### PLAT RECORDING SHEET

PLAT NAME:	Shops at Jordan Ranch
PLAT NO:	
ACREAGE:	4.284
ACKEAGE:	4.204
LEAGUE:	J.G. Bennett Survey
ABSTRACT NU	JMBER: A-611
NUMBER OF B	BLOCKS: 1
NUMBER OF L	
NUMBER OF R	
OWNERS: Sh	ops at Jordan Ranch LLC
(DEPUTY CLERK)	<del></del>

### **COUNTY OF FORT BEND**

I, SANFORD P. ARON, President of SHOPS AT JORDAN RANCH LLC, hereinafter referred to as owners of the 4.284 acre tract described in the above and foregoing map of SHOPS 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

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, rayines, 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 SHOPS 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, SHOPS AT JORDAN RANCH LLC has caused these presents to be signed by Sanford P. Aron, President, this \_\_\_\_ day of \_\_\_\_\_\_, 2022.

BY: SHOPS AT JORDAN-RANCH LLC

SANFORD P. ARON, PRESIDENT

**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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_

Notary Public, State of Texas Commission Expires 07-15-2023 Notary ID 13208663-2

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.

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 SHOPS AT JORDAN RANCH is approved by the City Planning Commission of the City of Fulshear, Texas this  $oldsymbol{D_6}$ 

The plat of SHOPS AT JORDAN RANCH was approved by the City of Fulshear Council on the 17th day of 1022, and signed on this 30 day of 1025 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.

#### 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.S.E. indicates a water and sewer easement W.M.E. indicates a water meter easement STM. S.E. indicates storm sewer easement L.E. indicates landscape easement VOL., PG. indicates Volume, Page F.B.C.P.R. indicates Fort Bend County Public Records P.R.F.B.C. indicates Plat 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 • indicates found 5/8" iron rod (unless otherwise noted)

O.P.R.F.B.C. indicates Official Public Records of Fort Bend County

3. All building lines along street rights-of-way are as shown on the plat.

O indicates set 5/8" iron rod (unless otherwise noted)

- 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. 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.
- 7. 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.
- 8. 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 along Jordan Crossing Boulevard, west of the existing mid-block crossing on Jordan Crossing Boulevard, in accordance with the A.D.A. Sidewalks adjacent to and along Texas Heritage Parkway right-of-way and roundabouts shall not be required with this plat.
- 9. 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.
- 10. The Lighting Zone Is LZ3.
- 11. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
- 12. 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.

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.

NAVD88, 2001 Adj. Elevation = 136.32

- 14. Reserve A within this plat will be owned and maintained by the property owner.
- 15. 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.
- 16. All property to drain into the drainage easement only through an appproved drainage structure.
- 17. 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
- 18. The top of all floor slabs shall be a minimum of 150.36 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 N	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 4.284 acres of land in the J.G. Bennett Survey, Abstract Number 611, 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" set for the most southerly southeast corner of JORDAN CROSSING BOULEVARD (100-feet wide) as shown on the plat of JORDAN RANCH STREET DEDICATION NO. 5 AND RESERVES recorded in Document Number 20200146 of the Official Public Records of Fort Bend County, Texas, and being at the beginning of a cutback curve to the right at the southeast terminus of the south right-of-way line of said JORDAN CROSSING BOULEVARD, being a point on a westerly right-of-way line of TEXAS HERITAGE PARKWAY (width varies) as described in Document Number 2020062689 of the Official Public Records of Fort Bend County, Texas and from which point a 5/8-inch iron rod with cap stamped "IDS" found for the northeast terminus of said JORDAN CROSSING BOULEVARD bears North 01° 50' 51" West - 100.00 feet;

THENCE with lines common to said TEXAS HERITAGE PARKWAY and the herein described tract the following courses and distances:

in a southeasterly direction, with said curve to the right, having a radius of 75.00 feet, a central angle of 68° 45' 26", a chord bearing and distance of South 57° 28' 08" East -84.70 feet, and an arc distance of 90.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse

in a southeasterly direction, with said curve to the left, having a radius of 270.00 feet, a central angle of 38° 20' 10", a chord bearing and distance of South 42° 15' 29" East -177.30 feet, and an arc distance of 180.65 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse

in a southeasterly direction, with said curve to the right, having a radius of 75.00 feet, a central angle of 59° 30' 27", a chord bearing and distance of South 31° 40' 21" East -74.44 feet, and an arc distance of 77.90 feet to an "X" in concrete set for the end of said curve;

South 01° 55' 07" East - 277.14 feet to an "X" in concrete set for the southeast corner of the herein described tract and being on the north line of the called 473.246 acre tract described in the deed from Carol W. Allen, et al., to Dan J. Harrison, Jr., recorded in Volume 528, Page 132 of the Official Public Records of Fort Bend County, Texas;

THENCE South 87° 14' 45" West - 370.19 feet, with the line common to said the called 473.246 acre tract and the herein described tract, 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 02° 45' 15" West - 252.46 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a northwesterly direction, with said curve to the left, having a radius of 100.00 feet, a central angle of 28° 58' 15", a chord bearing and distance of North 17° 14' 22" West - 50.03 feet, and an arc distance of 50.56 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse

in a northwesterly direction, with said curve to the right, having a radius of 561.84 feet, a central angle of 14° 35′ 56″, a chord bearing and distance of North 24° 25' 32" West - 142.77 feet, and an arc distance of 143.16 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;

in a northwesterly direction, with said curve to the right, having a radius of 100.00 feet, a central angle of 14° 22' 19", a chord bearing and distance of North 09° 56' 25" West - 25.02 feet, and an arc distance of 25.08 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 02° 45' 15" West - 78.60 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner of the herein described tract, being

