

PLAT RECORDING SHEET

PLAT NAME: The Bend in Jordan Ranch

PLAT NO: _____

ACREAGE: 7.285

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

ABSTRACT NUMBER: A-261

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Jordan Crossing, LTD.

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

I, JOHN R. DEBOBEN III, Manager of J-C-GP, LLC, a Texas limited liability company, the general partner of JORDAN CROSSING, LTD., a Texas limited partnership, hereinafter referred to as owners of the 7.285 acre tract described in the above and foregoing map of THE BEND IN 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, 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 (UE and AE) 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 (UE and AE) 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 THE BEND IN JORDAN RANCH 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, JORDAN CROSSING, LTD., has caused these presents to be signed by John R. Deboben III, Manager, J-C-GP, LLC, a Texas limited liability company, as general partner of JORDAN CROSSING, LTD., a Texas limited partnership, this 16th day of September, 2020.

JORDAN CROSSING LTD., a Texas limited partnership
BY: J-C-GP, LLC, a Texas limited liability company,
its general partner

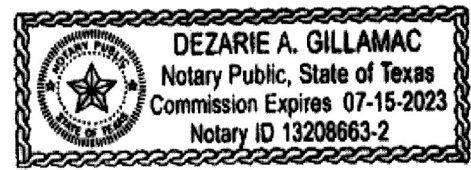
By: John R. Deboben III, Manager
John R. Deboben III, Manager

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John R. Deboben III, Manager, 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 16th day of September, 2020.



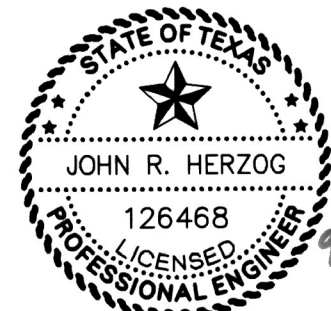
Dezarie A. Gillamac
Notary Public in and for the State of Texas

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.



Michael L. Swan, RPLS
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.



John R. Herzog, PE
Licensed Professional Engineer, No 126468

This plat of THE BEND IN JORDAN RANCH is approved by the City Planning Commission of the City of Fulshear, Texas this 15th day of September, 2020.

Amy Pearce, Chair
Dar Hakimzadeh, Co-Chair

The plat of THE BEND IN JORDAN RANCH was approved by the City of Fulshear Council on the 15th day of September, 2020, and signed on this 15th day of September, 2020, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor
Kimberly Kopecky, City Secretary

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 combined scale factor of 1.00013.
2. BL Indicates a building line
AE Indicates a aerial easement
UE Indicates a utility easement
WSE Indicates a water and sewer easement
LSE Indicates a landscape easement
VOL, PG Indicates Volume, Page
FBCPR Indicates Fort Bend County Public Records
OPRFBC 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
ROW Indicates right-of-way
ORFBC Indicates Original Records of Fort Bend County
FBCOPRRP Indicates Fort Bend County Official Public Records of Real Property
o Indicates found 5/8" iron rod (unless otherwise noted)
o Indicates set 5/8" iron rod (unless otherwise noted)
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. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
7. 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 rest in the dedicator, his heirs, assigns, or successors.
8. 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 48157C0020L, effective April 02, 2014.
9. 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.
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. All property is required to drain into the drainage easement through an approved drainage structure.
12. The Lighting Zone Code is LZ3.
13. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
14. The top of all floor slabs shall be a minimum of 153.43 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24" above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
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 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
17. A minimum distance of 10' shall be maintained between residential dwellings.
18. 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.
19. All property to drain into the drainage easement only through an approved drainage structure.
20. 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.

Table with 2 columns: DISTRICT NAMES, COUNTY ASSISTANCE DISTRICT, WCID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, UTILITIES CO.

