

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Jordan Ranch Commercial

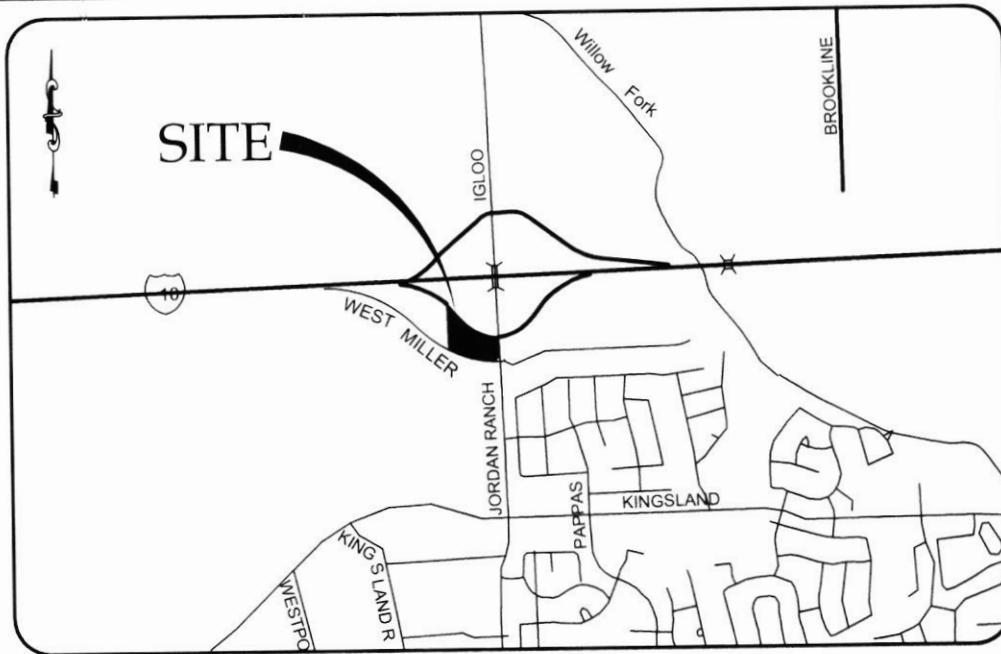
**Date:** December 10, 2025

### **Background**

Final Plat of Jordan Ranch Commercial which consists of 4.000 acres will include 1 Block and 1 Reserve in Precinct 4.

### **Staff Recommendation**

Approve Plat



VICINITY MAP SCALE: 1"=2000'  
KEY MAP NO. 533Q

## FINAL PLAT OF JORDAN RANCH COMMERCIAL

A SUBDIVISION OF 4.000 ACRES (174, 239 SQUARE FEET) OF LAND ,  
SITUATED IN THE H.& T.C. RAILROAD COMPANY SURVEY,  
SECTION 101, ABSTRACT NUMBER 168  
IN WALLER COUNTY, TEXAS

ONE (1) RESERVE AND ONE (1) BLOCK

SCALE: 1"= 30' DATE: OCTOBER, 2025

DATE: OCTOBER, 2025

SCALE: N.T.S

SHEET 1 OF 9

OWNER:  
JORDAN RANCH REAL ESTATE LLC  
A TEXAS LIMITED LIABILITY COMPANY  
2 SAINT CHRISTOPHER CT  
SUGAR LAND, TEXAS 77479  
PH: 281-235-4023  
E:SAMITEXTEL@AOL.COM

SURVEYOR:



ADVANCE SURVEYING, INC.  
10518 KIPP WAY, SUITE A-2,  
HOUSTON, TEXAS 77099  
PHONE: 281 530-2939  
FAX: 281-530-5464  
EMAIL: advance\_survey@asi23.com  
FIRM NO. 10099200

STATE OF TEXAS  
COUNTY OF WALLER

WE, JORDAN RANCH REAL ESTATE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH KARIM ALI, ITS OWNER , BEING OFFICER OF JORDAN RANCH REAL ESTATE, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 4.0000 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF JORDAN RANCH RESERVE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN 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, OR PERMANENT ACCESS EASEMENTS), 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 ON 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 OF 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 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, JORDAN RANCH REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KARIM ALI, OWNER, THIS 29TH DAY OF OCTOBER, 2025.

