

# PLAT RECORDING SHEET

**PLAT NAME:** Blue Heron Estates

\_\_\_\_\_

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

**ACREAGE:** 50.050

**LEAGUE:** L.E. Cross Survey

**ABSTRACT NUMBER:** 417

**NUMBER OF BLOCKS:** 5

**NUMBER OF LOTS:** 6

**NUMBER OF RESERVES:** 70

**OWNERS:** Beasley Communities LLC

\_\_\_\_\_

\_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF ROSENBERG

We, Sowmya Kumar and Natarajan Kumar, Managers, being officers of Beasley Communities LLC, a Texas limited liability company, owners of the 50.05-acre tract described in the above and foregoing map of **BLUE HERON ESTATES**, do hereby make and establish said subdivision and development plat of said property according to all laws, 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon (or the placement of mobile homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without (When subdivision contains natural drainage ways such as bayous, creeks, gullies, ravines, draws or drainage ditches).

FURTHER, we 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 or natural drainage ways 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, we 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 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 (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. AND A.E.) as indicated and depicted hereon, whereby the aerial easements total 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 (16' 0") above 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 easements total thirty feet (30' 0") in width.

FURTHER, we 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, 2024.

IN TESTIMONY WHEREOF, Beasley Communities LLC, a Texas limited liability company, has caused these presents to be signed by Sowmya Kumar and Natarajan Kumar, its Managers, hereunto authorized, and its common seal hereunto affixed this 26<sup>th</sup> day of April, 2022.

Beasley Communities, LLC,  
a Texas limited liability company

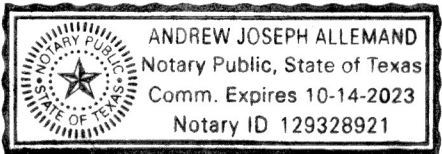
By: S. Sowmya  
Sowmya Kumar,  
Manager

By: Natarajan Kuma  
Natarajan Kuma,  
Manager

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Sowmya Kumar, Manager of Beasley Communities LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 26<sup>th</sup> day of APRIL, 2022, A.D.

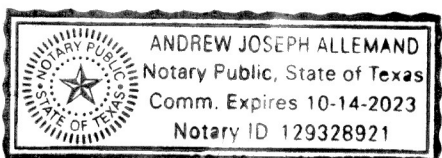


Andrew Joseph Allemand  
Notary Public in and for  
The State of TEXAS  
ANDREW JOSEPH ALLEMAND  
Printed Name of Notary / Expires  
10-14-23

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Natarajan Kuma, Manager of Beasley Communities LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 26<sup>th</sup> day of APRIL, 2022, A.D.



Andrew Joseph Allemand  
Notary Public in and for  
The State of TEXAS  
ANDREW JOSEPH ALLEMAND  
Printed Name of Notary / Expires  
10-14-23

We, The First State Bank, owners and holders of a lien against the property described in the plat known as BLUE HERON ESTATES, against the property described instrument of record in Fort Bend County Clerk's File Nos. 2022028180 and 2022028181, of the Official Records of Fort Bend County, Texas, do hereby in all things subordinate to said plat said lien and we hereby in all things subordinate to said plat said lien and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: Iman Mesrahi

Printed Name: Iman Mesrahi

Title: Senior Vice President

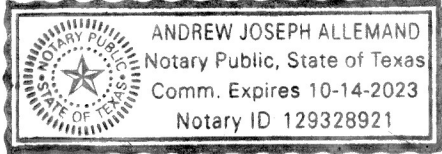
STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared IMAN MESRAHI

SENIOR VICE PRESIDENT of The First State Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19<sup>th</sup> day of MAY, 2022, A.D.



Andrew Joseph Allemand  
Notary Public in and for  
The State of TEXAS  
ANDREW ALLEMAND  
Printed Name of Notary / Expires  
10-14-23

ENGINEER'S CERTIFICATION  
STATE OF TEXAS

I, Jeremiah D. Kamerer, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.



