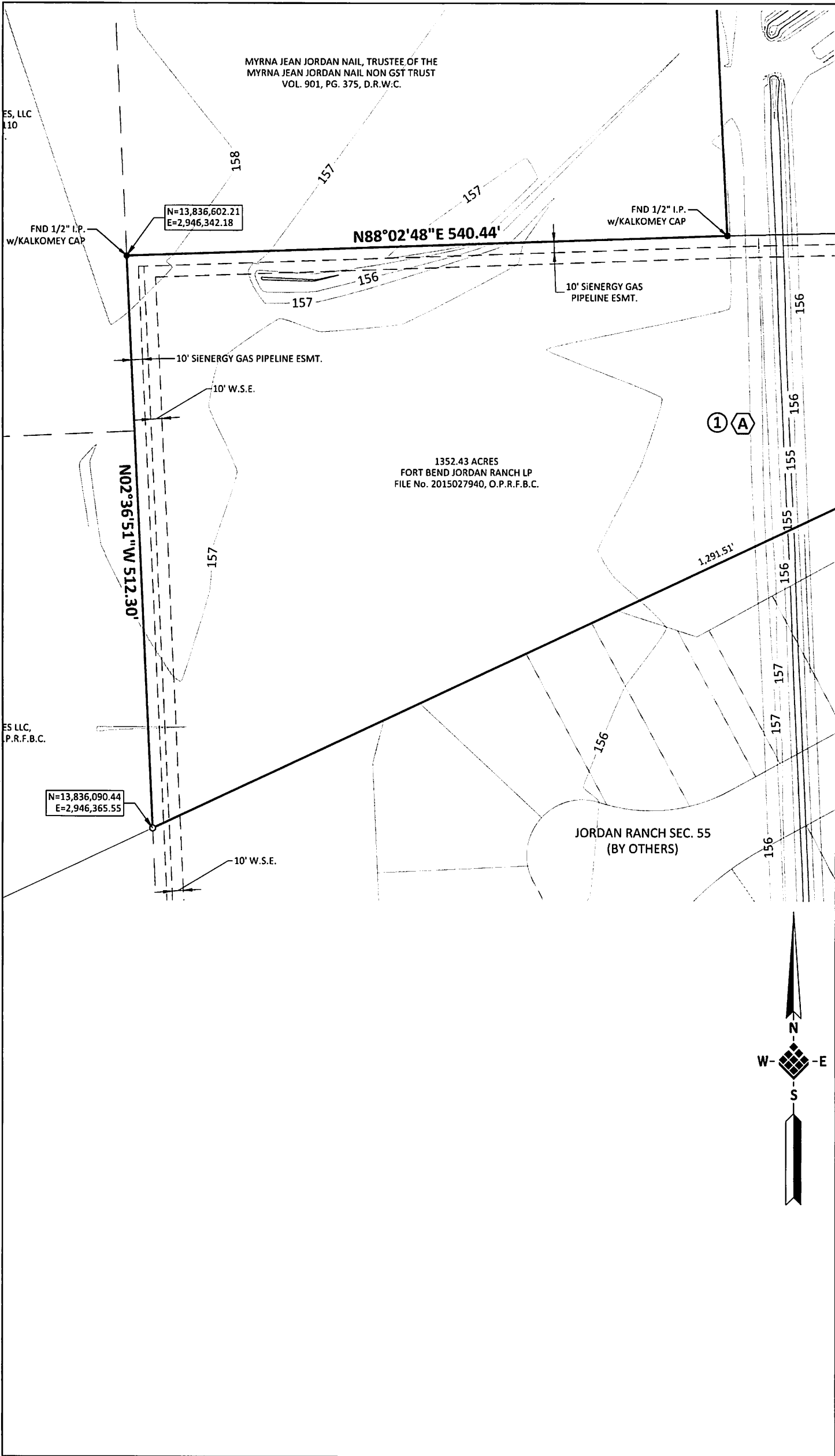


RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
A	RESERVE A	DRAINAGE, DETENTION, LANDSCAPING AND UTILITIES	307,779	7.066
B	RESERVE B	UNRESTRICTED RESERVE	846,408	19.431
C	RESERVE C	DRAINAGE, DETENTION, LANDSCAPING AND UTILITIES	555,469	12.752
D	RESERVE D	DRILL SITE, LANDSCAPING AND UTILITIES	110,344	2.533
