

PLAT RECORDING SHEET

PLAT NAME: The Vic at Jordan Ranch

PLAT NO: _____

ACREAGE: 16.461

LEAGUE: J. D. Vermillion Survey

ABSTRACT NUMBER: A-339

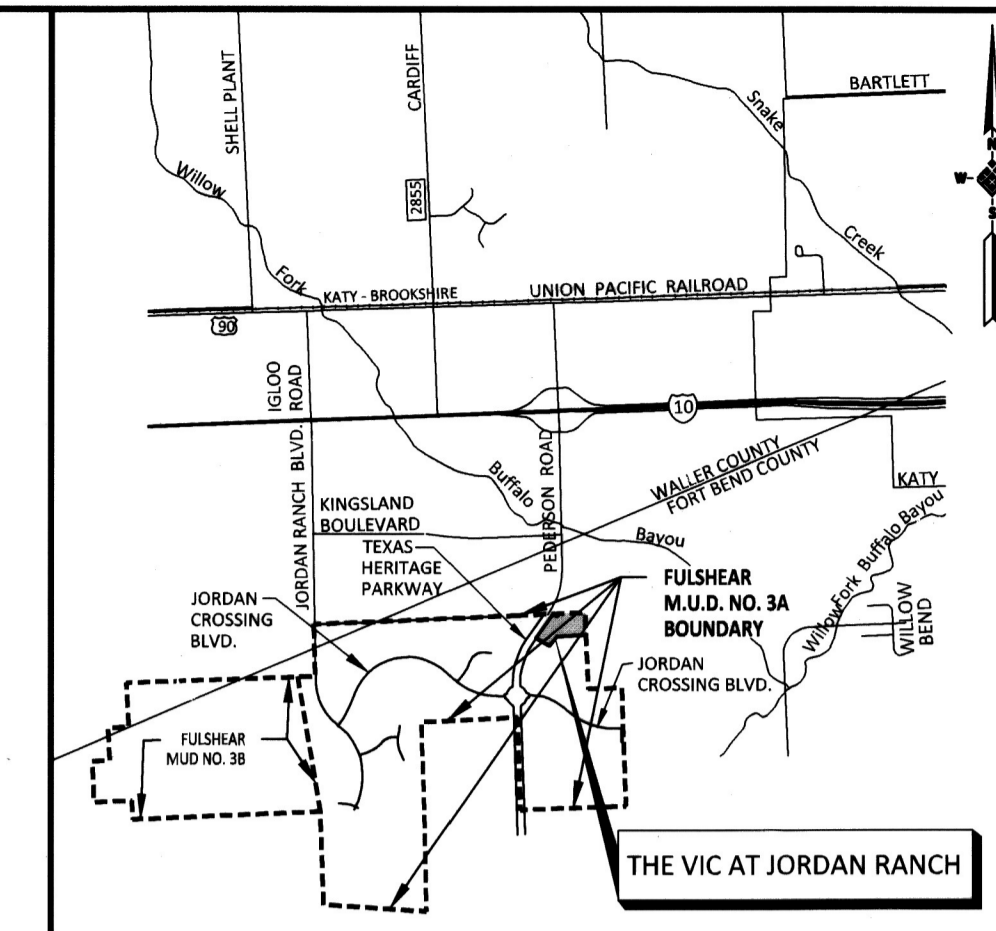
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

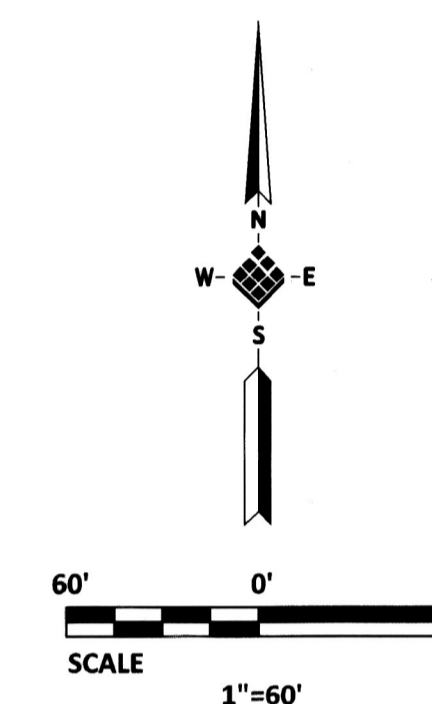
NUMBER OF RESERVES: 1

OWNERS: The Vic at Jordan Ranch LLC

(DEPUTY CLERK)

