

PLAT RECORDING SHEET

PLAT NAME: Plaza at Jordan Ranch

PLAT NO: _____

ACREAGE: 4.277

LEAGUE: J. D. Vermillion Survey

ABSTRACT NUMBER: A-339

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: ARVO Jordan Ranch LLC

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

I, VIBHOR MEHROTRA, Manager of ARVO PARTNERSHIP LLC, a Texas limited liability company, the Manager of ARVO JORDAN RANCH LLC, a Texas limited liability company, hereinafter referred to as owners of the 4.277 acre tract described in the above and foregoing map of PLAZA 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 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, 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 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, 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, ARVO JORDAN RANCH LLC, a Texas limited liability company, has caused these presents to be signed by Vibhor Mehrotra, Manager, ARVO PARTNERSHIP LLC, a Texas limited liability company, this ____ day of _____, 2024.

ARVO JORDAN RANCH LLC
a Texas limited liability company

By: ARVO PARTNERSHIP LLC
Its Manager

By: _____
VIBHOR MEHROTRA, MANAGER

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Vibhor Mehrotra, Manager, 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 ____ day of _____, 2024.

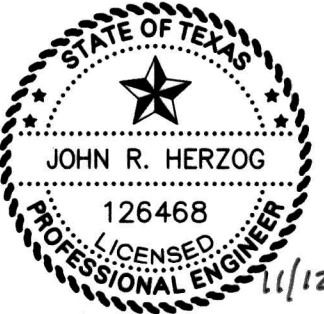
Notary Public in and for the
State Of Texas

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, 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, PE
Licensed Professional Engineer, No 126468

This plat of PLAZA AT JORDAN RANCH is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this ____ day of _____, 2024.

Amey Pearce, Chair

Joan Berger, Co-Chair

The plat of PLAZA AT JORDAN RANCH was approved by the City of Fulshear Council on the ____ day of _____, 2024, and signed on this ____ day of _____, 2024, 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 Rodríguez, 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 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
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
O.P.R.F.B.C. indicates Official Public 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)
○ 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.
- 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 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 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.
- 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.

NAVD88, 2001 Adj. Elevation = 136.32
- Reserves A, B, & C 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 147.81 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 tract shown hereon is subject to the Easement as Recorded under File No. 2017083302 in the Official Public Records of Fort Bend County, Texas.

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

METES AND BOUNDS DESCRIPTION OF 4.277 ACRES OF LAND IN THE J.D. VERMILLION SURVEY, ABSTRACT NUMBER 339 FORT BEND COUNTY, TEXAS

BEING 4.277 acres of land in the J.D. Vermillion Survey, Abstract Number 339, in Fort Bend County, Texas, being all of the 3.500 acre tract described in the deed from Fort Bend Jordan Ranch LP to Fort Bend County Emergency Services District No. 4 recorded under File No. 2021027664 of the Official Public Records of 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 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 northeast corner of JORDAN RANCH SEC. 24, according to the plat thereof recorded under Plat No. 20200147 of the Official Plat Records of Fort Bend County, Texas, in the south line of YOUNG RANCH SEC. 12, according to the plat thereof recorded under Plat No. 20190103 of the Official Plat Records of Fort Bend County, Texas;

THENCE North 87° 49' 30" East - 546.21 feet, with a southerly line of said YOUNG RANCH SEC. 12, to a 5/8-inch iron rod with cap stamped "IDS" found for the northeast corner of the herein described tract, in the northwesterly right-of-way line of Texas Heritage Parkway (200' R.O.W.);

