

PLAT RECORDING SHEET

PLAT NAME: Childrens Lighthouse at Jordan Ranch

PLAT NO: _____

ACREAGE: 1.967

LEAGUE: H.&T.R.R. Co. Survey, Section 105

ABSTRACT NUMBER: 261

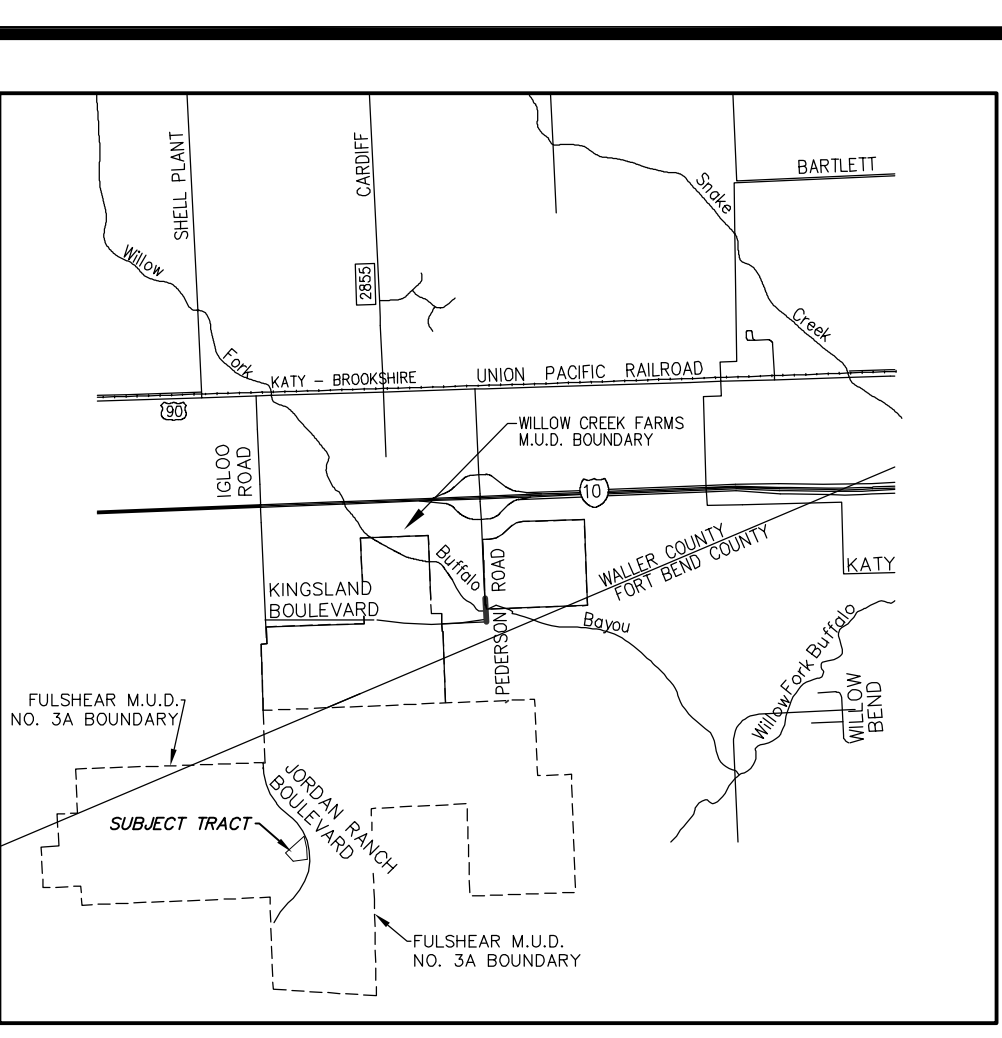
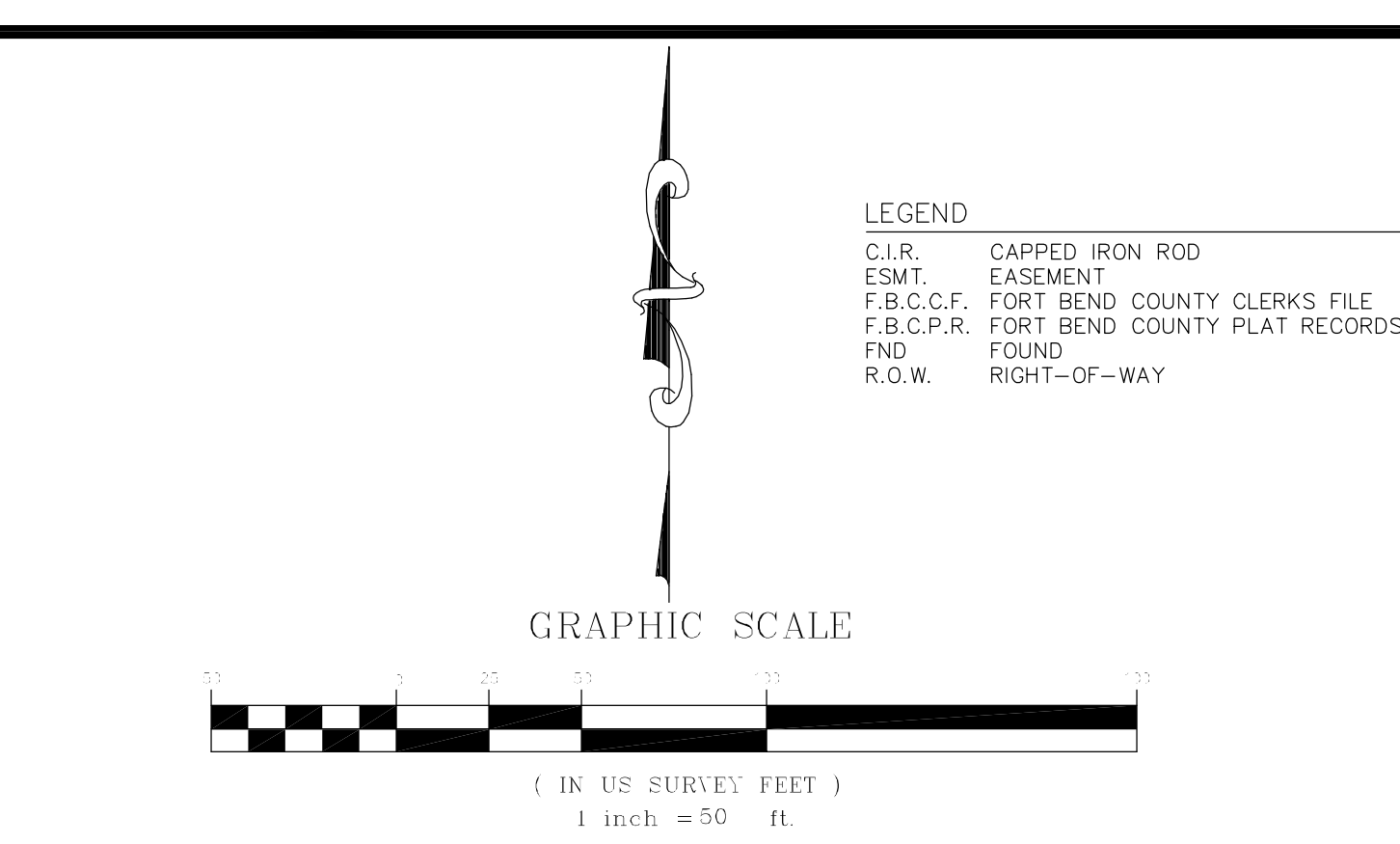
