

**PLAT RECORDING SHEET**

**PLAT NAME:** Regency Centers Jordan Ranch

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 21.96

\_\_\_\_\_

**LEAGUE:** J.D. Vermillion Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-339

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 4

\_\_\_\_\_

**OWNERS:** Fort Bend Jordan Ranch LP

\_\_\_\_\_

\_\_\_\_\_  
**(DEPUTY CLERK)**



STATE OF TEXAS  
COUNTY OF FORT BEND

I, JERRY ULKE, Vice President of JOHNSON JORDAN RANCH GP LLC, hereinafter referred to as owners of the 21.96 acre tract described in the above and foregoing map of REGENCY CENTERS 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 (U.E. and A.E.) 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") or 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 (U.E. and A.E.) 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 REGENCY CENTERS 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, JOHNSON JORDAN RANCH GP LLC, has caused these presents to be signed by Jerry Ulke, Vice President, this 3<sup>rd</sup> day of November, 2023.

BY: FOR BEND JORDAN RANCH LP,  
a Texas Limited Partnership

By: JOHNSON JORDAN RANCH GP, LLC  
a Texas Limited Liability Company  
Its General Partner

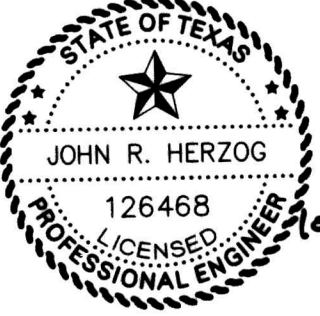
By: Jerry Ulke  
Jerry Ulke, Vice President

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, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 5551

I, John R. Herzog, A Professional Engineer licensed 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, P.E.  
Licensed Professional Engineer, No.126468

This plat of REGENCY CENTERS JORDAN RANCH is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this 01 day of November, 2023.

Amy Pearce  
Amy Pearce, Chair

John Berger  
John Berger, Co-Chair

The plat of REGENCY CENTERS JORDAN RANCH was approved by the City of Fulshear Council on the 01 day of November, 2023, and signed on this 01 day of November, 2023, 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  
Aaron Groff, Mayor

Mariela Rodriguez  
Mariela Rodriguez, 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 a aerial easement  
U.E. indicates a utility easement  
W.S.E. indicates a water and sewer easement  
L.S.E. indicates landscape easement  
VOL. PG. indicates Volume, Page  
P.R.F.B.C. Indicates Plat Records of Fort Bend County  
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County  
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  
ESMT. indicates Easement  
HL & P indicates Houston Lighting and Power  
SQ. FT. indicates square feet  
AC. indicates acre  
R.O.W. indicates right-of-way  
● indicates found 5/8" iron rod (unless otherwise noted)  
● indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)

Indicates street name change

- All building lines along street rights-of-way are as shown on the plat.
- All non-perimeter easements on property lines are centered unless otherwise noted.
- 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 dedicatior, 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 2, 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 top of all floor slabs shall be a minimum of 148.17 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 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.
- 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.
- 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.
- 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 Roesner 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
- Reserve A within this plat will be owned and maintained by the property owner.
- 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.

BEING 21.96 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 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 most northerly northwest corner of JORDAN RANCH STREET DEDICATION NO. 10 AND RESERVES according to the plat thereof recorded under Film Code No. 20210170, in the Official Plat Records of Fort Bend County, Texas, at the south end of the southwest cut back curve at the intersection of Jordan Crossing Boulevard (100' R.O.W.) and Birch View Lane (R.O.W. Varies);

THENCE with the westerly right-of-way line of said Birch View Lane the following courses and distances:

South 39° 46' 46" West - 126.43 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a curve to the left;

In a southwesterly direction, with said curve to the left, having a radius of 395.00 feet, a central angle of 41° 47' 30", a chord bearing and distance of South 18° 53' 01" West - 281.77 feet, and an arc distance of 288.11 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the end of curve;

South 02° 00' 44" East - 332.94 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of the herein described tract and being the northeast corner of JORDAN RANCH SEC. 29 according to the plat thereof recorded under Film Code No. 20210164, in the Official Plat Records of Fort Bend County, Texas;

