

PLAT RECORDING SHEET

PLAT NAME: Commons at Jordan Ranch Partial Replat No. 1

PLAT NO: _____

ACREAGE: 0.962

LEAGUE: J. G. Bennett Survey

ABSTRACT NUMBER: A-611

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Commons at Jordan Ranch, LLC

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

I, SANFORD P. ARON, Manager of COMMONS AT JORDAN RANCH, LLC, hereinafter referred to as owners of the 0.962 acre tract described in the above and foregoing map of COMMONS AT JORDAN RANCH PARTIAL REPLAT NO. 1, 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 bays, 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 COMMONS AT JORDAN RANCH PARTIAL REPLAT NO. 1 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, COMMONS AT JORDAN RANCH LLC has caused these presents to be signed by Sanford P. Aron, Manager, this ____ day of _____, 2025.

By: COMMONS AT JORDAN RANCH, LLC

By: Sanford P. Aron, Manager

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Sanford P. Aron, 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 _____, 2025.

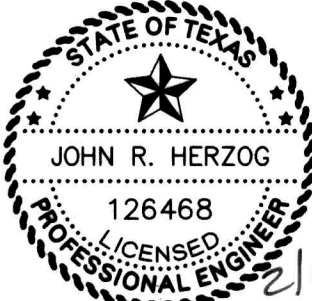
Notary Public in and for the State Of Texas

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, 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 COMMONS AT JORDAN RANCH PARTIAL REPLAT NO. 1 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 COMMONS AT JORDAN RANCH PARTIAL REPLAT NO. 1 was approved by the City of Fulshear Council on the ____ day of _____, 2025, 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.

Don 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
L.S.E. indicates a landscape easement
W.S.E. indicates a water and sewer easement
P.R.F.B.C. indicates Public Records of Fort Bend County
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
HL & 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
● 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 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.
- The platted area is located within unshaded Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C020L, 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 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 Code 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 Roegner 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
- 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.
- 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.
- The top of all floor slabs shall be a minimum of 152.50 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.
- All property to drain into the drainage easement only through an approved drainage structure.
- The tract shown hereon is subject to the easement as recorded under File No. 2025006650 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

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1°19'27"	270.00'	6.24'	S20°03'26"W	6.24'
C2	68°45'26"	75.00'	90.00'	S53°46'26"W	84.70'
C3	0°05'04"	1,750.00'	2.58'	S88°11'35"W	2.58'
C4	6°28'01"	1,750.00'	197.52'	N88°31'52"W	197.42'

RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
Ⓐ	RESERVE A	UNRESTRICTED	41,907	0.962

BEING 0.962 acre of land in the J.G. Bennett Survey, Abstract Number 611, Fort Bend County, Texas and being a portion of COMMONS AT JORDAN RANCH according to the plat thereof recorded under Film Code No. 20210054 in the Official Plat 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" found for the southwest corner of said COMMONS AT JORDAN RANCH and being on the north right-of-way line of JORDAN CROSSING BLVD. (100-foot wide);

THENCE North 38° 42' 33" East - 263.77 feet, with the northwesterly line of said COMMONS AT JORDAN RANCH, to a 5/8-inch iron rod with cap stamped "IDS" set for the north corner of the herein described tract;

THENCE South 51° 17' 31" East - 243.52 feet, across said COMMONS AT JORDAN RANCH, to a 5/8-inch iron rod with cap stamped "IDS" set on the westerly right-of-way line of TEXAS HERITAGE PKWY. (width varies) according to the plat thereof recorded under Film Code No. 2020062689 in the Official Plat Records of Fort Bend County, Texas and being on the arc of a non-tangent curve to the left;

THENCE with westerly lines of said TEXAS HERITAGE PKWY. and northerly lines of JORDAN RANCH STREET DEDICATION NO. 5 AND RESERVES according to the plat thereof recorded under Film Code No. 20200146 in the Official Plat Records of Fort Bend County, Texas, the following courses and distances:

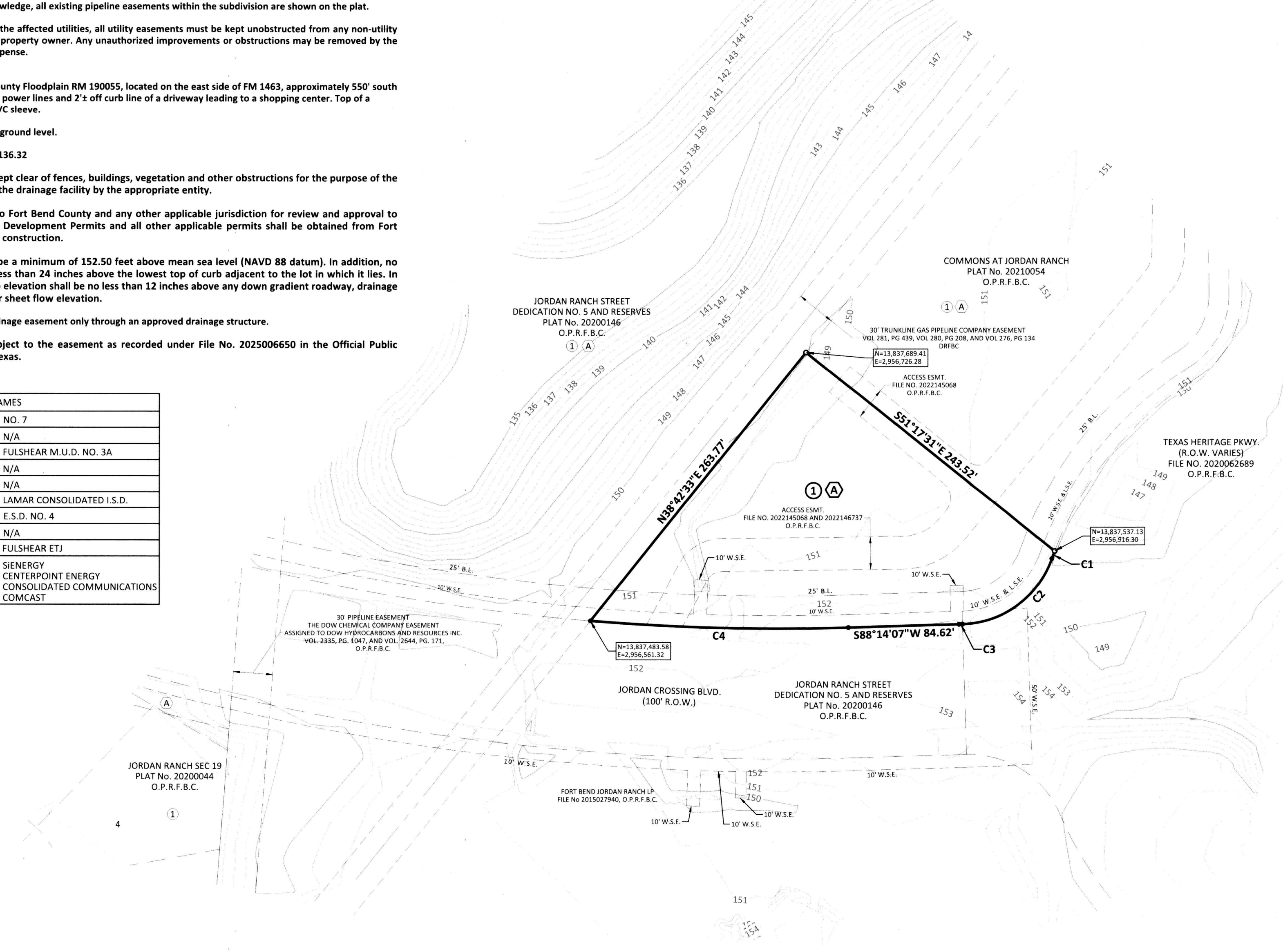
in a southwesterly direction, with said curve to the left, having a radius of 270.00 feet, a central angle of 01° 19' 27", a chord bearing and distance of South 20° 03' 26" West - 6.24 feet, and an arc distance of 6.24 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for a point of reverse curvature;

in a southwesterly direction, with said curve to the right, having a radius of 75.00 feet, a central angle of 68° 45' 26", a chord bearing and distance of South 53° 46' 26" West - 84.70 feet, and an arc distance of 90.00 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 right, having a radius of 1750.00 feet, a central angle of 00° 05' 04", a chord bearing and distance of South 88° 11' 35" West - 2.58 feet, and an arc distance of 2.58 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the end of said curve;

South 88° 14' 07" West - 84.62 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a curve to the right;

in a westerly direction, with said curve to the right, having a radius of 1750.00 feet, a central angle of 06° 28' 01", a chord bearing and distance of North 88° 31' 52" West - 197.42 feet, and an arc distance of 197.52 feet, to the **POINT OF BEGINNING** of the herein described tract and containing 0.962 acre of land.