Jeremiah D. Kamerer, P.E.  
Registered Professional Engineer  
State of Texas No. 118107

04.25.2022  
Date



SURVEYOR'S CERTIFICATION  
STATE OF TEXAS

I, Kenneth Allen Gruller, 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 correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles, points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.



Kenneth Allen Gruller  
Registered Professional Land Surveyor  
State of Texas No. 5479  
1-11-2022  
Date

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat

and subdivision of BLUE HERON ESTATES in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this

16 day of February, 2022.

By: Pete Klovner  
Chairman

By: Anthony Sulek  
Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat

subdivision of BLUE HERON ESTATES in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this

23 day of May, 2022.

By: Kevin Raines  
Mayor

By: Danyel Swint  
City Secretary

GENERAL NOTES:

1. ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

A.E. - AERIAL EASEMENT  
B.L. - BUILDING LINE  
D.E. - DRAINAGE EASEMENT  
DOC - DOCUMENT  
ESMT. - EASEMENT  
ETJ - EXTRATERRITORIAL JURISDICTION  
FND - FOUND  
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE  
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS  
F.B.C.M.F. - FORT BEND COUNTY MAP RECORDS  
IP - IRON PIPE  
IR - IRON ROD  
NO. - NUMBER  
O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY  
PG. - PAGE  
R.O.W. - RIGHT-OF-WAY  
SQ.FT. - SQUARE FEET  
S.S.E. - SANITARY SEWER EASEMENT  
STM.S.E. - STORM SEWER EASEMENT  
U.E. - UTILITY EASEMENT  
VOL. - VOLUME  
W.L.E. - WATER LINE EASEMENT

2. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD 88 (1991 ADJ.)

3. BENCHMARK:  
FORT BEND COUNTY BENCHMARK NO. 407, BEING A BRONZE DISK SET IN CONCRETE LOCATED APPROXIMATELY 1/40 MILES SOUTH OF US HIGHWAY 59 AND 0.87 MILE WEST OF SH 36, SITUATED ADJACENT TO A PUBLIC SIDEWALK ALONG THE SOUTH SIDE OF ZEPHYR LANE APPROXIMATELY 94 FEET NORTHEAST OF THE INTERSECTION WITH GODRIC HOLLOW LANE.

NAV/D-88  
ELEV. = 93.88 FEET  
GRID COORDINATES IN US FEET: X=2979,091.05, Y=13,746,699.58

4. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID 14D 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 0.99996774.

5. THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.

6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY SELECT TITLE COMPANY, G.F. NO. C321212117841, EFFECTIVE DATE JANUARY 31, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

7. THIS PLAT LIES WHOLLY WITHIN THE FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., AND THE ETJ OF THE CITY OF ROSENBERG.

8. "BLUE HERON ESTATES" LIES WITHIN UNSHADED ZONE "X", AS PER FLOOD INSURANCE RATE MAP NUMBER 48157C0225L, DATED APRIL 2, 2014.

9. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

10. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

11. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.

12. ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.

13. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

14. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.

15. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.

16. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS 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 DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