Karim  
KARIM ALI, OWNER

STATE OF TEXAS  
COUNTY OF HARRIS

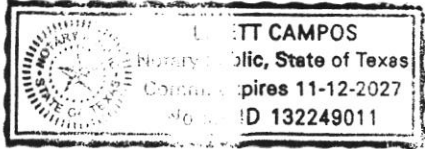
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KARIM ALI, OWNER OF JORDAN RANCH REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29TH DAY OF OCTOBER, 2025.

Lisett Campos  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LISETT CAMPOS  
PRINT NAME

MY COMMISSION EXPIRES: 11-12-2027



WE, FIRST LIBERTY BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS JORDAN RANCH REAL ESTATE, AGAINST THE PROPERTY DESCRIBED INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2513980 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_

LANCE SCHIELACK, EVP

PRINT NAME AND TITLE:

STATE OF TEXAS

COUNTY OF HARRIS

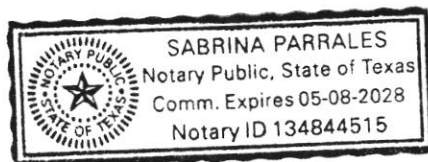
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED,

LANCE SCHIELACK OF FIRST LIBERTY BANK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10<sup>TH</sup> DAY OF NOVEMBER, 2025.

Sabrina Parrales  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: MAY 8<sup>TH</sup>, 2028



I, HENRY M. SANTOS, AM REGISTERED 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.

Henry M. Santos  
HENRY M. SANTOS  
TEXAS REGISTRATION NO. 5450



I, MARIO E. LANZA, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF WALLER COUNTY TO THE BEST OF MY KNOWLEDGE.

Mario E. Lanza  
MARIO E LANZA  
LICENSED PROFESSIONAL ENGINEER NO. 108702



DATE: OCTOBER, 2025

SCALE: N.T.S

SHEET 3 OF 9

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FIRM NO. 10099200

LEGAL DESCRIPTION  
4.0000 ACRES (174,239 SQUARE FEET)

BEING 4.0000 ACRES (174,239 SQUARE FEET) OF LAND, SITUATED IN THE H.& T.C. RAILROAD COMPANY SURVEY, SECTION 101, ABSTRACT NUMBER 168, WALLER COUNTY, TEXAS; BEING OUT OF AND A PART OF A 10.202 ACRE TRACT OF LAND, SAVE AND EXCEPT A 1,278 SQUARE FOOT TRACT DESCRIBED IN INSTRUMENT (2008) 806939; WITH SAID 4.0000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON SAID MAP OR PLAT THEREOF):

COMMENCING AT A POINT FOR REFERENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10 (320 FEET WIDE) AND THE WESTERLY RIGHT-OF-WAY LINE OF IGLOO ROAD (80 FEET WIDE), SAID POINT MARKING THE NORTHEAST CORNER OF A 5.867 ACRE TRACT, RECORDED IN VOLUME 927, PAGE 237 W.C.D.R.;

THENCE, SOUTH 09 DEGREES 24 MINUTES 57 SECONDS EAST, A DISTANCE OF 439.43 FEET, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID IGLOO ROAD, TO AN ANGLE POINT OF SAID 5.867 ACRE SAVE AND EXCEPT;

THENCE, SOUTH 02 DEGREES 32 MINUTES 14 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID IGLOO ROAD, NOW KNOWN AS JORDAN RANCH BOULEVARD (100 FEET WIDE), A DISTANCE OF 126.72 FEET, TO A POINT FOR AN ANGLE POINT;

