

PLAT RECORDING SHEET

PLAT NAME: Jordan Ranch Detention Basins 9 and 10

PLAT NO: _____

ACREAGE: 22.734

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: 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, a Texas limited liability company, the general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, hereinafter referred to as owners of the 22.734 acre tract described in the above and foregoing map of JORDAN RANCH DETENTION BASINS 9 AND 10, 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 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") 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 (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 JORDAN RANCH DETENTION BASINS 9 AND 10, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat, 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 Incorporated 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, a Texas limited liability company, as general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, has caused these presents to be signed by Jerry Ulke, Vice President, this 16th day of DECEMBER, 2022.

BY: FORT BEND JORDAN RANCH LP, a Texas Limited Partnership
By: JOHNSON JORDAN RANCH GP, LLC a Texas Limited Liability Company its General Partner

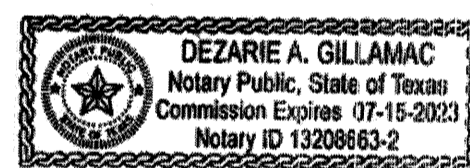
By: *Jerry Ulke*
Jerry Ulke, Vice President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Ulke, Vice 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 said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of DECEMBER, 2022.



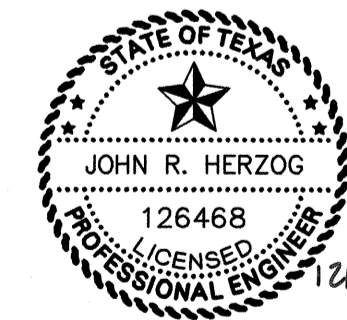
Dezarie A. Gillamac
Notary Public in and for the State of Texas

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 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, P.E.
Licensed Professional Engineer, No. 126468

This plat of JORDAN RANCH DETENTION BASINS 9 AND 10 is approved by the City Planning Commission of the City of Fulshear, Texas this 17th day of NOVEMBER, 2022.

Amy Pearce, Chair
Dar Hakiqzadeh, Co-Chair

The plat of JORDAN RANCH DETENTION BASINS 9 AND 10 was approved by the City of Fulshear Council on the 15th day of NOVEMBER, 2022, and signed on this 17th day of NOVEMBER, 2022, 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 Grotz, Mayor
Mariela Rodriguez, City Secretary

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
L.S.E. Indicates landscape setback easement
U.E. Indicates a utility 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)
— indicates street name change
- 3. All building lines along street rights-of-way are as shown on the plat.
- 4. All non-perimeter easements on property lines are centered unless otherwise noted.
- 5. 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 vest in the dedicant, his heirs, assigns, or successors.
- 6. 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. 48152C0085M, effective January 29, 2021.
- 7. 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.
- 8. 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.
- 9. The Lighting Zone is L23.
- 10. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
- 11. 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.
- 12. Benchmark:
Elevations are based on Harris County Floodplain RM 190055, located on the east side of FM 1463, approximately 550' south of Corbett 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
- 13. 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.
- 14. All property to drain into the drainage easement only through an approved drainage structure.
- 15. 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.
- 16. Reserve A within the plat will be owned by Fulshear M.U.D. 3A or the Jordan Ranch Community Association. Maintenance will be performed by either Fulshear M.U.D. No. 3A or the Jordan Ranch Community Association.

| 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. | COMCAST CONSOLIDATED COMMUNICATIONS CENTERPOINT SIENERGY |

BEING 22.734 acres of land in the H. & T.C.R.R. CO. Survey, Section 105, Abstract Number 261, 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 (O.P.R.F.B.C.T.), and 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 1-inch iron pipe with cap stamped "Cotton" found for the northwest corner of Restricted Reserve "B" of FIRETHORNE WEST SEC. 12, according to the plat thereof recorded as Plat Number 20140269 in the O.P.R.F.B.C.T., and on the common line between Reserve "B" of YOUNG RANCH SEC 4, according to the plat thereof recorded as Plat Number 20160017 of the O.P.R.F.B.C.T. and said 1352.43 acre tract;

THENCE South 02° 10' 31" West - 600.21 feet, with the common line between FIRETHORNE WEST SEC. 12 and said 1352.43 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the POINT OF BEGINNING of the herein described tract;

THENCE South 02° 10' 31" East - 1,424.40 feet, continuing with the common line between FIRETHORNE WEST SEC. 12 and said 1352.43 acre tract, to a found 3/4-inch iron pipe for an angle corner of the herein described tract;