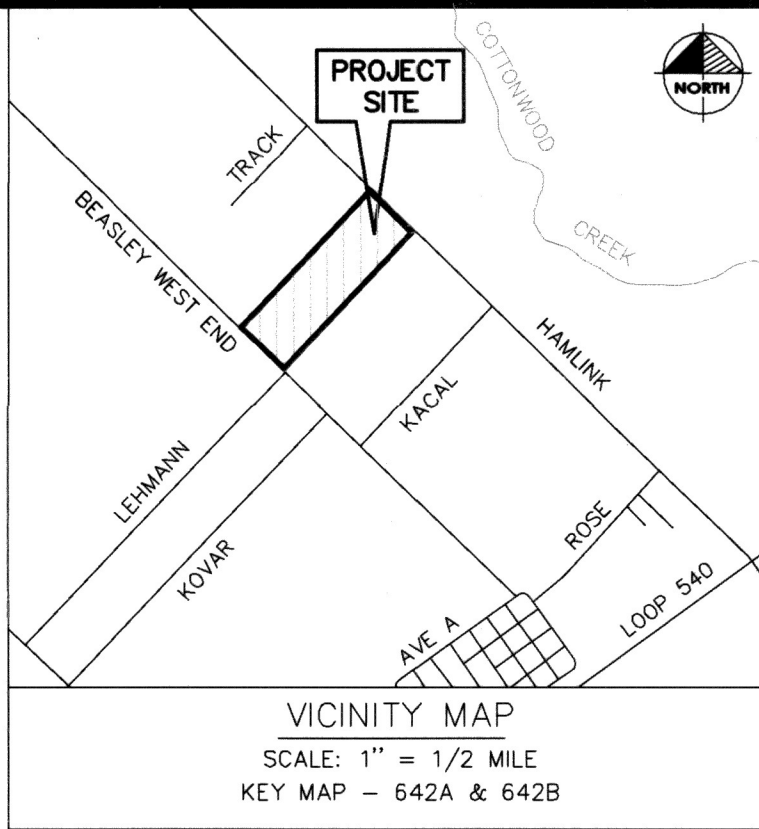
17. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.

18. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 110.31 FEET ABOVE MEAN SEA LEVEL. HOWEVER, THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF TWENTY-FOUR (24) INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, OR IN THE ABSENCE OF A CURB, TWENTY-FOUR (24) INCHES ABOVE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION, OR TWELVE (12) INCHES ABOVE THE DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT.

19. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.

20. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

21. A PROPERTY OWNER'S ASSOCIATION WILL BE ESTABLISHED AND WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DETENTION SYSTEM, INCLUDING THE POND, PUMPS AND FORCE MAIN. IN ADDITION, THE PROPERTY OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CONVEYANCE FACILITIES, WITHIN THE 10' DRAINAGE EASEMENTS, LOCATED AT THE BACK OF THE LOTS.



I, J. Stacy Slawinski, P.E., 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.

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

Approved by the Commissioner's Court of Fort Bend County, Texas, this

\_\_\_\_\_ day of \_\_\_\_\_, 2022.

Vincent M. Morales, Jr. Grady Prestage  
Precinct 1, County Commissioner Precinct 2, County Commissioner

KP George  
County Judge

W.A. "Andy" Myers Ken DeMerchant  
Precinct 3, County Commissioner Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort County, hereby certify that the foregoing

instrument with its certificate of authentication was filed for recordation in my office on

on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in plat

number \_\_\_\_\_ 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.

By: Laura Richard  
County Clerk, Fort Bend County, Texas

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

## BLUE HERON ESTATES

A SUBDIVISION OF 50.050 AC. / 2,180,178 SQ. FT.,  
SITUATED IN THE L.E. CROSS SURVEY, ABSTRACT NO. 417,  
BEING ALL OF LOTS 1, 2, 3, 4 AND 5, BLOCK 35,  
BEASLEY TOWNSITE ORCHARD GARDEN TRACTS,  
RECORDED IN VOL. 2, PG. 11, F.B.C.M.R.,  
CITY OF OF ROSENBERG ETJ,  
FORT BEND COUNTY, TEXAS.