THENCE, SOUTH 01 DEGREES 42 MINUTES 50 SECONDS EAST, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID IGLOO ROAD, NOW KNOWN AS JORDAN RANCH BOULEVARD), A DISTANCE OF 11.24 FEET A POINT FOR THE SOUTHEAST CORNER OF SAID 5.867 ACRE AND THE NORTHEAST CORNER OF A ONE-FOOT RESERVE FOR BUFFER SEPARATION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED UNDER VOLUME 1123, PAGE 653, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS (W.C.D.R.), AND A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING NORTHWESTERLY, ALONG THE COMMON LINE BETWEEN THE SOUTHERLY LINE OF SAID 5.867 ACRE SAVE AND EXCEPT AND THE NORTHERLY LINE OF SAID ONE-FOOT RESERVE, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, AN ARC LENGTH OF 10.03 FEET, AN INCLUDED ANGLE OF 01 DEGREE 02 MINUTES 42 SECONDS, A CHORD BEARING OF NORTH 87 DEGREES 11 MINUTES 07 SECONDS WEST, AND A DISTANCE OF 10.03 FEET, TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID ONE-FOOT RESERVE AND THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEGREE 42 MINUTES 50 SECONDS EAST, A DISTANCE OF 215.27 FEET, ALONG THE COMMON LINE BETWEEN THE WESTERLY LINE OF SAID ONE-FOOT RESERVE AND THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE NORTHEAST CORNER OF A 1,278 SQUARE FEET DRAINAGE EASEMENT NAMED TO ML. DE, L.P., BY DEED AS RECORDED IN VOL. 1132, PG. 466, W.C.D.R., AND THE NORTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING NORTHWESTERLY, ALONG THE COMMON LINE BETWEEN THE 1,278 SQ. FT. DRAINAGE EASEMENT AND THE HEREIN DESCRIBED TRACT, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,120.00 FEET, AN ARC LENGTH OF 30.03 FEET, AN INCLUDED ANGLE OF 01 DEGREE 32 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 89 DEGREES 19 MINUTES 12 SECONDS WEST, AND A DISTANCE OF 30.03 FEET, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR A POINT OF NON-TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEGREE 42 MINUTES 50 SECONDS EAST, A DISTANCE OF 25.04 FEET, ALONG SAID COMMON LINE, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING NORTHWESTERLY, ALONG SAID COMMON LINE, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,145.00 FEET, AN ARC LENGTH OF 15.03 FEET, AN INCLUDED ANGLE OF 00 DEGREES 45 MINUTES 08 SECONDS, A CHORD BEARING OF NORTH 88 DEGREES 14 MINUTES 42 SECONDS WEST, AND A DISTANCE OF 15.03 FEET, TO A POINT OF NON-TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEGREE 42 MINUTES 50 SECONDS EAST, A DISTANCE OF 15.03 FEET, ALONG SAID COMMON LINE, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MILLER ROAD (80 FEET WIDE), SAID POINT MARKING THE SOUTHWEST CORNER OF SAID 1,278 SQ. FT. DRAINAGE EASEMENT AND THE SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING NORTHWESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST MILLER ROAD, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,160.00 FEET, AN ARC LENGTH OF 502.35 FEET, AN INCLUDED ANGLE OF 24 DEGREES 48 MINUTES 45 SECONDS, A CHORD BEARING OF NORTH 75 DEGREES 30 MINUTES 45 SECONDS WEST, AND A DISTANCE OF 498.43 FEET, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR A POINT OF NON-TANGENCY, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEGREES 42 MINUTES 50 SECONDS WEST, A DISTANCE OF 485.43 FEET, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET IN THE SOUTHERLY LINE OF SAID 5.867 ACRE SAVE AND EXCEPT, SAID POINT MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING SOUTHEASTERLY, ALONG THE COMMON LINE BETWEEN THE SOUTHERLY LINE OF SAID 5.867 ACRE SAVE AND EXCEPT AND THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 660.00 FEET, AN ARC LENGTH OF 55.97 FEET, AN INCLUDED ANGLE OF 04 DEGREES 51 MINUTES 31 SECONDS, A CHORD BEARING OF SOUTH 43 DEGREES 58 MINUTES 45 SECONDS EAST, AND A DISTANCE OF 55.95 FEET, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 41 DEGREES 32 MINUTES 58 SECONDS EAST, A DISTANCE OF 175.00 FEET, ALONG SAID COMMON LINE, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR A POINT OF CURVATURE OF A CURVE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING SOUTHEASTERLY, ALONG SAID COMMON LINE, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, AN ARC LENGTH OF 433.05 FEET, AN INCLUDED ANGLE OF 45 DEGREES 06 MINUTES 47 SECONDS, A CHORD BEARING OF SOUTH 64 DEGREES 06 MINUTES 22 SECONDS EAST, AND A DISTANCE OF 421.95 FEET, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 4.0000 ACRES OR 174,239 SQUARE FEET OF LAND.