E	RESERVE E	WATER PLANT, WASTEWATER TREATMENT PLANT, LIFT STATION, UTILITIES AND LANDSCAPING	434,764	9.981

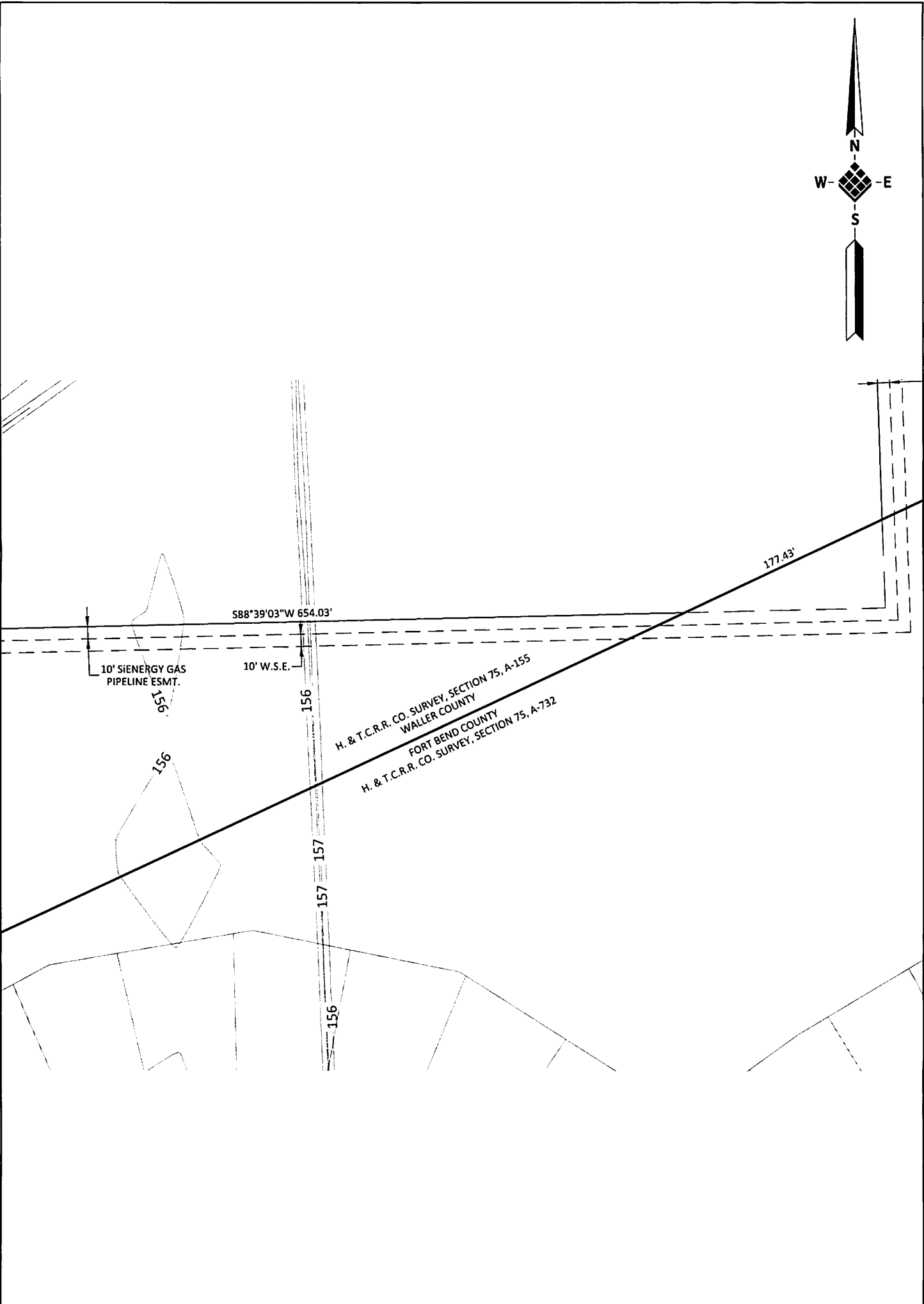
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RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
A	RESERVE A	DRAINAGE, DETENTION, LANDSCAPING AND UTILITIES	307,779	7.066
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