5 BLOCKS 6 RESERVES 70 LOTS

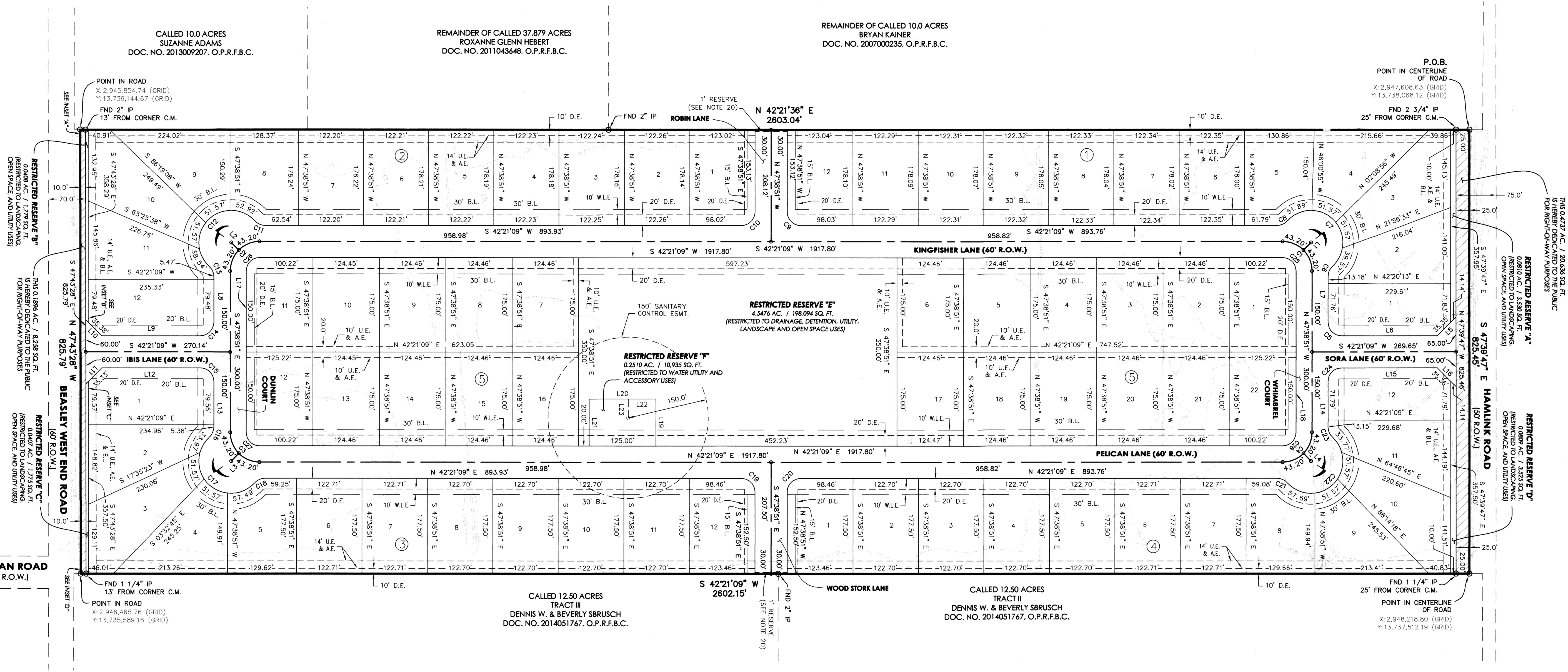
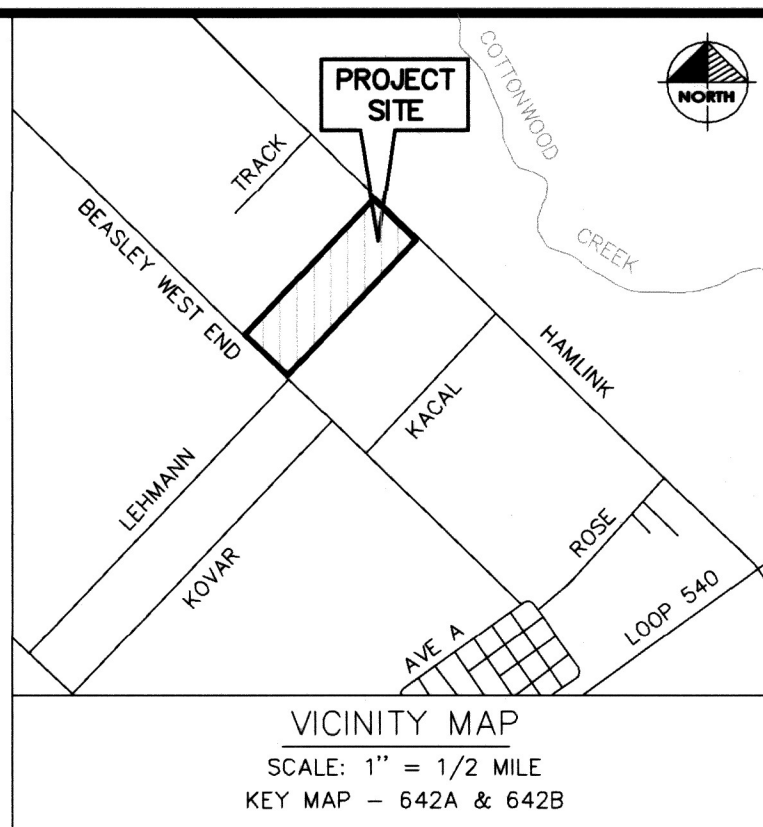