DATE: OCTOBER, 2025

SCALE: N.T.S

SHEET 4 OF 9

OWNER:  
JORDAN RANCH REAL ESTATE LLC  
A TEXAS LIMITED LIABILITY COMPANY  
2 SAINT CHRISTOPHER CT  
SUGAR LAND, TEXAS 77479  
PH: 281-235-4023  
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HOUSTON, TEXAS 77099  
PHONE: 281 530-2939  
FAX: 281-530-5464  
EMAIL: advance\_survey@aol23.com  
FIRM NO. 10099200



APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS , THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

CARBETT "TREY" J. DUHON III, COUNTY JUDGE

JOHN A. AMSLER  
COMMISSIONER, PRECINT 1

WALTER E. SMITH, P.E., RPLS  
COMMISSIONER, PRECINT 2

KENDRIC D. JONES  
COMMISSIONER, PRECINT 3

JUSTIN BECKENDORFF  
COMMISSIONER, PRECINT 4

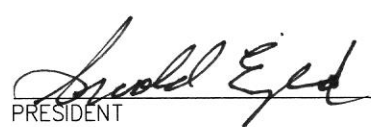
I, J. ROSS MCCALL, P.E., COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY, AT SUCH TIME THIS PLAT WAS APPROVED. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.


\_\_\_\_\_  
DATE

\_\_\_\_\_  
J.ROSS MCCALL, P.E., COUNTY ENGINEER

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2025-23

APPROVED BY THE BOARD OF SUPERVISORS ON 05/28/25

  
\_\_\_\_\_  
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 LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

DATE: OCTOBER, 2025

SCALE: N.T.S

SHEET 5 OF 9

OWNER:  
JORDAN RANCH REAL ESTATE LLC  
A TEXAS LIMITED LIABILITY COMPANY  
2 SAINT CHRISTOPHER CT  
SUGAR LAND, TEXAS 77479  
PH: 281-235-4023  
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FIRM NO. 10099200

GENERAL NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. THE COORDINATES SHOWN HEREOF ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83 CORS) AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A COMBINED PROJECT SCALE FACTOR OF 0.99990961347.
3. 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 LOT 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.
4. 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.
5. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES ON THE PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.
6. 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.
7. THE PROPERTY SUBDIVIDED HEREIN 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 LO, TO THE PURCHASE OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
8. 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.
9. THE PROPERTY LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FULSHEAR, WALLER COUNTY, FULSHEAR MUNICIPAL UTILITY DISTRICT NO 3A.
10. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
12. SUBJECT TO A RECIPROCAL ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2410223 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY.
13. SUBJECT TO DRAINAGE EASEMENT AS RECORDED IN INSTRUMENT NO. 200806939 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
14. SUBJECT TO DRAINAGE EASEMENT AS RECORDED IN INSTRUMENT NO. 200807659 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
15. SUBJECT TO DRAINAGE EASEMENT AS RECORDED IN INSTRUMENT NO. 20087883 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