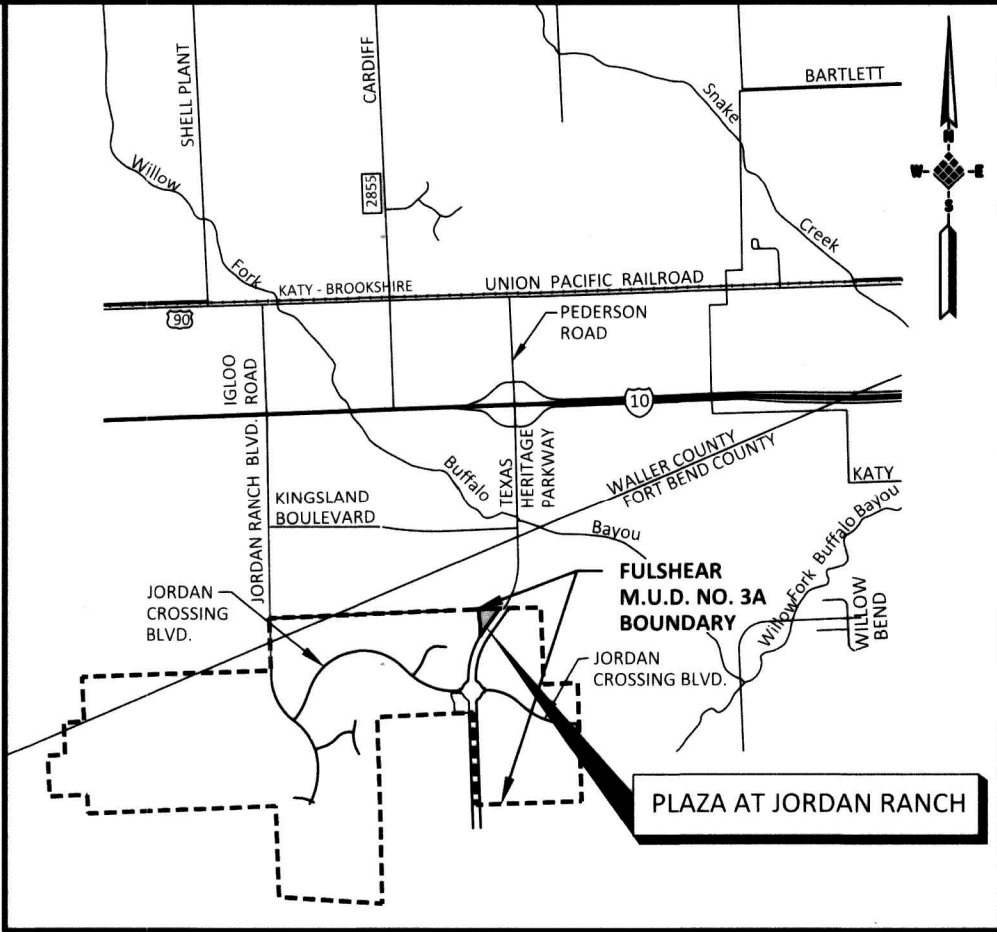
THENCE South 35° 13' 57" West, 760.72 feet, with the northwesterly right-of-way line of said Texas Heritage Parkway, to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a tangent curve to the left;

THENCE in a southwesterly direction, continuing with said northwesterly right-of-way line and said curve to the left, having a radius of 2100.00 feet, a central angle of 03° 09' 24", a chord bearing and distance of South 33° 39' 15" West - 115.68 feet, and an arc distance of 115.70 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the south corner of the herein described tract;

THENCE North 00° 51' 00" West - 319.64 feet, with an east line of said JORDAN RANCH SEC. 24, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of the herein described tract;

THENCE North 10° 14' 25" West, 144.37 feet, with an east line of said JORDAN RANCH SEC. 24, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner of the herein described tract;

THENCE North 03° 01' 43" West - 235.59 feet, continuing with an east line of said JORDAN RANCH SEC. 24, to the **POINT OF BEGINNING** of the herein described tract and containing 4.277 acres 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 _____, 2024.

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

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 _____, 2024, 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