THENCE North 87° 53' 40" East - 894.07 feet, continuing with the common line between FIRETHORNE WEST SEC. 12 and said 1352.43 acre tract, to a found 3/4-inch iron pipe for the most southerly southeast corner of FIRETHORNE WEST SEC. 12 and the most easterly northeast corner of the herein described tract, being on the westerly line of Restricted Reserve "A" of FIRETHORNE WEST SEC. 14, according to the plat thereof recorded as Plat Number 20140268 of the O.P.R.F.B.C.T.;

THENCE South 01° 56' 41" East, with the common line between FIRETHORNE WEST SEC. 14 and said 1352.43 acre tract for 81.59 feet, and thence continuing along the same common line between said 1352.43 acre tract and the westerly line of Restricted Reserve "D" of FIRETHORNE WEST SEC. 11, according to the plat thereof recorded as Plat Number 20140273 of the O.P.R.F.B.C.T., in all a distance of 194.92 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most easterly southeast corner of the herein described tract and being the northeast corner of Restricted Reserve "D" of JORDAN RANCH SEC 31, according to the plat thereof recorded as Plat Number 20220167 of the O.P.R.F.B.C.T.;

THENCE South 87° 53' 34" West - 933.64 feet, with the north line of JORDAN RANCH SEC 31, to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a curve to the right;

THENCE in a northwesterly direction, continuing with the north line of JORDAN RANCH SEC 31 and with said curve to the right, having a radius of 220.00 feet, a central angle of 90° 52' 32", a chord bearing and distance of North 47° 42' 27" West - 313.50 feet, and an arc distance of 348.94 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the end of said curve and being an angle corner of JORDAN RANCH SEC 31;

THENCE, across said 1352.43 acre tract and with northerly lines of Broadstone Jordan Ranch, according to the plat thereof recorded as Plat Number 20220078 of the O.P.R.F.B.C.T., the following courses and distances:

- North 02° 16' 26" West - 600.39 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- North 02° 10' 37" West - 534.35 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- South 87° 50' 09" West - 308.48 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;
- In a southwesterly direction, with said curve to the left, having a radius of 165.00 feet, a central angle of 49° 04' 49", a chord bearing and distance of South 63° 17' 45" West - 137.06 feet, and an arc distance of 141.34 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
- South 38° 45' 21" West - 121.88 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

In a southwesterly direction, with said curve to the right, having a radius of 265.00 feet, a central angle of 73° 19' 58", a chord bearing and distance of South 75° 25' 20" West - 316.49 feet, and an arc distance of 339.17 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 65° 17' 11" West - 132.91 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

In a southwesterly direction, with said curve to the left, having a radius of 135.00 feet, a central angle of 85° 25' 28", a chord bearing and distance of South 74° 42' 18" West - 183.15 feet, and an arc distance of 201.28 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

In a southwesterly direction, with said curve to the right, having a radius of 80.00 feet, a central angle of 83° 33' 30", a chord bearing and distance of South 73° 46' 20" West - 106.60 feet, and an arc distance of 116.67 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

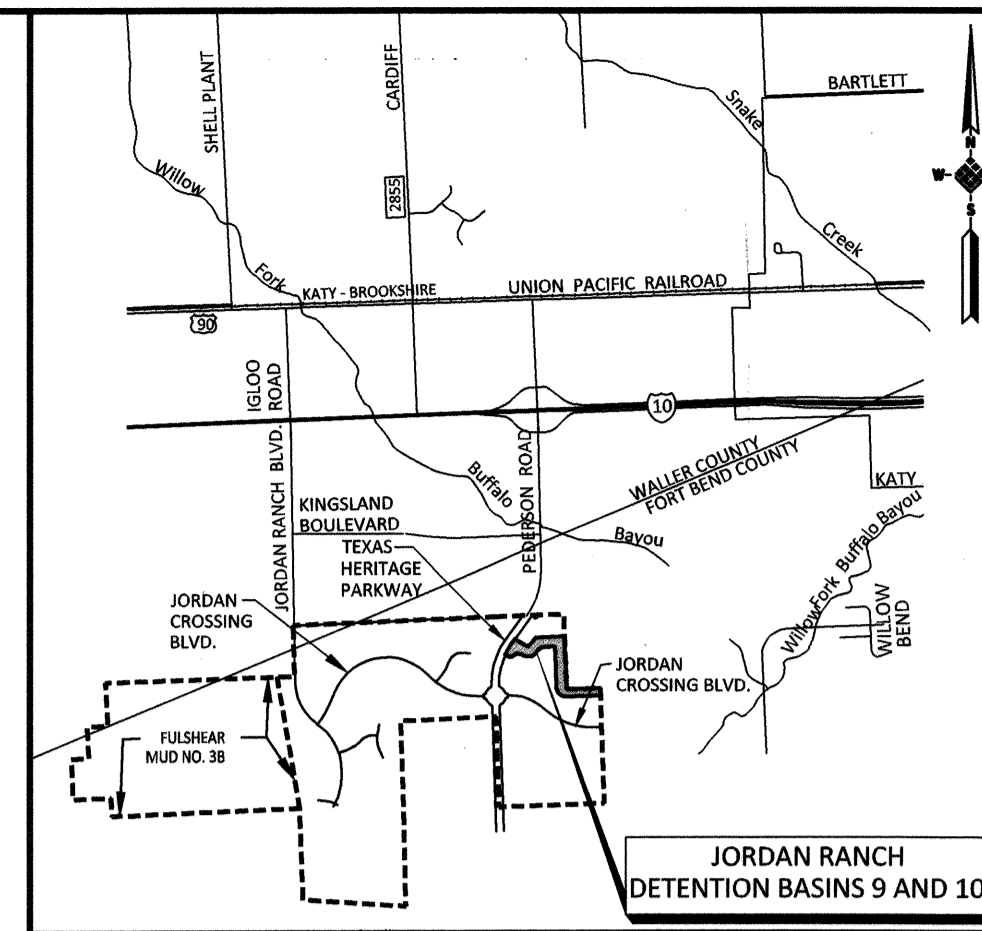
North 64° 26' 55" West - 122.17 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the most westerly southwest corner of the herein described tract and the beginning of a non-tangent curve to the right, and being on the easterly right-of-way line of Texas Heritage Parkway described in a deed from Fort Bend Jordan Ranch, L.P. to Fort Bend County, Texas recorded under file Number 2020062689 of the O.P.R.F.B.C.T.;