THENCE with northerly and westerly lines of said JORDAN RANCH SEC. 29 the following courses and distances:

South 88° 04' 53" West - 327.56 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a curve to the left;

In a southwesterly direction, with said curve to the left, having a radius of 219.50 feet, a central angle of 37° 16' 44", a chord bearing and distance of South 69° 26' 30" West - 140.31 feet, and an arc distance of 142.82 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for a point of reverse curvature;

In a southwesterly direction, with said curve to the right, having a radius of 282.77 feet, a central angle of 28° 51' 42", a chord bearing and distance of South 65° 21' 09" West - 140.94 feet, and an arc distance of 142.44 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the end of curve;

South 01° 55' 07" East - 176.85 feet to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

South 88° 04' 53" West - 269.19 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the most westerly northwest corner of said JORDAN RANCH SEC. 29, the southwest corner of the herein described tract, and being on the east right-of-way line of Texas Heritage Parkway (200' R.O.W.) as described in the deed to FORT BEND COUNTY, TEXAS recorded in Document Number 2020062689 of the Official Public Records of Fort Bend County, Texas;

THENCE with said east right-of-way line of Texas Heritage Parkway the following courses and distances:

North 01° 55' 07" West - 1056.95 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a curve to the right;

In a northeasterly direction, with said curve to the right, having a radius of 75.00 feet, a central angle of 59° 31' 53", a chord bearing and distance of North 27° 50' 49" East - 74.47 feet, and an arc distance of 77.93 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for a point of reverse curvature;

In a northeasterly direction, with said curve to the left, having a radius of 270.00 feet, a central angle of 38° 13' 02", a chord bearing and distance of North 38° 30' 14" East - 176.77 feet, and an arc distance of 180.10 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for a point of reverse curvature;

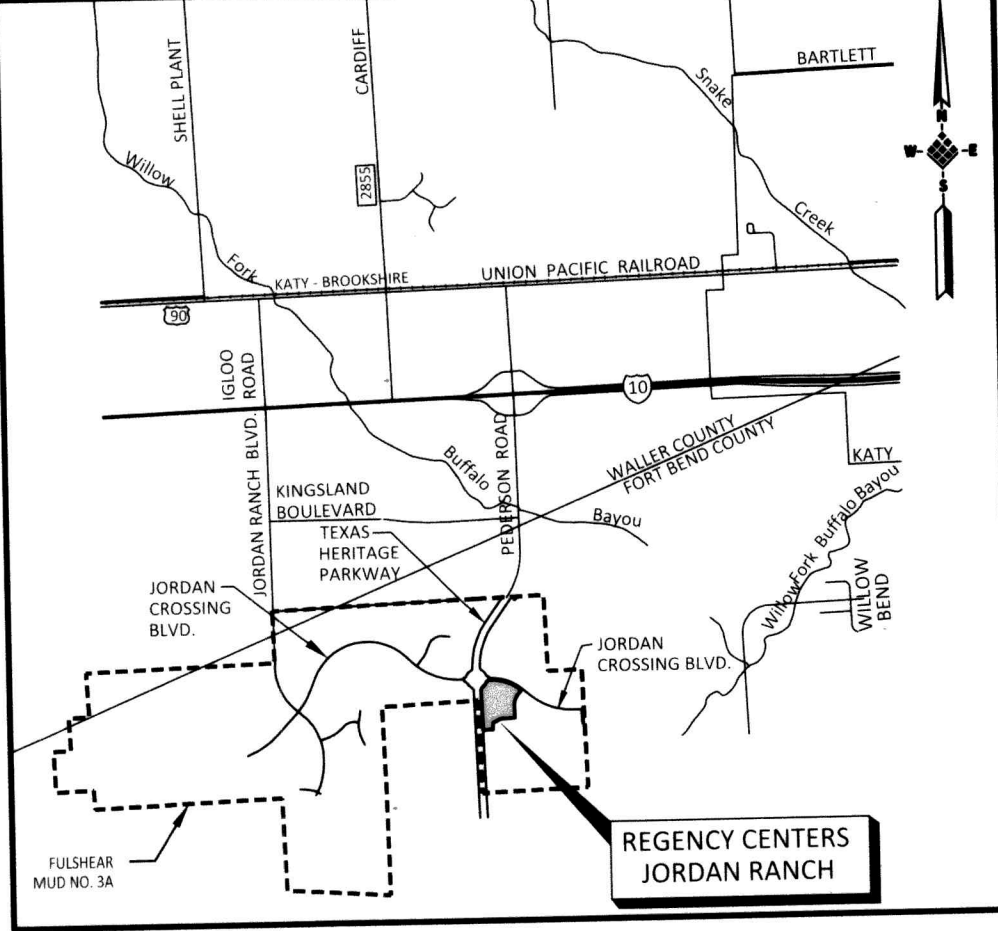
In a northeasterly direction, with said curve to the right, having a radius of 75.00 feet, a central angle of 68° 45' 26", a chord bearing and distance of North 53° 46' 26" East - 84.70 feet, and an arc distance of 90.00 feet, to a 5/8-inch iron rod with cap stamped "IDS" found at the north end of the southeast cut back curve at the intersection of said Jordan Crossing Boulevard and said Texas Heritage Parkway;

