

PLAT RECORDING SHEET

PLAT NAME: Broadstone Jordan Ranch

PLAT NO: _____

ACREAGE: 14.032

LEAGUE: J.D. Vermillion Survey

ABSTRACT NUMBER: A-339

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Broadstone Jordan Ranch Owner, LP

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

I, CYRUS BAHRAMI and MARK BRAMLETT, Members of BROADSTONE JORDAN RANCH OWNER, LP, a Delaware limited partnership, acting by and through Broadstone Jordan Ranch GP, LLC, a Delaware limited liability company, its general partner, acting by and through Broadstone Jordan Ranch JV, LP, a Delaware limited partnership, its sole member, acting by and through Broadstone Jordan Ranch Alliance GP, LLC, a Delaware limited liability company, its general partner, acting by and through Broadstone Jordan Ranch Alliance, LLC, a Delaware limited liability company, its sole member, hereinafter referred to as owners of the 14.032 acre tract described in the above and foregoing map of BROADSTONE JORDAN RANCH, do hereby make and establish said subdivision and development plat of said property according to all laws, 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 foot, 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 authority 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, 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, of BROADSTONE JORDAN RANCH OWNER, LP, a Delaware limited partnership, acting by and through Broadstone Jordan Ranch GP, LLC, a Delaware limited liability company, its general partner, acting by and through Broadstone Jordan Ranch JV, LP, a Delaware limited partnership, its sole member, acting by and through Broadstone Jordan Ranch Alliance GP, LLC, a Delaware limited liability company, its general partner, acting by and through Broadstone Jordan Ranch Alliance, LLC, a Delaware limited liability company, its sole member, has caused these presents to be signed by Cyrus Bahrami, its member, thereunto authorized, attested by its member, Mark Bramlett, this 2nd day of March, 2022.

BROADSTONE JORDAN RANCH OWNER, LP
a Delaware limited partnership

BY: BROADSTONE JORDAN RANCH GP, LLC
a Delaware limited liability company, its general partner

BY: BROADSTONE JORDAN RANCH JV, LP
a Delaware limited partnership, its sole member

BY: BROADSTONE JORDAN RANCH ALLIANCE GP, LLC
a Delaware limited liability company, its general partner

BY: BROADSTONE JORDAN RANCH ALLIANCE, LLC
a Delaware limited liability company, its sole member

By: Cyrus Bahrami, Member Attest: Mark Bramlett, Member

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Mark Bramlett and Cyrus Bahrami, Members, 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 3rd day of March, 2022.



Blair Carol Buchanan
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
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
John R. Herzog, PE
Licensed Professional Engineer, No 126468

This plat of BROADSTONE JORDAN RANCH is approved by the City Planning Commission of the City of Fulshear, Texas this 11th day of February, 2022.

Amy Pearce
Amy Pearce, Chair

Dar Hakimzadeh
Dar Hakimzadeh, Co-Chair

The plat of BROADSTONE JORDAN RANCH was approved by the City of Fulshear Council on the 16th day of February, 2021, and signed on this _____ day of _____, 2022, 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

Kimberly Kopecky, City Secretary

NOTES

- 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.
- B.L. indicates a building line
A.E. indicates an aerial easement
U.E. indicates a utility easement
W.S.E. indicates a water and sewer easement
W.M.E. indicates a water meter easement
STM. S.E. Indicates storm sewer easement
L.S.E. indicates landscape easement
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
H.L. & 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
O.P.R.F.B.C. Indicates Official Public Records of Fort Bend County
F.B.C.O.P.R.P.R. indicates Fort Bend County Official Public Records of Real Property
D.R.F.B.C. Indicates Deed Records of Fort Bend County
● Indicates found 5/8" iron rod (unless otherwise noted)
○ Indicates set 5/8" iron rod (unless otherwise noted)

- All building lines along street rights-of-way are as shown on the plat.
- All sidelot building lines to be 5' unless otherwise noted.
- All non-perimeter easements on property lines are centered unless otherwise noted.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- 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 revert in the dedicator, his heirs, assigns, or successors.
- 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.
- Sidewalks shall be built or caused to 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.
- 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.
- The Lighting Zone is LZ3.
- To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.

- 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.

- 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.

NAVD83, 2001 Adj. Elevation = 136.32

- Reserve A within this plat will be owned and maintained by the property owner.
- 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.
- All property to drain into the drainage easement only through an approved drainage structure.
- 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.
- The top of all floor slabs shall be a minimum of 149.50 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 absence of a curb, the top of slab elevation shall be no less than 24 inches 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.