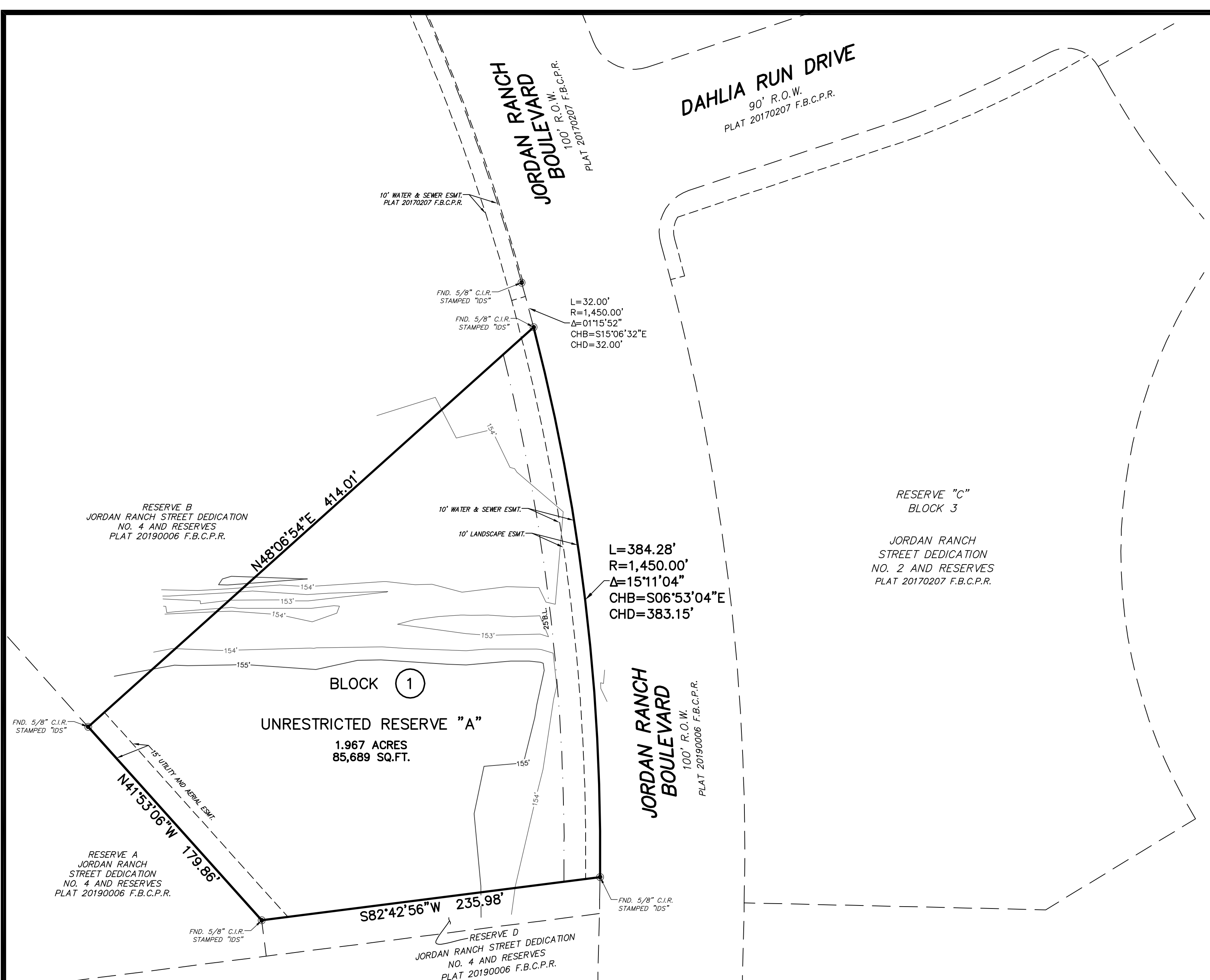
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: JR Childcare Holding LLC