THENCE in a northeasterly direction, with the easterly right-of-way line of Texas Heritage Parkway, and with said curve to the right, having a radius of 1,900.00 feet, a central angle of 10° 55' 32", a chord bearing and distance of North 29° 46' 11" East - 361.75 feet, and an arc distance of 362.30 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

THENCE North 35° 13' 57" East - 135.20 feet, continuing with the easterly right-of-way line of Texas Heritage Parkway, to a 5/8-inch iron rod with cap stamped "IDS" set for the most westerly northwest corner of the herein described tract;

THENCE, across said 1352.43 acre tract the following courses and distances:

- South 58° 58' 23" East - 394.58 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- North 75° 29' 42" East - 24.04 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- North 38° 45' 21" East - 303.20 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;
- North 87° 50' 09" East - 769.88 feet, to the POINT OF BEGINNING of the herein described tract and containing 22.734 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.

Vicent 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
Ken R. DeMerchant
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.

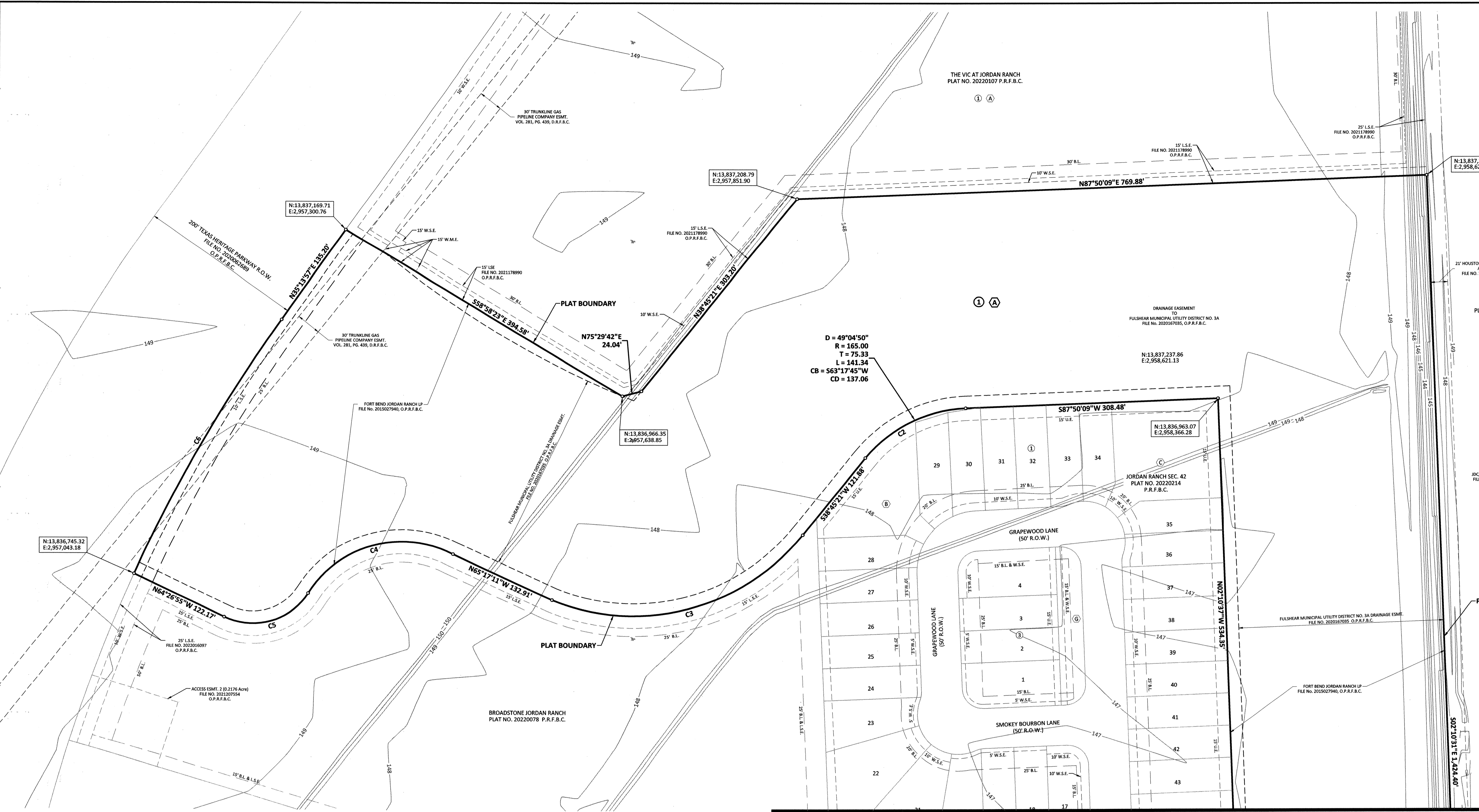
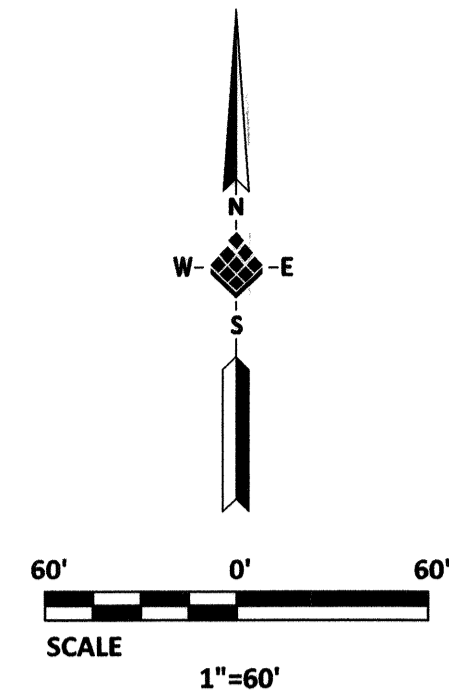
Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

JORDAN RANCH
DETENTION BASINS 9 AND 10
A SUBDIVISION OF