BEING 7.285 acres of land in the H. & T. R. R. CO. Survey, Section 105, Abstract Number 261 in Fort Bend County, Texas and being a portion of the 1352.43 acre tract of land described in deed from Massimo Fabio Silvestri Irrevocable Trust and Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 of the Official Public Records of Fort Bend County, Texas and being 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 5/8-inch iron rod with cap stamped "IDS" found for the east end of the south cutback curve at intersection of Jordan Ranch Boulevard (width varies) and Jordan Crossing Boulevard (width varies), according to the plat of JORDAN RANCH BOULEVARD AND JORDAN CROSSING BOULEVARD STREET DEDICATION NO. 1, recorded under File Number 20150304 of the Official Public Records of Fort Bend County, Texas, same being the west corner of JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES, according to the plat thereof, recorded under File Number 20170207 of the Official Public Records of Fort Bend County, Texas, and further being the northeast corner of the herein described tract;

THENCE South 51° 00' 41" East - 22.41 feet, with the southwest right-of-way line of Jordan Ranch Boulevard (width varies), as recorded in said JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES, to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a curve to the right;

THENCE, in a southeasterly direction, with said southwest right-of-way line of Jordan Ranch Boulevard and said curve to the right, having a radius of 1440.00 feet, a central angle of 03° 56' 13", and a chord bearing and distance of South 49° 02' 35" East - 98.92 feet, an arc distance of 98.94 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a curve to the left;

THENCE, in a southeasterly direction, continuing with said southwest right-of-way line of Jordan Ranch Boulevard and with said curve to the left, having a radius of 850.00 feet, a central angle of 04° 28' 52", and a chord bearing and distance of South 49° 18' 55" East - 66.46 feet, an arc distance of 66.48 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a curve to the right;

THENCE, in a southeasterly direction, continuing with said southwest right-of-way line of Jordan Ranch Boulevard and with said curve to the right, having a radius of 500.00 feet, a central angle of 10° 51' 20", and a chord bearing and distance of South 46° 07' 41" East - 94.59 feet, an arc distance of 94.73 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a curve to the right;

THENCE, in a southeasterly direction, continuing with said southwest right-of-way line of Jordan Ranch Boulevard and with said curve to the right, having a radius of 1450.00 feet, a central angle of 10° 14' 36", and a chord bearing and distance of South 35° 34' 43" East - 258.89 feet, an arc distance of 259.23 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the north corner of Restricted Reserve "B" of JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES according to the plat thereof recorded under File Number 20190006 of the Official Public Records of Fort Bend County, Texas;

THENCE South 48° 03' 06" West - 547.46 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the west corner of said Restricted Reserve "B" of JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES and being in the east line of Restricted Reserve "A" of said JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES;

THENCE North 46° 49' 47" West - at a distance of 485.51 feet pass a 5/8-inch iron rod with cap stamped "IDS" found for the north corner of Restricted Reserve "A" of said JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES, and continuing for a total distance of 521.05 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the west corner of the herein described tract;

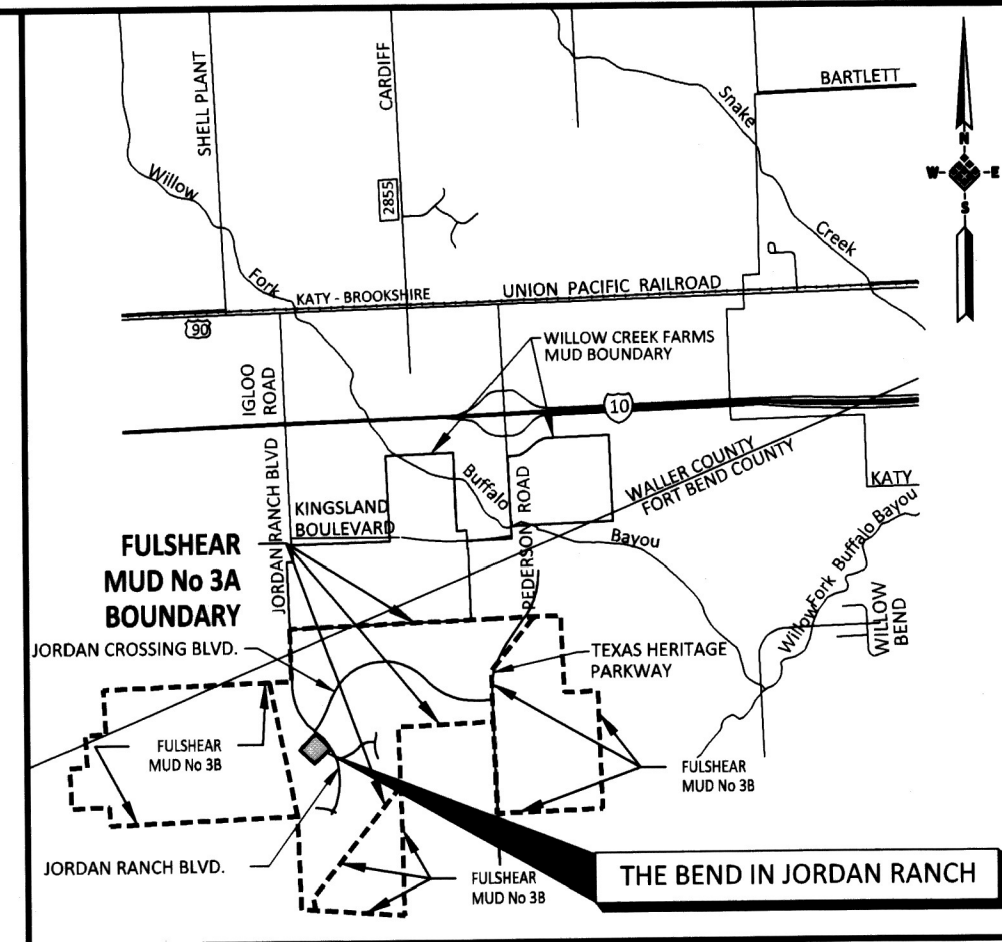
THENCE North 44° 48' 35" East - 125.38 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