PLAZA AT JORDAN RANCH

A SUBDIVISION OF

4.277 ACRES

LOCATED IN

J.D. VERMILLION SURVEY A-339

FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 3 RESERVES

OWNER: ARVO JORDAN RANCH LLC

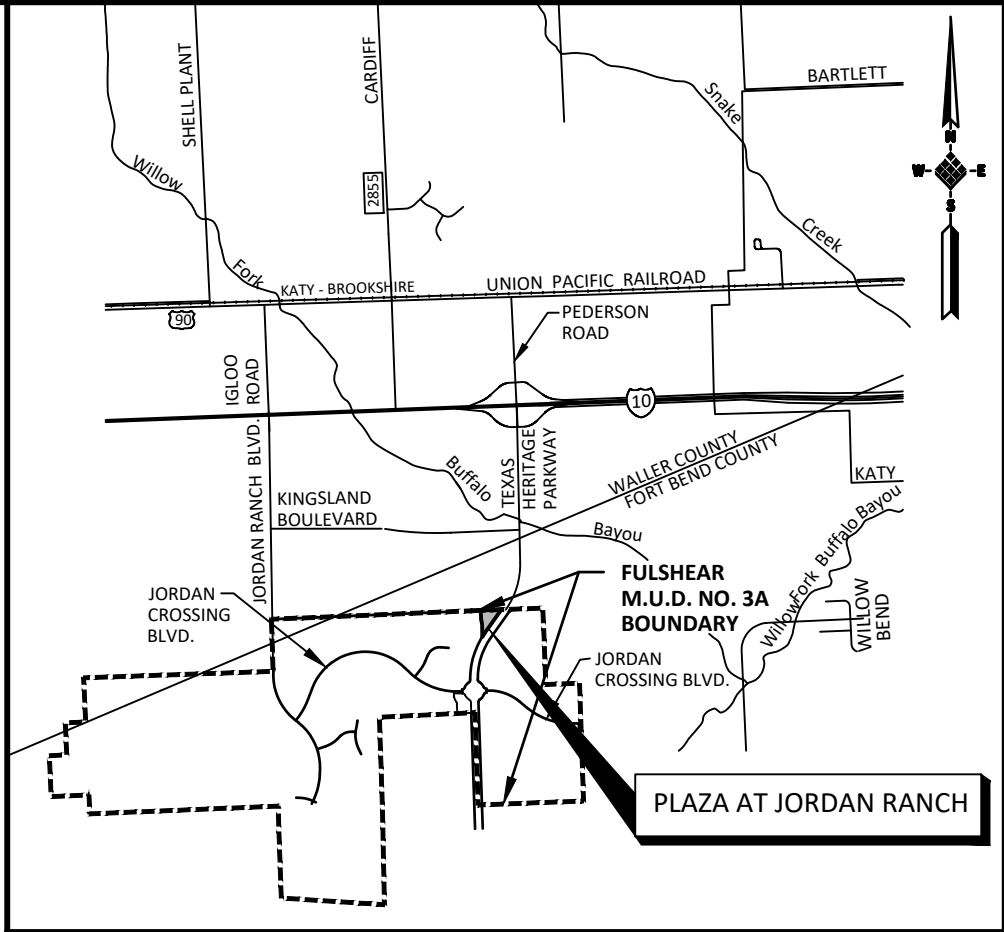
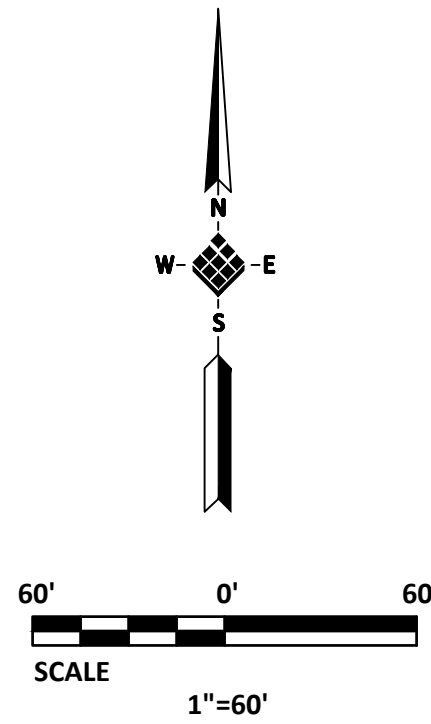
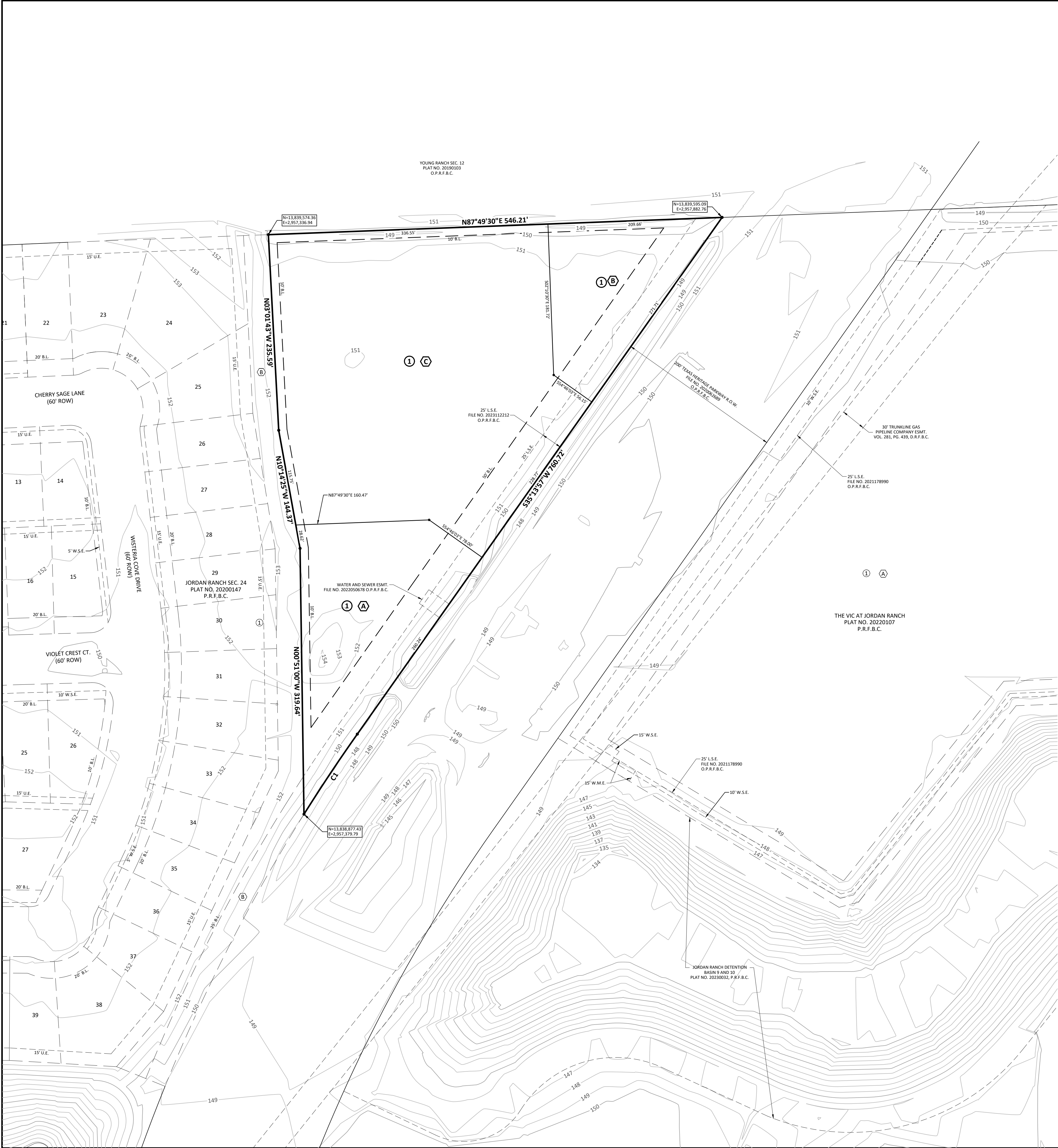
A TEXAS LIMITED LIABILITY COMPANY
6914 ADDISON AVENUE, SUGARLAND, TX 77479 (832) 726-3220

