

PLAT RECORDING SHEET

PLAT NAME: Breaktime at Jordan Ranch

PLAT NO: _____

ACREAGE: 2.219

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: Rambo Enterprise LLC

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

I, RASHEED DHUKA, Managing Member of RAMBO ENTERPRISE LLC, a Texas Limited Liability Company, hereinafter referred to as owners of the 2.219 acre tract described in the above and foregoing map of BREAKTIME 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 (11'6") for ten feet (10'0") perimeter ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or six feet, six inches (6'6") for fifteen feet (15'0") 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, (5'6") for sixteen feet (16'0") perimeter ground easements that are designated with aerial easements (U.E. and A.E.) as 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") 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, six inches (7'6") for fifteen feet (15'0") 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 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 BREAKTIME 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, RAMBO ENTERPRISE LLC, a Texas Limited Liability Company, has caused these presents to be signed by RASHEED DHUKA, Managing Member, this 28 day of JAN, 2025.

By: RAMBO ENTERPRISE LLC,
a Texas Limited Liability Company

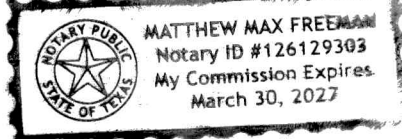
By: Rasheed Dhuka, Managing Member

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Rasheed Dhuka, Managing Member, 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 28 day of January, 2025.



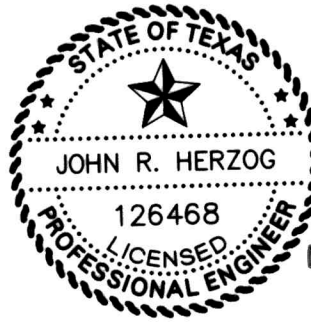
Notary Public in and for the
State Of Texas

I, Carlos Jaramillo, 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.



Carlos Jaramillo
Carlos Jaramillo, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6960

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 BREAKTIME AT JORDAN RANCH is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this ____ day of _____, 2025.

Amy Pearce, Chair

Joan Berger, Co-Chair

The plat of BREAKTIME AT JORDAN RANCH was approved by the City of Fulshear Council on the ____ day of _____, 2024, and signed on this ____ day of _____, 2025, 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.

Donald McCoy, Mayor

Mariela Rodriguez, City Secretary

NOTES

- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the combined scale factor of 0.999870017.
- 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
D.E. indicates drainage 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.
- 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. 48157C0085M, effective January 29, 2021.
- 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 154.64 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 curb, the top of slab elevation shall be no less than 12 inches above any down gradient roadway, drainage restraint, maximum ponding, or sheet flow elevation.
- 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 L23.
- 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 to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.

BEING 2.219 acres (96,671 square feet) of land in the H. & T.C.R.R. CO. Survey, Section 105, Abstract Number 261, in Fort Bend County, Texas, and being 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 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:

COMMENCING at a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of a called 4,858 acre tract described in the deed from Fort Bend Jordan Ranch LP to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints recorded under File No. 2018037065 of the Official Public Records of Fort Bend County, Texas, in the northwesterly right-of-way line of Jordan Ranch Boulevard (ROW Varies),

THENCE, with the northwesterly right-of-way line of said Jordan Ranch Boulevard, the following courses, and distances:

in a southwesterly direction, with a curve to the left, having a radius of 1000.00 feet, a central angle of 02° 37' 09", a chord bearing and distance of South 39° 37' 00" West - 45.71 feet, and an arc distance of 45.71 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 300.00 feet, a central angle of 02° 59' 26", a chord bearing and distance of South 40° 01' 06" West - 15.66 feet, and an arc distance of 15.66 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the end of said curve;

South 41° 30' 49" West - 57.04 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 300.00 feet, a central angle of 05° 51' 20", a chord bearing and distance of South 38° 35' 10" West - 30.65 feet, and an arc distance of 30.66 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for a point of compound curvature;

in a southwesterly direction, with said curve to the left, having a radius of 2066.00 feet, a central angle of 01° 33' 27", a chord bearing and distance of South 34° 52' 46" West - 56.16 feet, and an arc distance of 56.16 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner and POINT OF BEGINNING of the herein described tract;