THENCE, in a northeasterly direction, with said curve to the left, having a radius of 1500.00 feet, a central angle of 01° 38' 21", and a chord bearing and distance of North 43° 59' 24" East - 42.91 feet, an arc distance of 42.91 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of curve;

THENCE North 43° 10' 13" East - 346.09 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

THENCE, in a northeasterly direction, with said curve to the left, having a radius of 2060.00 feet, a central angle of 01° 13' 17", and a chord bearing and distance of North 42° 33' 35" East - 43.91 feet, an arc distance of 43.91 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the west end of the south right-of-way cutback curve at the intersection of said Jordan Ranch Boulevard and said Jordan Crossing Boulevard and being at the beginning of a curve to the right;

THENCE, in a northeasterly direction, with said south right-of-way cutback curve and said curve to the right, having a radius of 30.00 feet, a central angle of 87° 02' 22", and a chord bearing and distance of North 85° 28' 07" East - 41.32 feet, an arc distance of 45.57 feet, to the POINT OF BEGINNING of the herein described tract and containing 7.285 acres of land.



FORT BEND COUNTY KEY MAP NO 482M
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, PE
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ___ day of ___, 2020.

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

Ken R. DeMerchant
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 ___, 2020, 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

THE BEND IN JORDAN RANCH

A SUBDIVISION OF
7.285 ACRES

LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS
0 LOTS 1 BLOCK 1 RESERVE

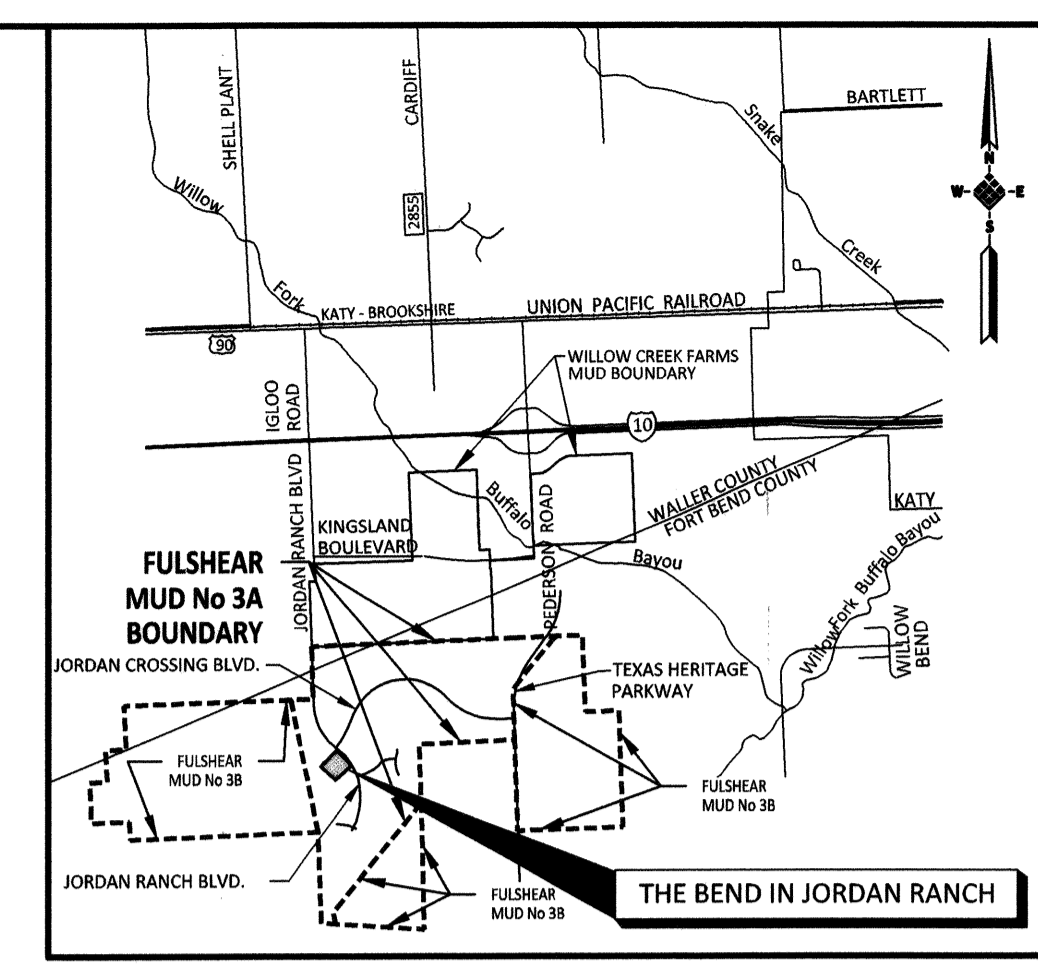
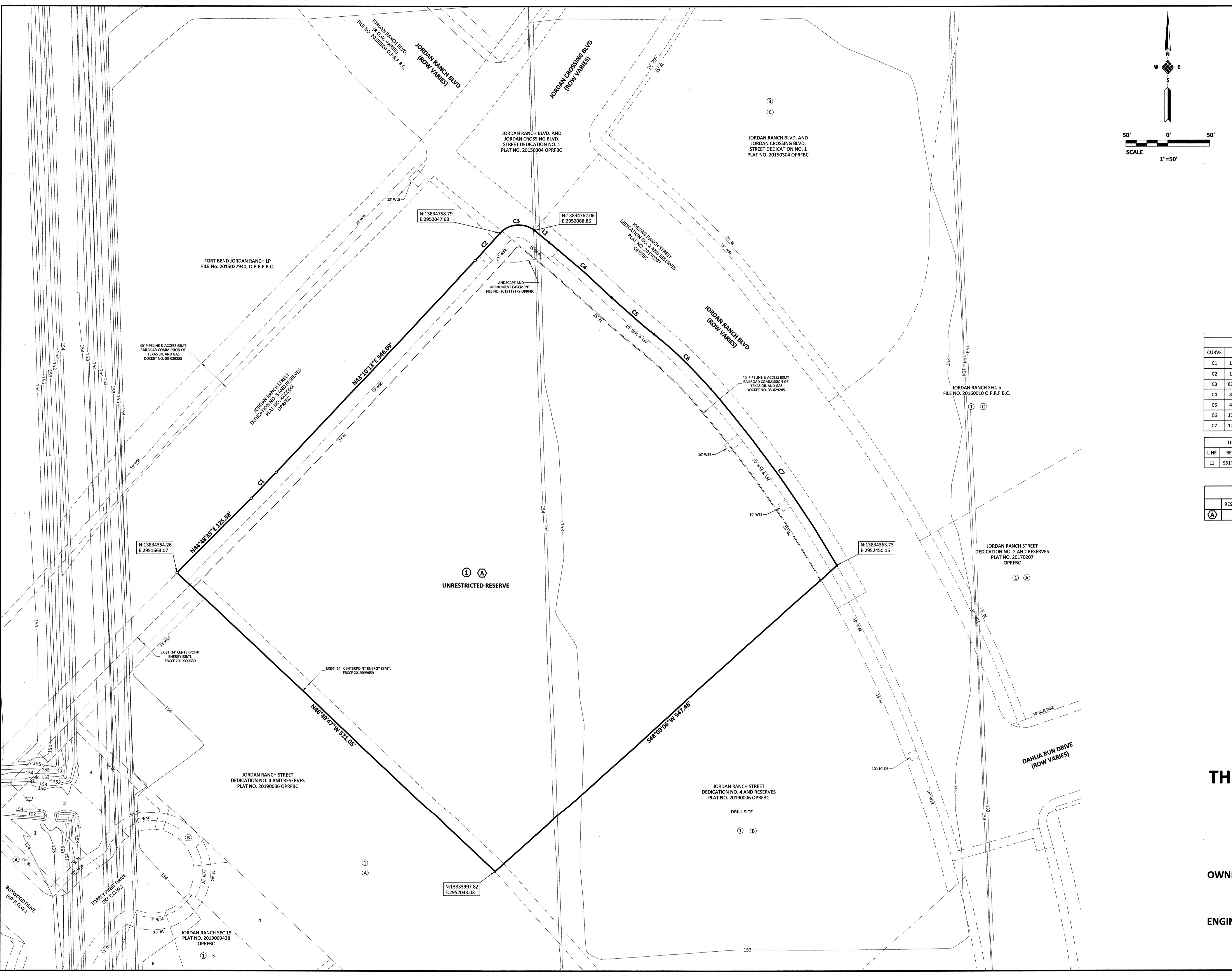
OWNER: JORDAN CROSSING, LTD.
a Texas limited partnership,
5005 REVEREND, SUITE 100, HOUSTON, TEXAS 77056 (713) 871-9044