(DEPUTY CLERK)



FIELD NOTES FOR 1.967 ACRES

Being a tract containing 1.967 acres of land located in the H. & T. R.R. Co. Survey, Section 105, in Fort Bend County, Texas; Said 1.967 acres being a portion of the a call 1,352.43 acre tract of land recorded in the name of Fort Bend Jordan Ranch LP in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2015027940; Said 1.967 acres being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System, NAD 1983, South Central Zone):

COMMENCING at a 5/8 inch iron rod with "IDS" cap found at the southwest terminus of Jordan Ranch Boulevard (100-foot width) as dedicated in Jordan Ranch Street Dedication No. 2 and Reserves, a subdivision recorded in Plat No. 20170207 of the Fort Bend County Plat Records (F.B.C.P.R.) and being at the beginning of a non-tangent curve to the right;

THENCE, through and across said 1,352.43 acre tract, 32.00 feet along the arc of said curve, having a radius of 1,450.00 feet, a central angle of 01 degrees 15 minutes 52 seconds, and a chord which bears South 15 degrees 06 minutes 32 seconds East, a distance of 32.00 feet to a 5/8 inch iron rod with "IDS" cap found at the POINT OF BEGINNING of the herein described tract;

THENCE, continuing through and across said 1,352.43 acre tract, the following four (4) courses:

- 1.) 384.28 feet along the arc of said curve, having a radius of 1,450.00 feet, a central angle of 15 degrees 11 minutes 04 seconds, and a chord which bears South 06 degree 53 minutes 04 seconds East, a distance of 383.15 feet to a 5/8 inch iron rod with "IDS" cap found;
- 2.) South 82 degrees 42 minutes 56 second West, a distance of 235.98 feet to a 5/8 inch iron rod with "IDS" cap found;
- 3.) North 41 degrees 53 minutes 06 seconds West, a distance of 179.86 feet to a 5/8 inch iron rod with "IDS" cap found;
- 4.) North 48 degrees 06 minutes 54 seconds East, a distance of 414.01 feet to the POINT OF BEGINNING and containing 1.967 acres of land.

THIS PLAT OF CHILDRENS LIGHTHOUSE AT JORDAN RANCH WAS APPROVED ON _____ 2019, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS, THE ____ DAY OF _____, 2019, PROVIDED HOWEVER, THIS APPROVAL SHALL BE INVALID, AND NULL AND VOID UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTHS HEREAFTER.

BY: _____
AARON GROFF
MAYOR

BY: _____
KIMBERLY KOPECKY
CITY SECRETARY

THIS PLAT OF CHILDRENS LIGHTHOUSE AT JORDAN RANCH IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS, ON THIS, THE ____ DAY OF _____, 2019.

BY: _____
AMY PEARCE
CHAIR

BY: _____
AUSTIN WEANT
CO-CHAIRMAN

GENERAL NOTES

- 1.) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.9998881369.
- 2.) All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values and may be converted to grid by applying the combined adjustment factor 0.9998881369.
- 3.) According to FEMA Flood Insurance Rate Map (FIRM) No. 48157C0020L, map revised 4/2/2014, the surveyed tract lies in Zone X (unshaded), defined by FEMA as areas outside of the 0.2% annual chance flood.
- 4.) All building lines along street rights-of-way are shown on this plat. All sidlot building lines to be 5' unless otherwise noted.
- 5.) This subdivision lies within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas.
- 6.) This subdivision is located in Outdoor Lighting Zone LZ-3.
- 7.) 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.
- 8.) All existing pipeline easements within the subdivision are shown on this plat.
- 9.) All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
- 10.) All property to drain into the drainage easement only through an approved drainage structure.
- 11.) 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.
- 12.) The top of all floor slabs shall be a minimum of 156.50 feet (NAVD 88). Regardless of the minimum slab elevation shown, the top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- 13.) Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all applicable permits shall be obtained from Fort Bend County prior to beginning construction.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, JR CHILDCARE HOLDING LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RANDY CRAFT, BEING MANAGER OF JR CHILDCARE HOLDING LLC, A TEXAS LIMITED LIABILITY COMPANY, OR OWNERS OF THE 1.967 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CHILDRENS LIGHTHOUSE AT JORDAN RANCH, 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 AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE 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.