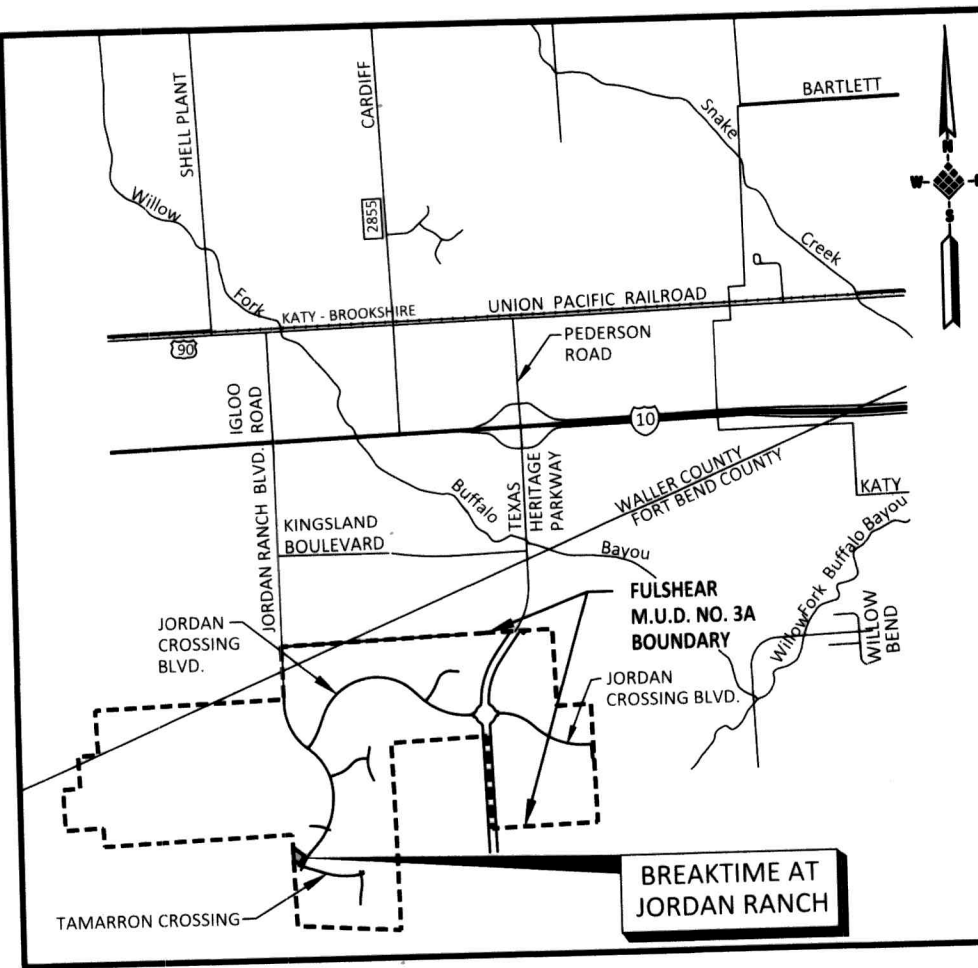
THENCE, in a southwesterly direction, continuing with the northwesterly right-of-way line of said Jordan Ranch Boulevard and with said curve to the left, having a radius of 2066.00 feet, a central angle of 06° 34' 36", a chord bearing and distance of South 30° 48' 45" West - 237.01 feet, and an arc distance of 237.14 feet, to a 5/8-inch iron rod with cap stamped "IDS" found at the north end of the northwest right-of-way cut back curve at the intersection of Jordan Ranch Boulevard and Tamarron Crossing (R.O.W. Varies) and the beginning of a curve to the right;

THENCE, in a westerly direction, with said curve to the right, having a radius of 30.00 feet, a central angle of 80° 27' 49", a chord bearing and distance of South 67° 45' 22" West - 38.75 feet, and an arc distance of 42.13 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the west end of the northwest right-of-way cut back curve at the intersection of Jordan Ranch Boulevard and Tamarron Crossing and the end of said curve;

THENCE North 72° 00' 44" West - 176.20 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner of the herein described tract, in the northwest line of said 1352.43 acre tract;

THENCE North 01° 58' 56" West - 434.08 feet, with the northwest line of said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the north corner of the herein described tract;

THENCE South 51° 32' 09" East - 434.07 feet, across said 1352.43 acre tract, to the POINT OF BEGINNING of the herein described tract and containing 2.219 acres (96,671 square feet) of land.



FORT BEND COUNTY KEY MAP NO. 482R
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 _____, 2025.