ENGINEER: IDS Engineering Group
13430 Northwest Freeway, Ste. 700
Houston, Texas 77040
713-462-3178
TBP# F-002726 | TBP#LS 10110700



\\Fs1\Projects\23001\2358001\00 The Bend in Jordan Ranch\CAD\DWG\BEND IN JR PLAT.dwg [Layout] Plotted Sep 15, 2020 at 10:21am by hfsalvino (Last Saved by: hfsalvino)

THE BEND IN JORDAN RANCH



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

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	1°38'21"	1,500.00'	42.91'	21.46'	N43°59'24"E	42.91'
C2	1°13'17"	2,060.00'	43.91'	21.96'	N42°33'35"E	43.91'
C3	87°02'22"	30.00'	45.57'	28.49'	N85°28'07"E	41.32'
C4	3°56'13"	1,440.00'	98.94'	49.49'	S49°02'35"E	98.92'
C5	4°28'52"	850.00'	66.48'	33.26'	S49°18'55"E	66.46'
C6	10°51'20"	500.00'	94.73'	47.51'	S46°07'41"E	94.59'
C7	10°14'36"	1,450.00'	259.23'	129.96'	S35°34'43"E	258.89'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S51°00'41"E	22.41'

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
(A)	A	UNRESTRICTED	317,324	7.285

THE BEND IN JORDAN RANCH
 A SUBDIVISION OF
7.285 ACRES
 LOCATED IN
H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS
0 LOTS 1 BLOCK 1 RESERVE

OWNER: JORDAN CROSSING, LTD.
 5005 RIVERWAY, SUITE 150, HOUSTON, TEXAS 77056 (713) 871-9044

ENGINEER: **IDS Engineering Group**
 13430 Northwest Fwy., Ste. 700
 Houston, Texas 77040
 713.462.3178
 TBPE F-002726 | TBPLS 10110700

50 YEARS 1970-2020

SEPTEMBER 2020 IDS PROJECT NO. 2358-001-00 SHEET 2 OF 2

I:\Projects\2020\2358001\08 The Bend in Jordan Ranch\04\DWG\8100.plt PLT Eng [Jordan] Plotted Sep 10, 2020 at 10:58am by rldawson (Last Saved by: rldawson)

THE BEND IN JORDAN RANCH