IN TESTIMONY WHEREOF, JR CHILDCARE HOLDING LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RANDY CRAFT, ITS MANAGER, THEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 2019.

BY: JR CHILDCARE HOLDING LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
RANDY CRAFT
MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

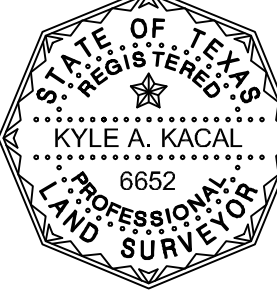
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDY CRAFT, MANAGER OF JR CHILDCARE HOLDING LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES 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 _____, 2019.

NOTARY PUBLIC IN AND FOR
FORT BEND COUNTY, TEXAS

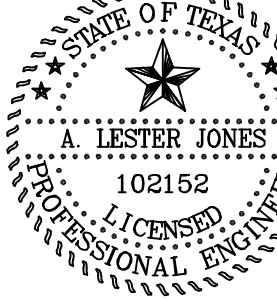
I, KYLE A. KACAL, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF 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.

KYLE A. KACAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6652



I, A. LESTER JONES, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY, TO THE BEST OF MY KNOWLEDGE.

A. LESTER JONES
PROFESSIONAL ENGINEER NO. 102152



BENCHMARK:
FEMA RM 7 (NCS Benchmark Y 1148, PID: AW0135)
Disc located 0.3± mile east along the Missouri-Kansas-Texas railroad from the station at Katy and 5.2± feet southwest of the southeast corner of the American Rice Growers Co-op Association office building. Published elevation=141.44' NAVD88 (1991 Adjustment)

T.B.M.
"X" cut set in concrete at centerline back of curb of inlet at the intersection of Jordan Ranch Boulevard and Dahlia Run Drive.
Elevation=152.39' NAVD88 (1991 Adjustment)

DISTRICT NAMES	
WCID	FULSHEAR MUD No. 3A
MMO/MUD	
LID	
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CONSOLIDATED I.S.D.
FIRE	FORT BEND COUNTY ESD No. 4
IMPACT FEE AREA	
CITY OR CITY ETJ	FULSHEAR ETJ
UTILITIES CO.	CENTERPOINT ENERGY

I, Richard W. Stalleis, P.E., 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 any other area or subdivision within the watershed.

Richard W. Stalleis, P.E. Date
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ____ day of _____, 20__.

Vincent M. Morales, Jr. Grady Prestage
Commissioner, Precinct 1 Commissioner, Precinct 2

Robert E. Hebert
County Judge

W.A. "Andy" Meyers James Patterson
Commissioner, Precinct 3 Commissioner, Precinct 4

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 registration in my office on _____, 2019 at _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

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

Laura Richard
Fort Bend County, Texas

By: _____
Deputy

CHILDRENS LIGHTHOUSE AT JORDAN RANCH

A SUBDIVISION OF 1.967 ACRES OF LAND
LOCATED IN THE
H.&T. R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 1 BLOCKS: 1
SCALE: 1"=50' DATE: JANUARY, 2019

OWNERS:

JR CHILDCARE HOLDING LLC
A TEXAS LIMITED LIABILITY COMPANY
2606 JORDAN RANCH BLVD
BROOKSHIRE, TEXAS 77423
713-397-0110

ENGINEER:

ALJ-LINDSEY, LLC
5629 FM 1960 WEST, SUITE 314
HOUSTON, TEXAS 77069

SURVEYOR:



GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13340 S. GESSNER RD. • MISSOURI CITY, TX 77489
PHONE: 281-499-4539 • www.gbisurvey.com
TBPLS FIRM # 10130300

KYLE A. KACAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6652