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.	SIENERGY CENTERPOINT ENERGY CONSOLIDATED COMMUNICATIONS COMCAST

BEING 14.032 acres of land in the J.D. Vermillion Survey, Abstract Number 339, 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:

BEGINNING at a 5/8-inch iron rod with cap stamped "IDS" found for the west corner of JORDAN RANCH SEC 32, according to the plat thereof recorded as Plat Number 20210059 in the Official Public Records of Fort Bend County, Texas, being on the northerly right-of-way line of JORDAN CROSSING BOULEVARD (100-feet wide), according to the plat of JORDAN RANCH STREET DEDICATION NO. 9 recorded as Plat Number 20210058 in the Official Public Records of Fort Bend County, Texas, being the southeast corner of the herein described tract, and being on the arc of a non-tangent curve to the left;

THENCE, in a northwesterly direction, continuing with said JORDAN CROSSING BOULEVARD and with said curve to the left, having a radius of 1300.00 feet, a central angle of 10° 30' 37", a chord bearing and distance of North 72° 38' 45" West - 238.13 feet, and an arc distance of 238.47 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner of the herein described tract;

THENCE across said 1352.43 acre tract the following courses and distances:

North 12° 05' 56" East - 224.76 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

in a northwesterly direction, with said curve to the left, having a radius of 1482.72 feet, a central angle of 08° 31' 24", a chord bearing and distance of North 81° 58' 57" West - 220.37 feet, and an arc distance of 220.57 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 01° 07' 24" West - 33.68 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 08° 25' 12" East - 234.15 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 16° 30' 45" East - 233.39 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 73° 25' 33" West - 434.49 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right and being on the easterly right-of-way line of TEXAS HERITAGE PARKWAY (200-feet wide) according to the plat thereof recorded in File Number 2020062689 of the Official Public Records of Fort Bend County, Texas;

THENCE, in a northeasterly direction, with the easterly right-of-way line of TEXAS HERITAGE PARKWAY and said curve to the right, having a radius of 1900.00 feet, a central angle of 06° 39' 26", a chord bearing and distance of North 20° 58' 42" East - 220.64 feet, and an arc distance of 220.76 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and being the most westerly corner of the Drainage Easement described in the instrument to FULSHEAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 3A recorded in File Number 2020167035 of the Official Public Records of Fort Bend County, Texas;

THENCE with westerly lines of said Drainage Easement the following courses and distances:

South 64° 26' 55" East - 122.17 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a northeasterly direction, with said curve to the left, having a radius of 80.00 feet, a central angle of 83° 33' 30", a chord bearing and distance of North 73° 46' 20" East - 106.60 feet, and an arc distance of 116.67 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a northeasterly direction, with said curve to the right, having a radius of 135.00 feet, a central angle of 85° 25' 28", a chord bearing and distance of North 74° 42' 18" East - 183.15 feet, and an arc distance of 201.28 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