ENGINEER: IDS Engineering Group

13430 NW, Freeway
Suite 700
Houston, Tx 77040
713.462.3178
TXEng Firm 2726
TXSurv Firm 10110700

November 2024 IDS PROJECT NO. 2451-001-00 SHEET 1 OF 2

\\ides.com\fs\Projects\24001\2451\001\002_8_4.2_Ac_Site_at_100'CAD\DWG\Plaza at AR_C-Print.dwg [Plot] Plotted Nov 18, 2024 at 10:35am by jldmcc (Last Saved by: jldmcc)



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

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3°09'24"	2,100.00'	115.70'	S33°39'15"W	115.68'

RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
(A)	RESERVE A	UNRESTRICTED	41,351	0.949
(B)	RESERVE B	UNRESTRICTED	26,678	0.612
(C)	RESERVE C	UNRESTRICTED	118,281	2.715

PLAZA AT JORDAN RANCH
A SUBDIVISION OF
4.277 ACRES
LOCATED IN
J.D. VERMILLION SURVEY A-339
FORT BEND COUNTY, TEXAS
0 LOTS 1 BLOCK 3 RESERVES

OWNER: **ARVO JORDAN RANCH LLC**
A TEXAS LIMITED LIABILITY COMPANY
6014 ADDISON AVENUE, SUGARLAND, TX 77479 (832) 726-3220

ENGINEER: **IDS Engineering Group**

13430 NW, Freeway
Suite 700
Houston, Tx 77040
713-462-2178
TxSurv Firm 10110700

PLAZA AT JORDAN RANCH