THENCE with the northeasterly right-of-way line of said Jordan Crossing Boulevard the following courses and distances:

North 88° 09' 09" East - 33.24 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a curve to the right;

In a southeasterly direction, with said curve to the right, having a radius of 1200.00 feet, a central angle of 40° 55' 51", a chord bearing and distance of South 71° 22' 55" East - 839.14 feet, and an arc distance of 857.25 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for a point of compound curvature;

In a southeasterly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 90° 41' 46", a chord bearing and distance of South 05° 34' 07" East - 42.68 feet, and an arc distance of 47.49 feet, to the POINT OF BEGINNING of the herein described tract and containing 21.96 acres of land.



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, P.E.  
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Vincent M. Morales, Jr.  
Precinct 1, County Commissioner

W.A. "Andy" Meyers  
Precinct 3, County Commissioner

K.P. George  
County Judge

Grady Prestage  
Precinct 2, County Commissioner

Dexter L. McCoy  
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 \_\_\_\_\_, 2023, 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  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

REGENCY CENTERS  
JORDAN RANCH

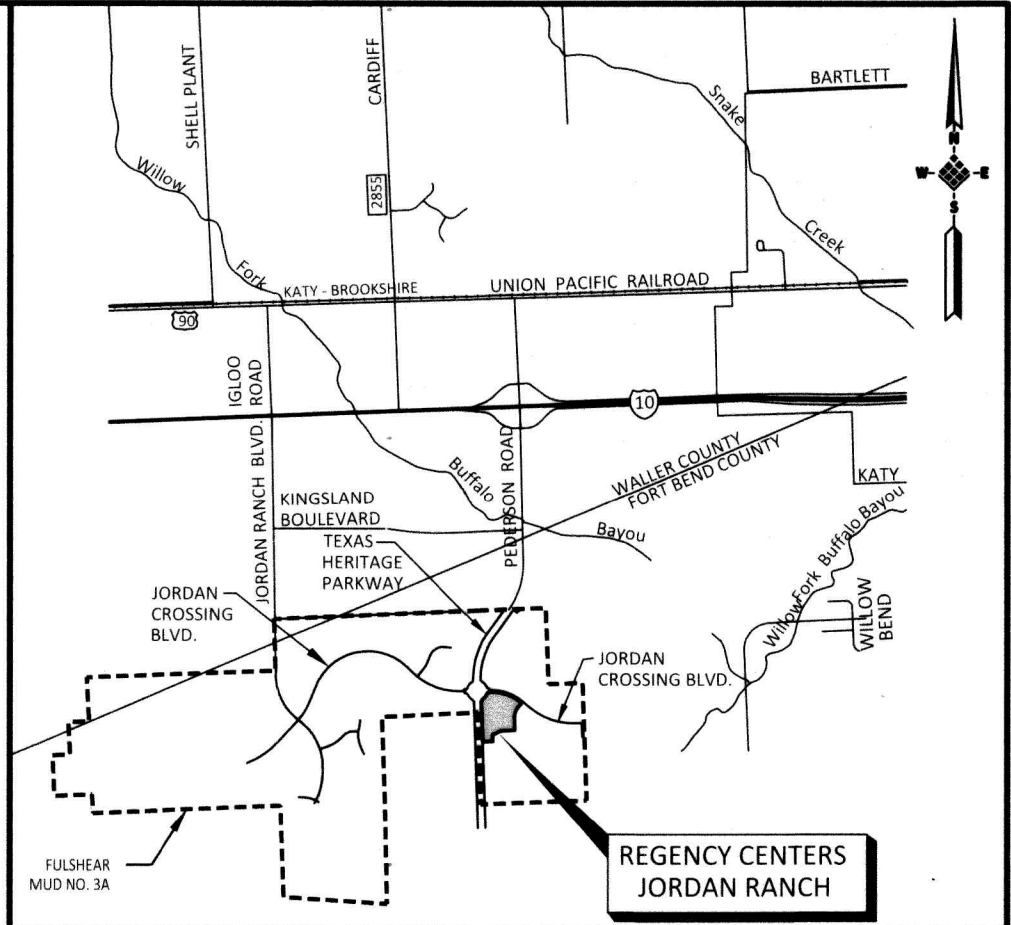
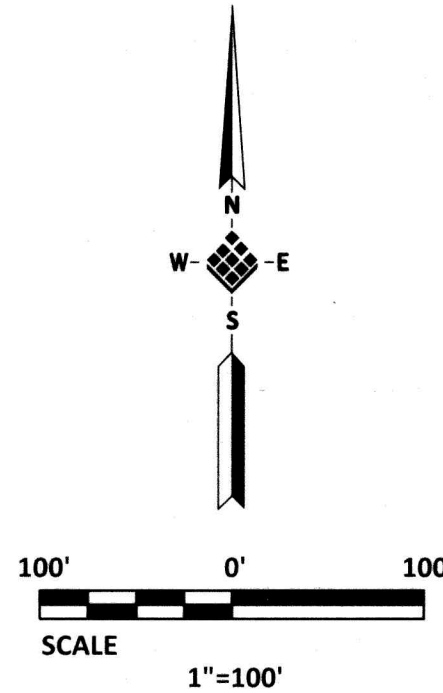
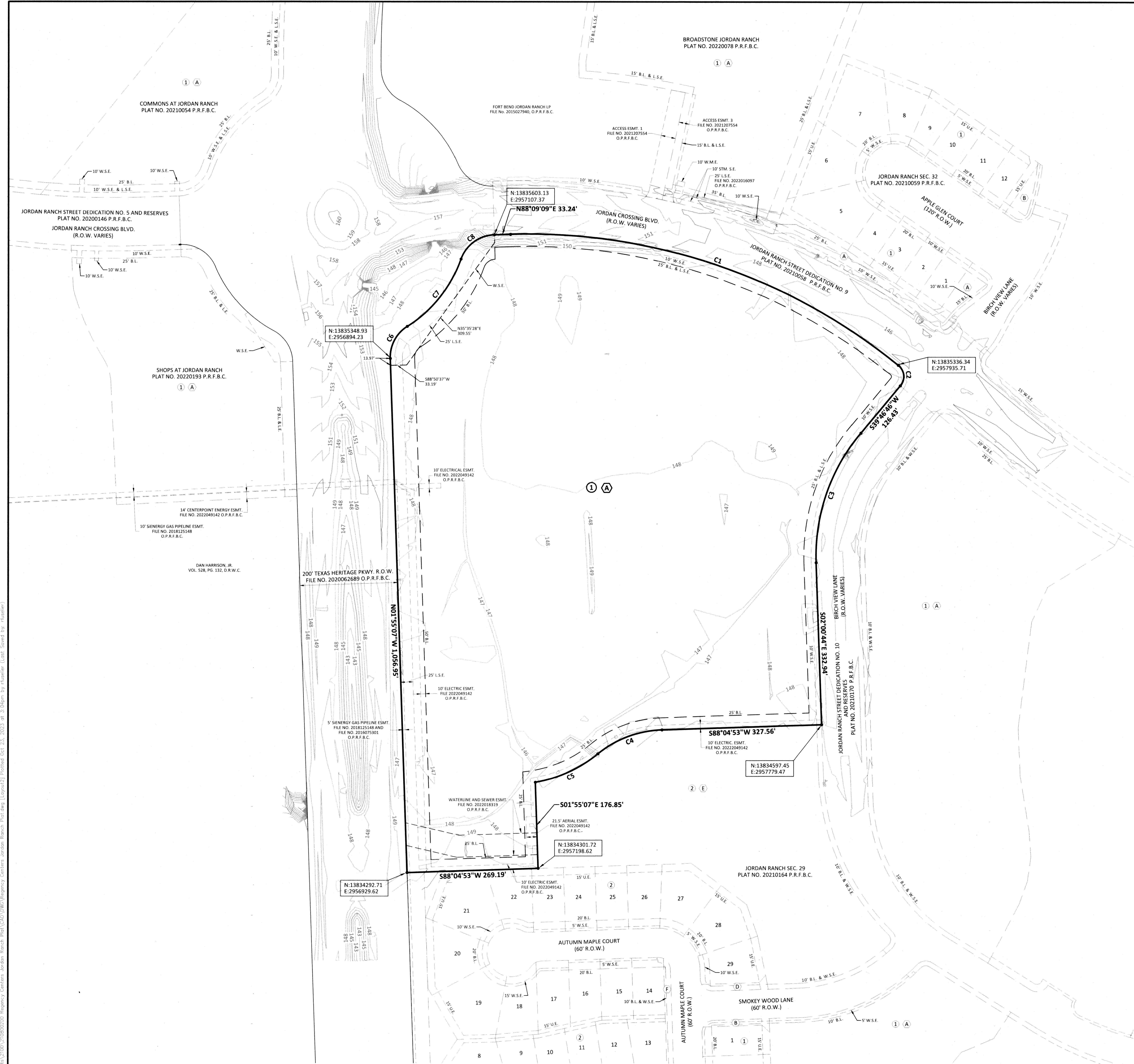
A SUBDIVISION OF  
**21.96 ACRES**  
LOCATED IN  
J.D. VERMILLION SURVEY, A-339  
FORT BEND COUNTY, TEXAS  
**0 LOTS 1 BLOCK 1 RESERVE**