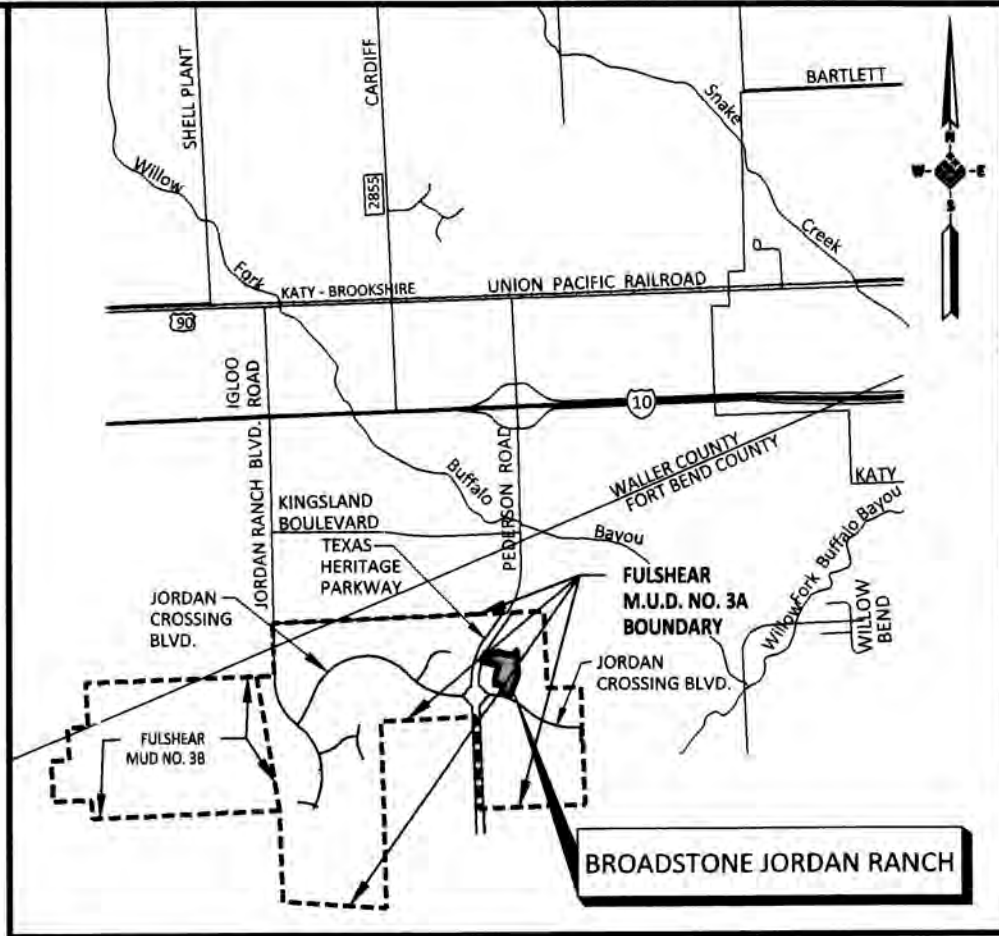
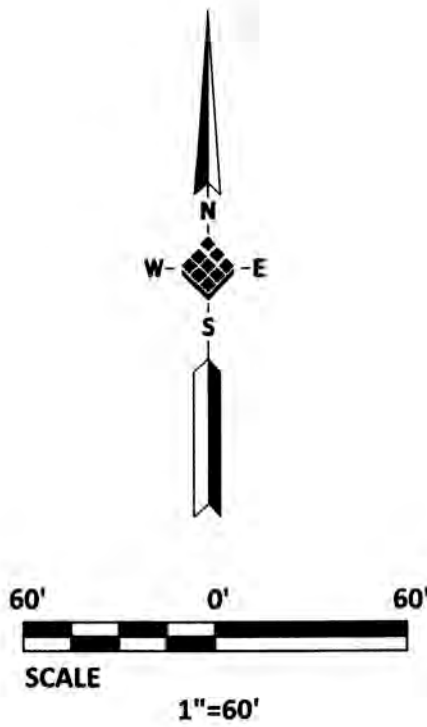
South 65° 17' 11" East - 132.91 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a northeasterly direction, with said curve to the left, having a radius of 265.00 feet, a central angle of 73° 19' 58", a chord bearing and distance of North 75° 25' 20" East - 316.49 feet, and an arc distance of 339.17 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 38° 45' 21" East - 27.27 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of the herein described tract;

THENCE South 02° 17' 21" East - 635.00 feet, across said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

THENCE South 21° 07' 19" West - 618.36 feet, continuing across said 1352.43 acre tract and subsequently the northwest line of said JORDAN RANCH SEC 32, to the **POINT OF BEGINNING** of the herein described tract and containing 14.032 acres.



FORT BEND COUNTY KEY MAP NO. 483K

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 _____, 2022.

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 _____, 2022, 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