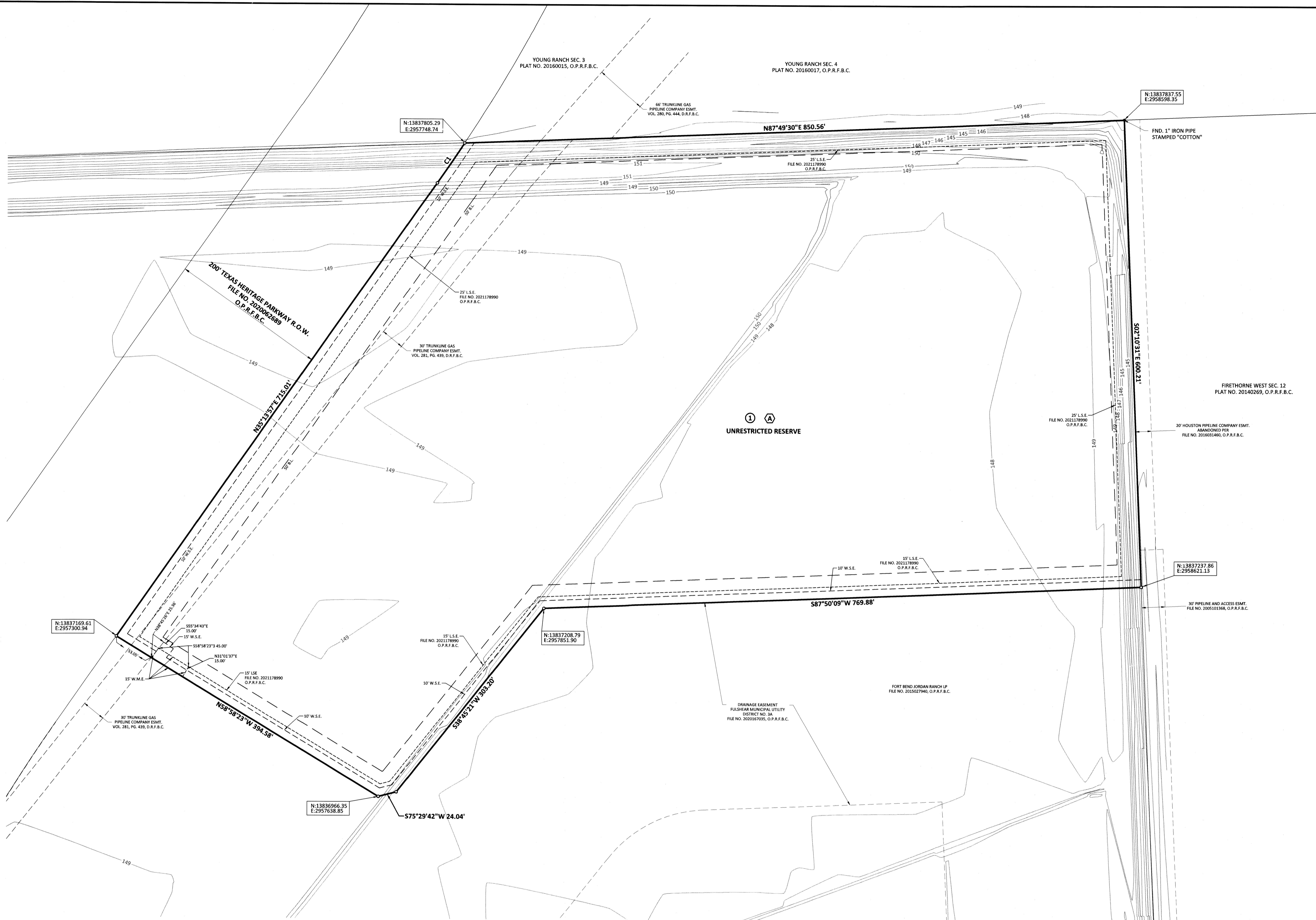


FORT BEND COUNTY KEY MAP NO. 483F & 483K
VICINITY MAP
SCALE 1" = 5,000'



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	1°42'23"	2,100.00'	62.55'	31.28'	N34°22'45"E	62.54'

RESERVE TABLE			
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
(A)	A	UNRESTRICTED RESERVE	717,174 16.46#