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 _____, 2025, 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

BREAKTIME AT JORDAN RANCH

A SUBDIVISION OF

2.219 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: RAMBO ENTERPRISE LLC

a Texas Limited Liability Company
1470 FIRST COUNTRY BLVD., SUITE 100, SUGAR LAND, TEXAS 77479
(832) 273-3446

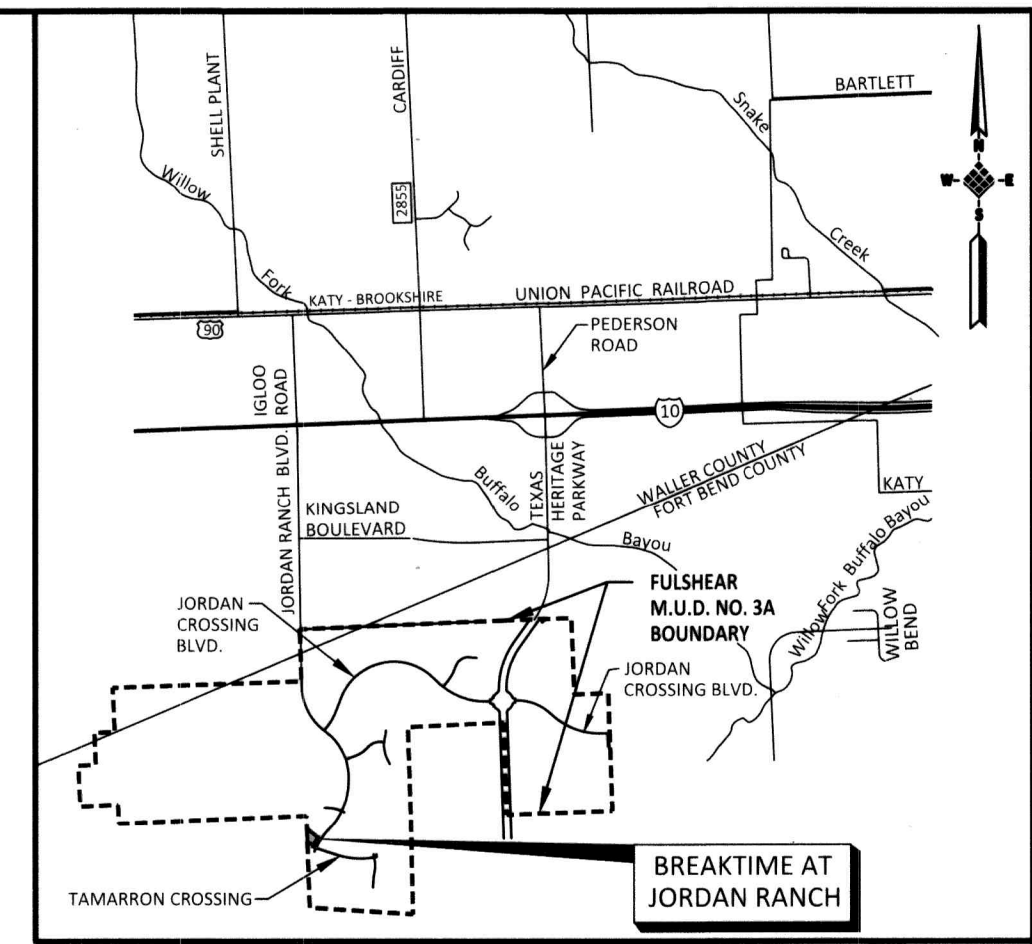
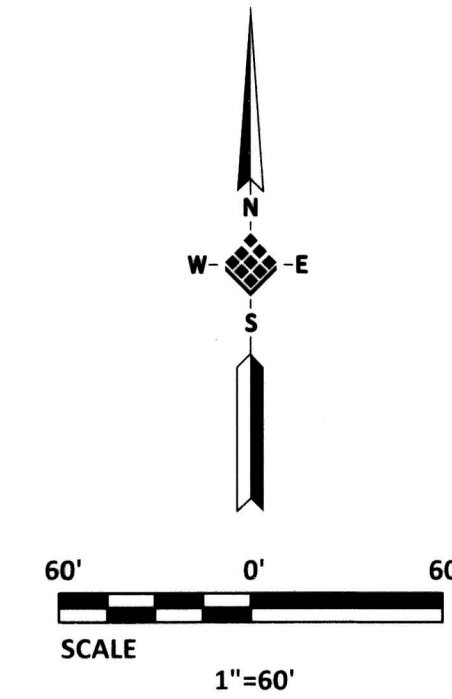
ENGINEER: **IDS**
Engineering Group

13430 NW. Freeway
Suite 700
Houston, TX 77040
713.462.3178

TXEng Firm 2726
TXSurv Firm 10110700

January 2025


IDS PROJECT NO. 2440-001-00 SHEET 1 OF 2



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

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

OWNER: **RAMBO ENTERPRISE LLC**
a Texas Limited Liability Company
1470 FIRST COLONY BLVD., SUITE 100, SUGAR LAND, TEXAS 77479
(832) 273-3446

ENGINEER:  **IDS**
Engineering Group

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