22.734 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: FORT BEND JORDAN RANCH LP
8005 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
TxDwg Firm 2726 TxDwg Firm 103107000



$D = 49^{\circ}04'50''$
 $R = 165.00$
 $T = 75.33$
 $L = 141.34$
 $CB = S63^{\circ}17'45''W$
 $CD = 137.06$

MATCH LINE A SEE SHEET 3

| CURVE TABLE | | | | | | |
|-------------|-----------|-----------|---------|---------|---------------|----------------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD DISTANCE |
| C1 | 90°52'32" | 220.00' | 348.94' | 223.39' | N47°42'27"W | 313.50' |
| C2 | 49°04'49" | 165.00' | 141.34' | 75.33' | S63°17'45"W | 137.06' |
| C3 | 73°19'58" | 265.00' | 339.17' | 197.28' | S75°25'20"W | 316.49' |
| C4 | 85°25'28" | 135.00' | 201.28' | 124.63' | S74°42'18"W | 183.15' |
| C5 | 83°33'30" | 80.00' | 116.67' | 71.48' | S73°46'20"W | 106.60' |
| C6 | 10°55'32" | 1,900.00' | 362.30' | 181.70' | N29°46'11"E | 361.75' |

| RESERVE TABLE | | | | |
|---------------|--|---------|--------|--|
| RESERVE NAME | RESTRICTION | SQ. FT. | ACRES | |
| A | LANDSCAPE/OPEN SPACE/UTILITIES/DETENTION | 990,278 | 22.734 | |

JORDAN RANCH DETENTION BASINS 9 AND 10

A SUBDIVISION OF
22.734 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: 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 Telex Firm 2736 Telex Firm 16110700

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JORDAN RANCH DETENTION BASINS 9 AND 10