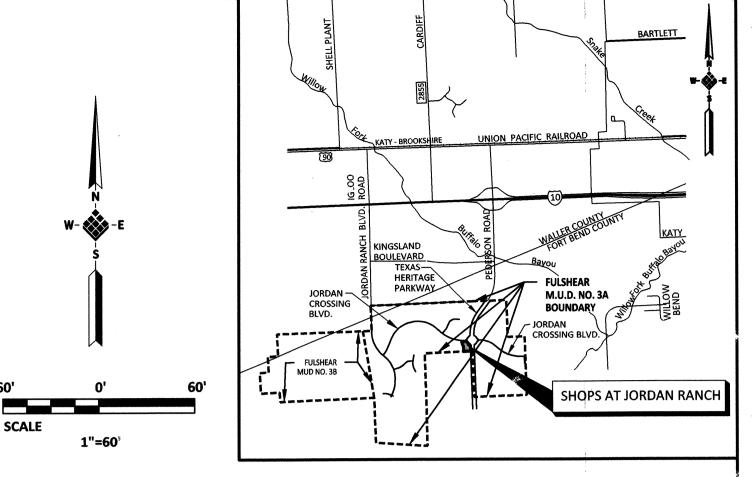
THENCE with the south right-of-way line of said JORDAN CROSSING BOULEVARD the following courses and distances:

on the arc of a non-tangent curve to the left on the south right-of-way line of said JORDAN CROSSING BOULEVARD;

in a southeasterly direction, with said curve to the left, having a radius of 1850.00 feet, a central angle of 04° 15' 38", a chord bearing and distance of South 89° 38' 03" East - 137.54 feet, and an arc distance of 137.57 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said

North 88° 14' 07" East - 84.62 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 1850.00 feet, a central angle of 00° 05' 04", a chord bearing and distance of North 88° 11' 36" East - 2.72 feet, and an arc distance of 2.72 feet, to the POINT OF BEGINNING of the herein described tract and containing 4.284 acres of land.



FORT BEND COUNTY KEY MAP NO. 483J

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 Enginee** APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_ Vincent M. Morales, Jr. W.A. "Andy" Meyers **Precinct 1, County Commissione Precinct 3, County Commission KP George** Grady Prestage Ken R. DeMerchant **Precinct 2, County Commissione Precinct 4, County Commi** 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 \_\_\_\_\_\_ \_\_\_ of the plat records of Fort Bend County, Texas. M. Filed in plat number(s) \_\_\_\_\_ 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

# SHOPS AT JORDAN RANCH

**A SUBDIVISION OF 4.284** ACRES

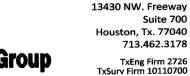
**LOCATED IN** J.G. BENNETT SURVEY, A-611

FORT BEND COUNTY, TEXAS 1 BLOCK 1 RESERVE

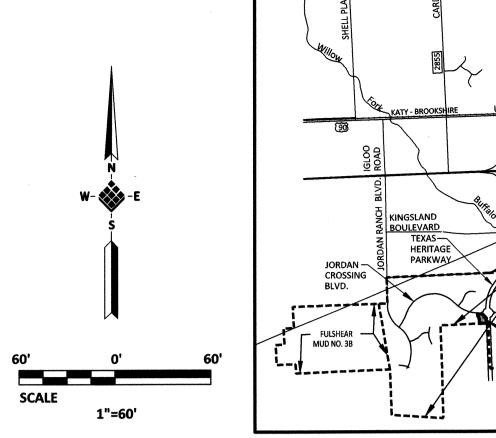
OWNER:

SHOPS AT JORDAN RANCH LLC 3773 RICHMOND AVE. SUITE 800, HOUSTON, TEXAS 77046 (713) 623-6944





MAY 2022 IDS PROJECT NO. 2357-004-00 SHEET 1 OF 2



FORT BEND COUNTY KEY MAP NO. 483J

VICINITY MAP

SCALE 1" = 5,000'

	CURVE TABLE									
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE				
C1	4°15'38"	1,850.00	137.57'	68.82'	S89°38'03"E	137.54'				
C2	0°05'04"	1,850.00'	2.72'	1.36'	N88°11'36"E	2.72'				
С3	68°45'26"	75.00'	90.00'	51.31'	S57°28'08"E	84.70'				
C4	38°20'10"	270.00'	180.65'	93.86'	S42°15'29"E	177.30'				
C5	59°30'27"	75.00'	77.90'	42.87'	S31°40'21"E	74.44'				
C6	28°58'15"	100.00'	50.56'	25.83'	N17°14'22"W	50.03'				
<b>C</b> 7	14°35'56"	561.84'	143.16'	71.97'	N24°25'32"W	142.77'				
C8	14°22'19"	100.00'	25.08'	12.61'	N09°56'25"W	25.02'				

	RESERVE TABLE							
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES				
A	Α	UNRESTRICTED RESERVE	186,609	4.284				

## SHOPS AT JORDAN RANCH

A SUBDIVISION OF

**4.284** ACRES

LOCATED IN
J.G. BENNETT SURVEY, A-611

WNER:

SHOPS AT JORDAN RANCH LLC 3773 RICHMOND AVE, SUITE 800, HOUSTON, TEXAS 77046 (713) 623-6944

ER: IDS

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

Y 2022 IDS PROJECT NO. 2357-004-00

SHEET 2 OF 2