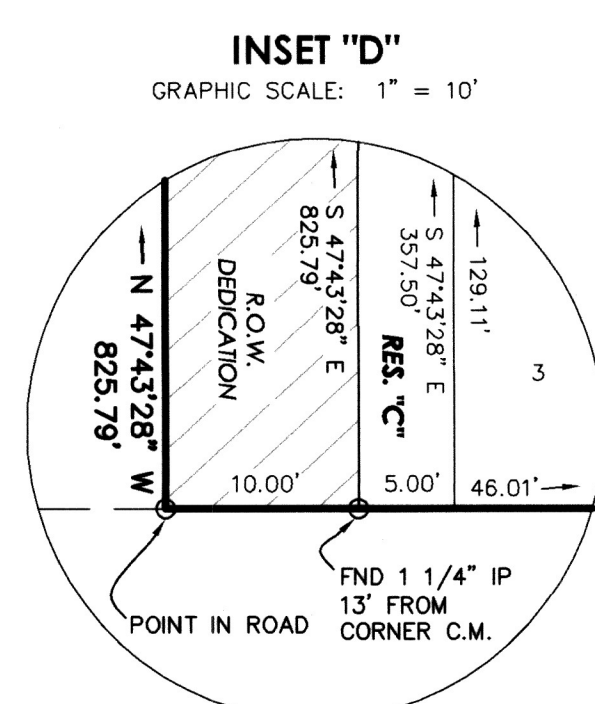
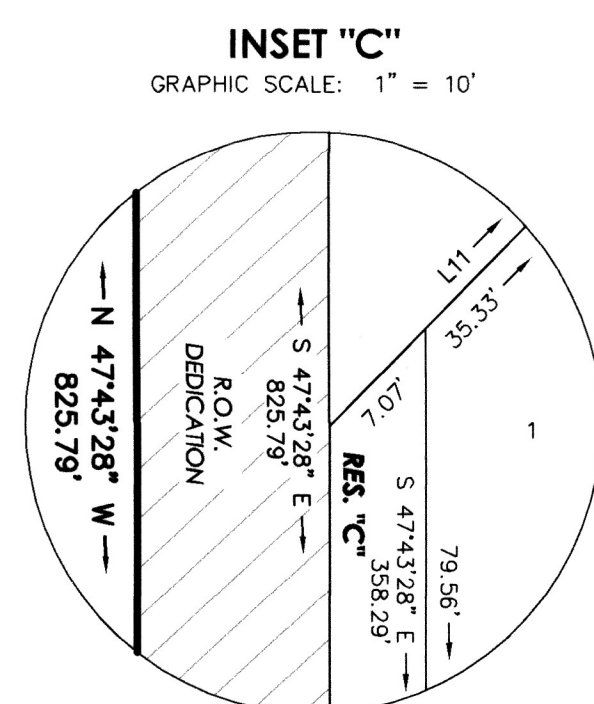
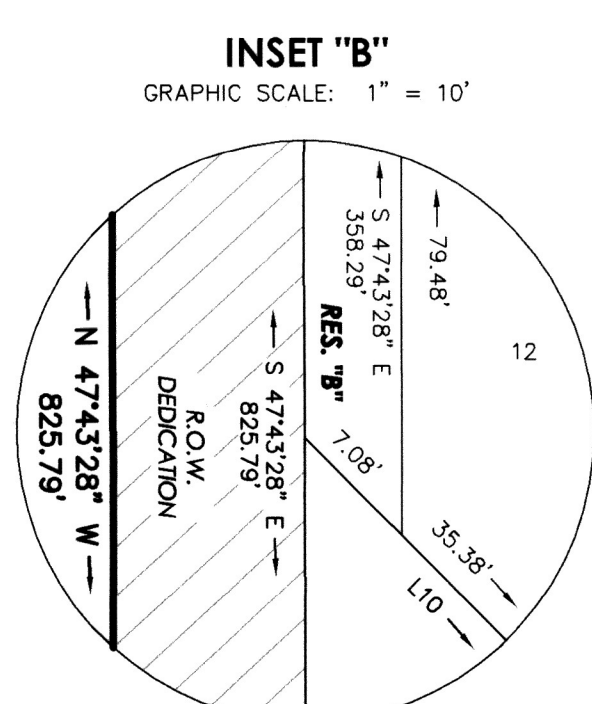