DATE: OCTOBER, 2025

SCALE: N.T.S

SHEET 6 OF 9

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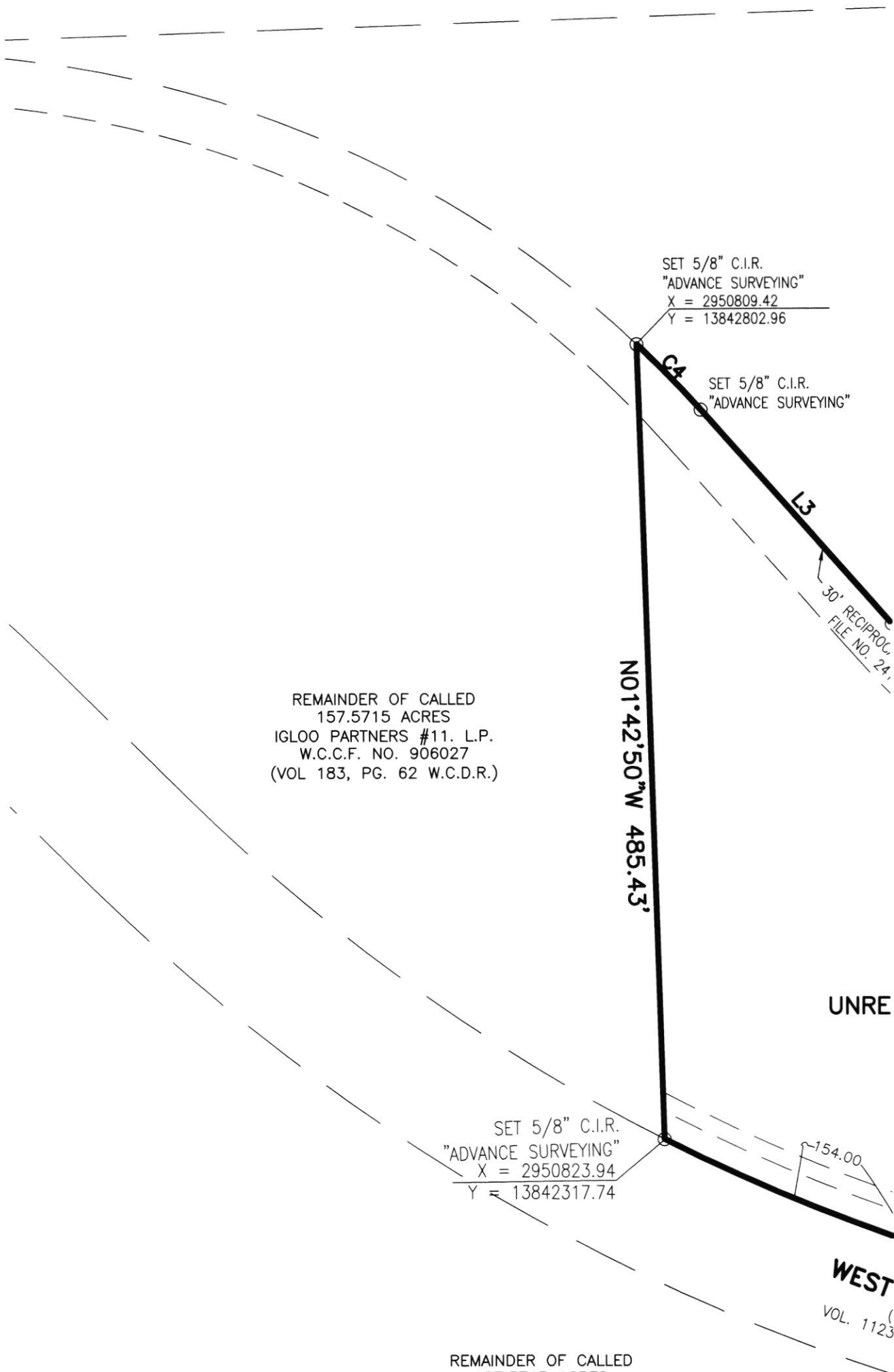
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FIRM NO. 10099200





CALLED 5.867 ACRES  
J.T. TROTTER 97 TRUST &  
SHASTA MINERALS, INC.  
VOL. 927, PG. 237, W.C.D.R.