COMMONS AT JORDAN RANCH PARTIAL REPLAT No. 1

A SUBDIVISION OF
0.962 ACRES

LOCATED IN
J. G. BENNETT SURVEY, A-611
CITY OF FULSHEAR E.T.J., FORT BEND COUNTY, TEXAS

**ALSO BEING A PARTIAL REPLAT OF BLOCK 1 RESERVE A OF
COMMONS AT JORDAN RANCH AS RECORDED IN
PLAT NUMBER 20210054, O.P.R.F.B.C.**

0 LOTS 1 BLOCK 1 RESERVE

**REASON FOR REPLAT:
TO CREATE 1 RESERVE**

OWNER: COMMONS AT JORDAN RANCH, LLC
3773 RICHMOND AVE., SUITE 800, HOUSTON, TEXAS 77066 (713) 623-0340

ENGINEER: IDS Engineering Group
13430 NW Freeway Suite 700
Houston, Tx. 77040
713.462.3178
T&E Firm 2726
T&S Firm 30130700

February 2025 IDS PROJECT NO. 2357-002-01

By: Deputy

Laura Richard, County Clerk
Fort Bend County, Texas

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.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ____ day of _____, 2025.

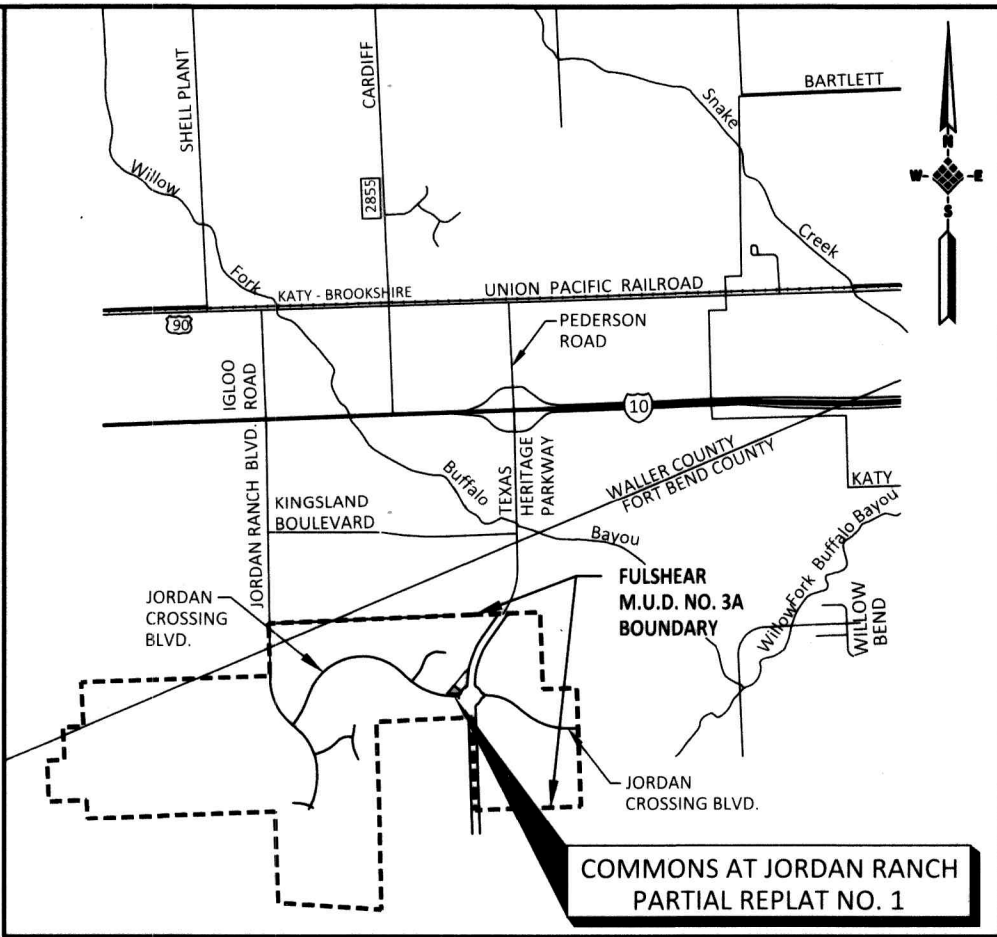
Vincent M. Morales, Jr.
Precinct 1, County Commissioner

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



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.