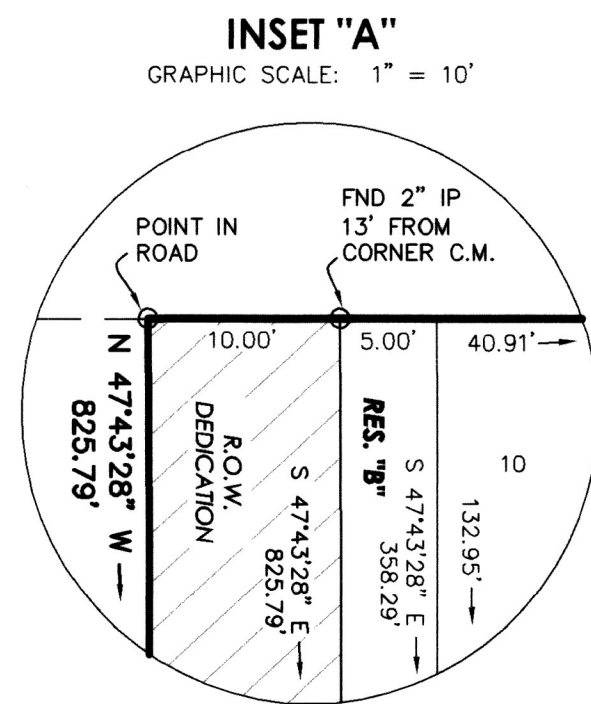
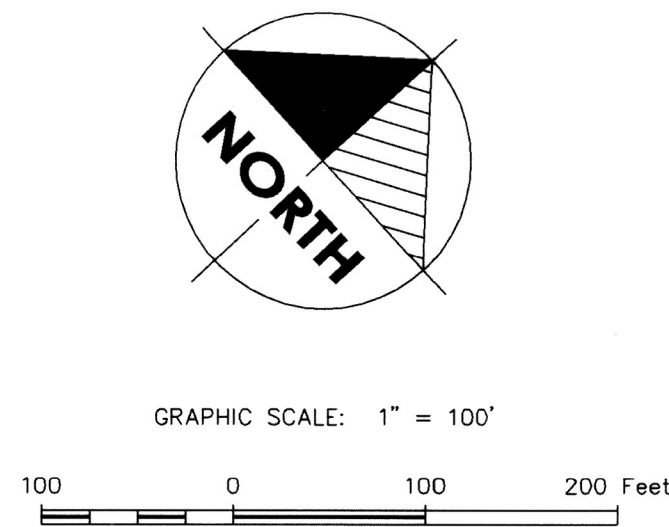
APRIL 5, 2022