H. & T.C.R.R. CO.,  
A-169  
H. & T.C.R.R. CO.,  
A-168

THIS 0.0495 ACRES OR 2,156 SQ. FT. IS  
HEREBY DEDICATED  
TO THE PUBLIC FOR R.O.W. PURPOSES

SET 5/8" C.I.R.  
"ADVANCE SURVEYING"

LOCAL ACCESS ESMT. & U.E.  
2410223, O.P.R.W.C.T.

BLOCK

1

RESTRICTED RESERVE "A"  
3.9550 ACRES  
172,281 SQ.FT.  
(COMMERCIAL)

FND. 5/8" C.I.R.  
(C.M.)  
X = 2951343.93  
Y = 13842447.46

C9

ONE-FOOT RESERVE  
FOR BUFFER SEPARATION  
VOL. 1123, PG. 653, W.C.D.R.

JORDAN RANCH  
BOULEVARD  
(FORMERLY IGLOO ROAD)

(120' R.O.W.)  
S01°42'50"E 215.27'

ONE-FOOT RESERVE  
FOR BUFFER SEPARATION  
VOL. 1123, PG. 653, W.C.D.R.

SET 5/8" C.I.R.  
"ADVANCE SURVEYING"  
X = 2951350.36  
Y = 13842232.45

C7

100.0'

C2

C6

C1

C3

C4

C5

C6

C7

C8

C9

C10

C11

C12

C13

C14

C15

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C17

C18

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C22

C23

C24

C25

C26

C27

C28

C29

C30

T MILLER ROAD  
(80' R.O.W.)  
23, PG. 653 W.C.D.R.

25' B.L.

C3

C4

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C273

C274

&lt;

REMAINDER OF CALLED  
39.3537 ACRES  
BLIMP BASE PROJECT, LP  
VOL. 720, PG. 16, W.C.D.R.

H. & T.C.R.R. CO.,  
A-169

J.G. BENNETT SURVEY,  
A-292

REMAINDER OF CALLED  
161.8245 ACRES  
BLIMP BASE PROJECT, LP  
VOL. 720, PG. 16, W.C.D.R.

CALLED  
0.1240 ACRE  
OL. 1137, PG. 646  
W.C.D.R.

25' SANITARY SEWER AND ACCESS EASEMENT  
VOL. 1122, PG. 224 W.C.D.R.

APPROXIMATE LOCATION OF 30' SHELL PIPELINE EASEMENT  
VOL. 106, PG. 191, W.C.D.R.

8.315 ACRES  
DRAINAGE EASEMENT  
VOL. 1122, PG. 205 W.C.D.R.

DATE: OCTOBER, 2025

SCALE: 1' = 80'

SHEET 9 OF 9

OWNER:  
JORDAN RANCH REAL ESTATE LLC  
A TEXAS LIMITED LIABILITY COMPANY  
2 SAINT CHRISTOPHER CT  
SUGAR LAND, TEXAS 77479  
PH: 281-235-4023  
E:SAMTEXTTEL@AOL.COM

SURVEYOR:



ADVANCE SURVEYING, INC.  
10518 KIPP WAY, SUITE A-2,  
HOUSTON, TEXAS 77099  
PHONE: 281 530-2939  
FAX: 281-530-5464  
EMAIL: advance\_survey@asi23.com  
FIRM NO. 10099200