THE VIC AT JORDAN RANCH

A SUBDIVISION OF
16.461 ACRES

LOCATED IN
J. D. VERMILLION SURVEY, A-339
FORT BEND COUNTY, TEXAS
0 LOTS 1 BLOCK 1 RESERVE

OWNER: THE VIC AT JORDAN RANCH LLC
a Texas limited liability company
3773 RICHMOND AVE, SUITE 800, HOUSTON, TEXAS 77046 (713) 623-6944

ENGINEER: **IDS Engineering Group**

13430 NW Freeway
Suite 700
Houston, TX 77040
713.462.3178
Tel/Fax Firm 2726
TxDiv Firm 10110700

X:\2357\2357003-00 Jordan Ranch Multi Family Plat\CAD\DWG\VIC AT JORDAN RANCH.dwg [Layout2] (Printed Apr 26, 2022 at 10:17am by raster) (Last Saved by raster)

THE VIC AT JORDAN RANCH

STATE OF TEXAS

COUNTY OF FORT BEND

I, SANFORD P. ARON, President of THE VIC AT JORDAN RANCH LLC, a Texas limited liability company, hereinafter referred to as owners of the 16.464 acre tract described in the above and foregoing map of THE VIC 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, 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 VIC AT 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, THE VIC AT JORDAN RANCH LLC, a Texas limited liability company, has caused these presents to be signed by Sanford P. Aron, President, this 2nd day of May, 2022.

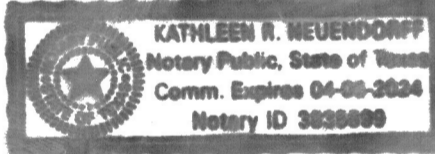
BY: THE VIC AT JORDAN RANCH LLC
a Texas limited liability company
Sanford P. Aron, President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Sanford P. Aron, President, 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 2nd day of May, 2022.



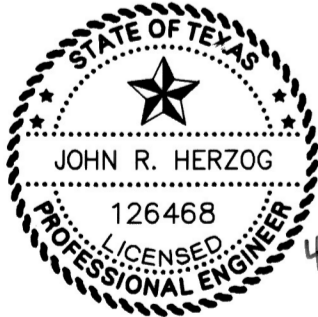
Kathleen R. Neuenhoff
Notary Public, State of Texas
Notary ID 3838999

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 VIC AT JORDAN RANCH is approved by the City Planning Commission of the City of Fulshear, Texas this day of December 3, 2022.

Ann DeGroot, Chair

Dar Hakimzadeh, Co-Chair

The plat of THE VIC AT JORDAN RANCH was approved by the City of Fulshear Council on the 14 day of December 2022, and signed on this 14 day of December, 2022, provided; however, this approval shall be invalid, 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

- 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. B.L. indicates a building line
A.E. indicates an aerial easement
U.E. indicates a utility easement
W.M.E. indicates a water meter easement
W.S.E. indicates a water and 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
F.B.C.O.P.R.R.P. indicates Fort Bend County Official Public Records of Real Property
D.R.F.B.C. indicates Deed Records of Fort Bend County
Iron rod (unless otherwise noted)
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 revest 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 48157C020L, effective April 02, 2014.
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.
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 Corbit 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 1/2' below ground level.
NAVD88, 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 146.94 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 12 inches above any down gradient roadway, drainage restraint, maximum ponding or sheet flow elevation as calculated within the site design. 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.

Table with 2 columns: DISTRICT NAMES, COUNTY ASSISTANCE DISTRICT NO. 7. Rows include WCID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, UTILITIES CO.

BEING 16.464 acres (717,174 square feet) 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 inside a 1-inch iron pipe with cap stamped "Cotton" found for the northeast corner of said 1352.43 acre tract, being the northwest corner of FIREHORNE WEST SEC. 12 according to the plat thereof recorded as Plat Number 20140269 in the Official Public Records of Fort Bend County, Texas, and being on the south line of YOUNG RANCH SEC 4 according to the plat thereof recorded as Plat Number 20160017 in the Official Public Records of Fort Bend County, Texas;

THENCE South 02°10'31" East - 600.21 feet, with the line common to said 1352.43 acre tract and said FIREHORNE WEST SEC. 12, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract and being the northeast corner of a drainage easement described in instrument to FULSHEAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 3A and recorded in File Number 2020167035 of the Official Public Records of Fort Bend County, Texas;

THENCE with the line common to said drainage easement and the herein described tract the following courses and distances:

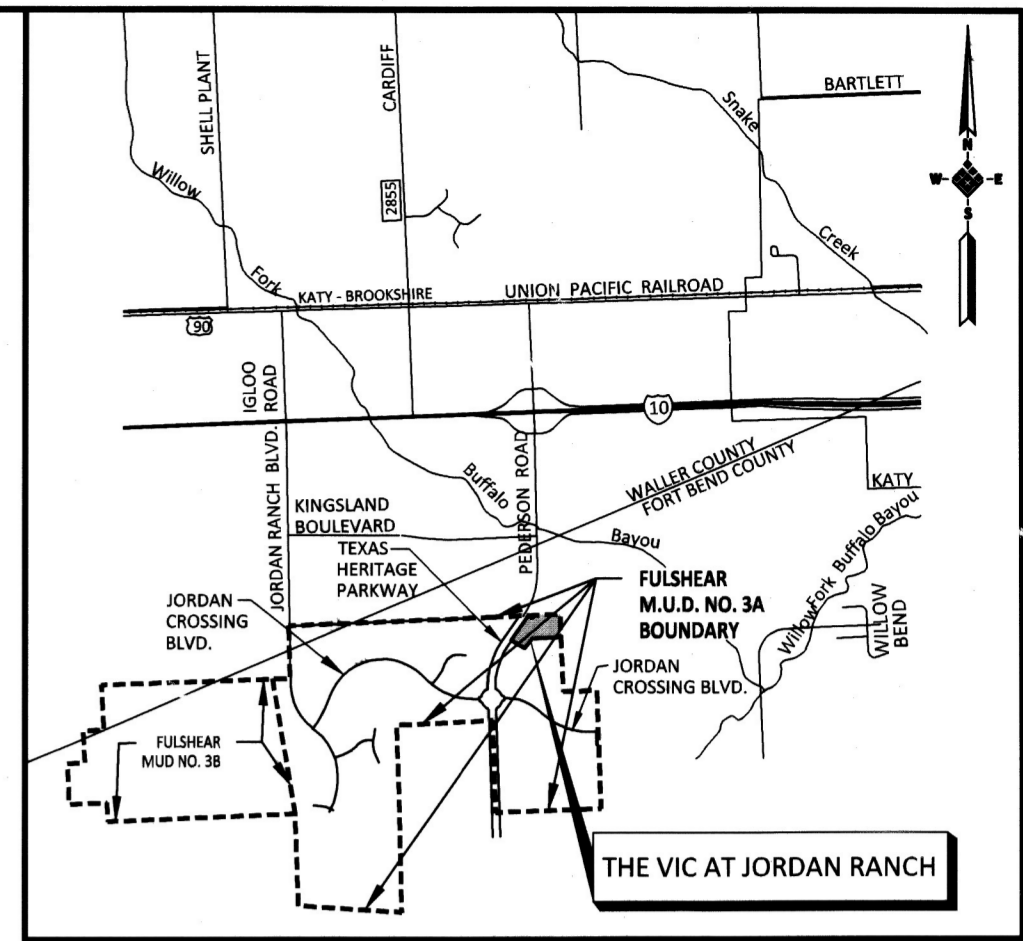
- South 87°50'09" West - 769.88 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
South 38°45'21" West - 303.20 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
South 75°29'42" West - 24.04 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 58°58'23" West - 394.58 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the west corner of the herein described tract and being on the southeasterly right-of-way line of TEXAS HERITAGE PARKWAY (200-foot wide) recorded in File Number 2020062689 of the Official Public Records of Fort Bend County, Texas;

THENCE with the southeasterly right-of-way line of said TEXAS HERITAGE PARKWAY the following courses and distances:

North 35°13'57" East - 715.01 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 2100.00 feet, a central angle of 01°42'23", a chord bearing and distance of North 34°22'45" East - 62.54 feet, and an arc distance of 62.55 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the northwest corner of the herein described tract, and being on the south line of said YOUNG RANCH SEC 4;

THENCE North 87°49'30" East - 850.56 feet, with the line common to the herein described tract and said YOUNG RANCH SEC 4, to the POINT OF BEGINNING of the herein described tract and containing 16.464 acres (717,174 square feet) of land.



FORT BEND COUNTY KEY MAP NO 483F & 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

THE VIC AT JORDAN RANCH

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

OWNER: THE VIC AT JORDAN RANCH LLC
a Texas limited liability company
3773 RICHMOND AVE., SUITE 800, HOUSTON, TEXAS 77046 (713) 623-6944

ENGINEER: IDS Engineering Group

13430 NW. Freeway Suite 700 Houston, Tx. 77040 713.462.3178 T&E Firm 2726 T&E Firm 10110700