Owners  
BEASLEY COMMUNITIES LLC,  
a Texas Limited liability company  
21110 North Summery Circle  
Katy, Texas 77449  
(713) 597-1180

Surveyor  
GRULLER SURVEYING, LLC  
a Texas Limited liability company  
1244 N Post Oak Rd., Suite 200  
Houston, TX 77055  
(713) 333-1466

Prepared By  
BEACON  
LAND SERVICES  
5301 Katy Freeway, Suite 100  
Houston, TX 77007  
(713) 934-0280





LOT AREA TABLES

BLOCK	LOT	SQ.FT.	AC.
1	1	21,780	0.5000
2	2	21,778	0.5045
3	3	24,229	0.5562
4	4	21,780	0.5000
5	5	21,780	0.5000
6	6	21,780	0.5000
7	7	21,780	0.5000
8	8	21,780	0.5000
9	9	21,780	0.5000
10	10	21,780	0.5000
11	11	21,780	0.5000
12	12	21,780	0.5000

BLOCK	LOT	SQ.FT.	AC.
3	1	21,780	0.5000
2	2	21,780	0.5000
3	3	21,780	0.5000
4	4	21,780	0.5000
5	5	21,780	0.5000
6	6	21,780	0.5000
7	7	21,780	0.5000
8	8	21,780	0.5000
9	9	21,780	0.5000
10	10	21,780	0.5000
11	11	21,780	0.5000
12	12	21,780	0.5000

BLOCK	LOT	SQ.FT.	AC.
5	1	21,780	0.5000
2	2	21,780	0.5000
3	3	21,780	0.5000
4	4	21,780	0.5000
5	5	21,780	0.5000
6	6	21,780	0.5000
7	7	21,780	0.5000
8	8	21,780	0.5000
9	9	21,780	0.5000
10	10	21,780	0.5000
11	11	21,780	0.5000
12	12	21,780	0.5000

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	86.39'	77.78'	S 87°21'09" W	90°00'00"
C2	55.00'	86.39'	77.78'	S 02°38'51" E	90°00'00"
C3	55.00'	86.39'	77.78'	N 87°21'09" E	90°00'00"
C4	55.00'	86.39'	77.78'	N 02°38'51" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 87°21'09" W	90°00'00"
C6	25.00'	39.27'	35.36'	S 02°38'51" E	90°00'00"
C7	40.00'	194.61'	119.84'	S 87°21'09" W	185°50'04"
C8	25.00'	39.27'	35.36'	S 18°23'37" W	47°55'03"
C9	25.00'	39.27'	35.36'	S 87°21'09" W	90°00'00"
C10	25.00'	39.27'	35.36'	S 02°38'51" E	90°00'00"
C11	25.00'	39.27'	35.36'	S 66°18'40" W	47°55'03"
C12	40.00'	194.61'	119.84'	S 02°38'51" E	185°50'04"
C13	25.00'	39.27'	35.36'	S 71°34'23" W	47°55'03"
C14	25.00'	39.27'	35.36'	S 02°38'51" E	90°00'00"
C15	25.00'	39.27'	35.36'	N 87°21'09" E	90°00'00"
C16	25.00'	39.27'	35.36'	S 23°41'20" E	47°55'03"
C17	40.00'	194.61'	119.84'	N 87°21'09" E	185°50'04"
C18	25.00'	39.27'	35.36'	N 18°23'37" E	47°55'03"
C19	25.00'	39.27'	35.36'	N 87°21'09" E	90°00'00"
C20	25.00'	39.27'	35.36'	N 02°38'51" W	90°00'00"
C21	25.00'	39.27'	35.36'	N 44°18'40" E	47°55'03"
C22	40.00'	194.61'	119.84'	N 02°38'51" W	185°50'04"
C23	25.00'	39.27'	35.36'	N 71°34'23" W	47°55'03"
C24	25.00'	39.27'	35.36'	N 02°38'51" W	90°00'00"
C25	25.00'	39.27'	35.36'	S 87°21'09" W	90°00'00"
C26	25.00'	39.27'	35.36'	S 02°38'51" E	90°00'00"
C27	25.00'	39.27'	35.36'	N 87°21'09" E	90°00'00"
C28	25.00'	39.27'	35.36'	N 02°38'51" W	90°00'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°38'51" W	20.00'
L2	S 87°21'09" W	20.00'
L3	S 02°38'51" E	20.00'
L4	N 87°21'09" E	20.00'
L5	S 02°38'51" E	49.49'
L6	S 42°21'09" W	179.84'
L7	N 47°38'51" W	84.95'
L8	S 47°38'51" E	84.95'
L9	S 42°21'09" W	185.18'
L10	S 87°18'50" W	42.45'
L11	N 02°41'10" W	42.40'
L12	N 42°21'09" E	185.10'
L13	S 47°38'51" E	84.95'
L14	N 47°38'51" W	84.95'
L15	N 42°21'09" E	179.84'
L16	N 87°20'41" E	49.50'
L17	S 47°38'51" E	300.00'
L18	N 47°38'51" W	300.00'
L19	N 47°38'51" W	87.50'
L20	S 42°21'09" W	125.00'
L21	S 47°38'51" E	87.50'
L22	S 42°21'09" W	52.04'
L23	S 47°38'51" E	35.05'