BROADSTONE JORDAN RANCH

A SUBDIVISION OF

14.032 ACRES

LOCATED IN

J. D. VERMILLION SURVEY, A-339

FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE

OWNER: BROADSTONE JORDAN RANCH OWNER, LP

a Delaware limited partnership

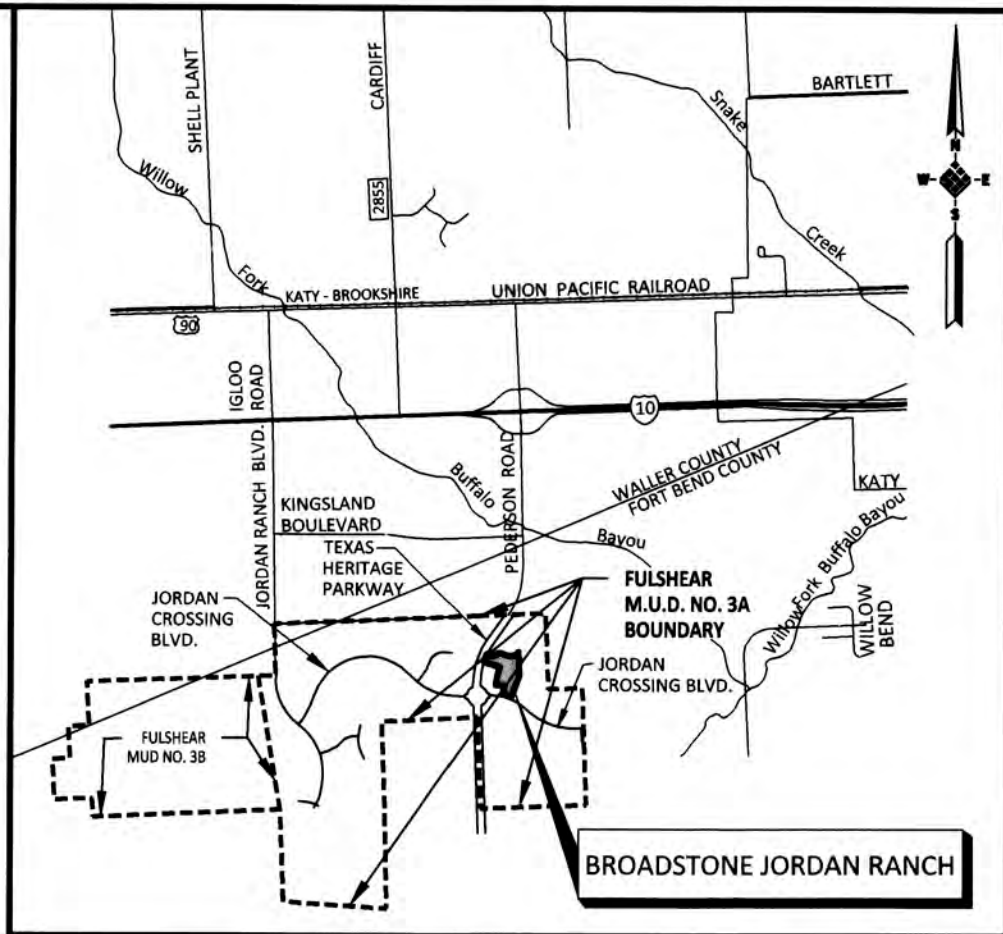
820 GESSNER, SUITE 1000, HOUSTON TEXAS 77024 (713) 800-1784

ENGINEER: IDS Engineering Group

MARCH 2022 IDS PROJECT NO. 1839-004-00 SHEET 1 OF 2

13430 NW, Freeway
Suite 700
Houston, Tx. 77040
713-462-3178
Tel/Fax Firm 2776
Tdsurv Firm 10110700

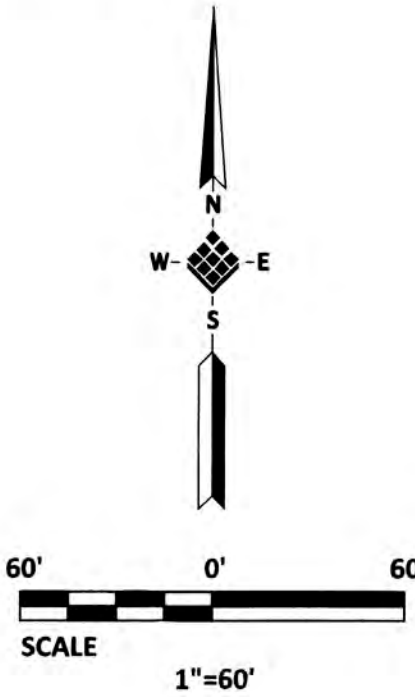
BROADSTONE JORDAN RANCH



FORT BEND COUNTY KEY MAP NO. 483K
VICINITY MAP
SCALE 1" = 5,000'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	8°31'24"	1,482.72'	220.57'	110.49'	N81°58'57"W
C2	6°39'26"	1,900.00'	220.76'	110.51'	N20°58'42"E
C3	83°33'30"	80.00'	116.67'	71.48'	N73°46'20"E
C4	85°25'28"	135.00'	201.28'	124.63'	N74°42'18"E
C5	73°19'58"	265.00'	339.17'	197.28'	N75°25'20"E
C6	10°30'37"	1,300.00'	238.47'	119.57'	N72°38'45"W

RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
A	A	UNRESTRICTED	611,254	14.032



BROADSTONE JORDAN RANCH
A SUBDIVISION OF
14.032 ACRES
LOCATED IN
J. D. VERMILLION SURVEY, A-339
FORT BEND COUNTY, TEXAS
0 LOTS 1 BLOCK 1 RESERVE

OWNER: **BROADSTONE JORDAN RANCH OWNER, LP**
a Delaware limited partnership
420 GESSNER, SUITE 1000, HOUSTON TEXAS 77024 (713) 800-1784

ENGINEER: **IDS Engineering Group**

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