OWNER: **FORT BEND JORDAN RANCH LP**  
a Texas Limited partnership  
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: **IDS**  
Engineering Group

13430 NW. Freeway  
Suite 700  
Houston, TX 77040  
713.462.3178  
Tel: 713.462.3178  
Fax: 713.462.3178  
Tel: 713.462.3178  
Fax: 713.462.3178





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

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	40°55'51"	1,200.00'	857.25'	S71°22'55"E	839.14'
C2	90°41'46"	30.00'	47.49'	S05°34'07"E	42.68'
C3	41°47'30"	395.00'	288.11'	S18°53'01"W	281.77'
C4	37°16'44"	219.50'	142.82'	S69°26'30"W	140.31'
C5	28°51'42"	282.77'	142.44'	S65°21'09"W	140.94'
C6	59°31'53"	75.00'	77.93'	N27°50'49"E	74.47'
C7	38°13'02"	270.00'	180.10'	N38°30'14"E	176.77'
C8	68°45'26"	75.00'	90.00'	N53°46'26"E	84.70'

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
A	A	UNRESTRICTED	956,343	21.96

REGENCY CENTERS  
JORDAN RANCH

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

OWNER: FORT BEND JORDAN RANCH LP  
5005 RIVERWAY DRIVE, SUITE 500, HOUSTON, TEXAS 77056 (713) 960-9977

ENGINEER: **IDS**  
Engineering Group

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