PARK LAND DEDICATION TABLE

RESTRICTED RESERVE	ACREAGE APPLIED TO PARK LAND DEDICATION (ACRES)
RESTRICTED RESERVE "A" (LANDSCAPING, OPEN SPACE, AND UTILITY)	0.0810
RESTRICTED RESERVE "B" (LANDSCAPING, OPEN SPACE, AND UTILITY)	0.0408
RESTRICTED RESERVE "C" (LANDSCAPING, OPEN SPACE, AND UTILITY)	0.0407
RESTRICTED RESERVE "D" (LANDSCAPING, OPEN SPACE, AND UTILITY)	0.0809
RESTRICTED RESERVE "E" (DRAINAGE, DETENTION, UTILITY, LANDSCAPE, AND OPEN SPACE)	4.5487 (ONLY 25% OF DRAINAGE RESERVE QUALIFIES OR 4.5487 * 0.25 = 1.1371)
TOTAL	1.3805
PRIVATE PARK LAND FEE: 70 LOTS X \$170 = \$11,900	
PARK LAND REQUIRED: 70 / 53.33 = 1.3126	
PROVIDED PARK LAND: 1.3805	
LOTS NOT COVERED: 0	
(TO PAY FULL FEE)	
TOTAL FEE:	\$11,900

## BLUE HERON ESTATES

A SUBDIVISION OF 50.050 AC. / 2,180,178 SQ. FT., SITUATED IN THE I.E. CROSS SURVEY, ABSTRACT NO. 417, BEING ALL OF LOTS 1, 2, 3, 4 AND 5, BLOCK 35, BEASLEY TOWNSITE ORCHARD GARDEN TRACTS, RECORDED IN VOL. 2, PG. 11, F.B.C.M.R., CITY OF OF ROSENBERG ETJ, FORT BEND COUNTY, TEXAS.

5 BLOCKS 6 RESERVES 70 LOTS

APRIL 5, 2022

Owners  
**BEASLEY COMMUNITIES LLC,**  
a Texas Limited liability company  
21110 North Summery Circle  
Katy, Texas 77449  
(713) 597-1180

Surveyor  
**GRULLER SURVEYING, LLC**  
a Texas Limited liability company  
1244 N Post Oak Rd., Suite 200  
Houston, TX 77065  
(713) 333-1466

Prepared By  
**BEACON**  
LAND SERVICES  
5301 Katy Freeway, Suite 100  
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