

PLAT RECORDING SHEET

PLAT NAME: Estates on Blasé Road

PLAT NO: _____

ACREAGE: 8.4711

LEAGUE: G. Bergemann Survey

ABSTRACT NUMBER: 498

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 3

NUMBER OF RESERVES: 0

OWNERS: Israel Jasso JR. & Genoveva Jasso

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF ROSENBERG

We, Israel Jasso, Jr., and Genoveva Jasso, Individuals, owners of the 8,471.1-acre tract described in the above and foregoing map of **ESTATES ON BLASE ROAD**, 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 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 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 of 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, from a plane sixteen (16' 0") above 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 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, 2004.

WITNESS our hand in the City of Rosenberg, Texas, this _____ day of _____, 2024.

By: _____
Israel Jasso, Jr.,
Owner

By: _____
Genoveva Jasso,
Owner

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Israel Jasso, Jr., and Genoveva Jasso, known to me to be the persons, whose names are 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 _____ day of _____, 2024, A.D.

Notary Public in and for
The State of _____

Printed Name of Notary / Expires _____

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, Kevin Drew McRae, 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.

Kevin Drew McRae
Registered Professional Land Surveyor
State of Texas No. 5485

Date

ENGINEER'S CERTIFICATION
STATE OF TEXAS

I, Brett T. Hanrahan, 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.

Brett T. Hanrahan, P.E.
Registered Professional Engineer
State of Texas No. 112908

Date

GENERAL NOTES:

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

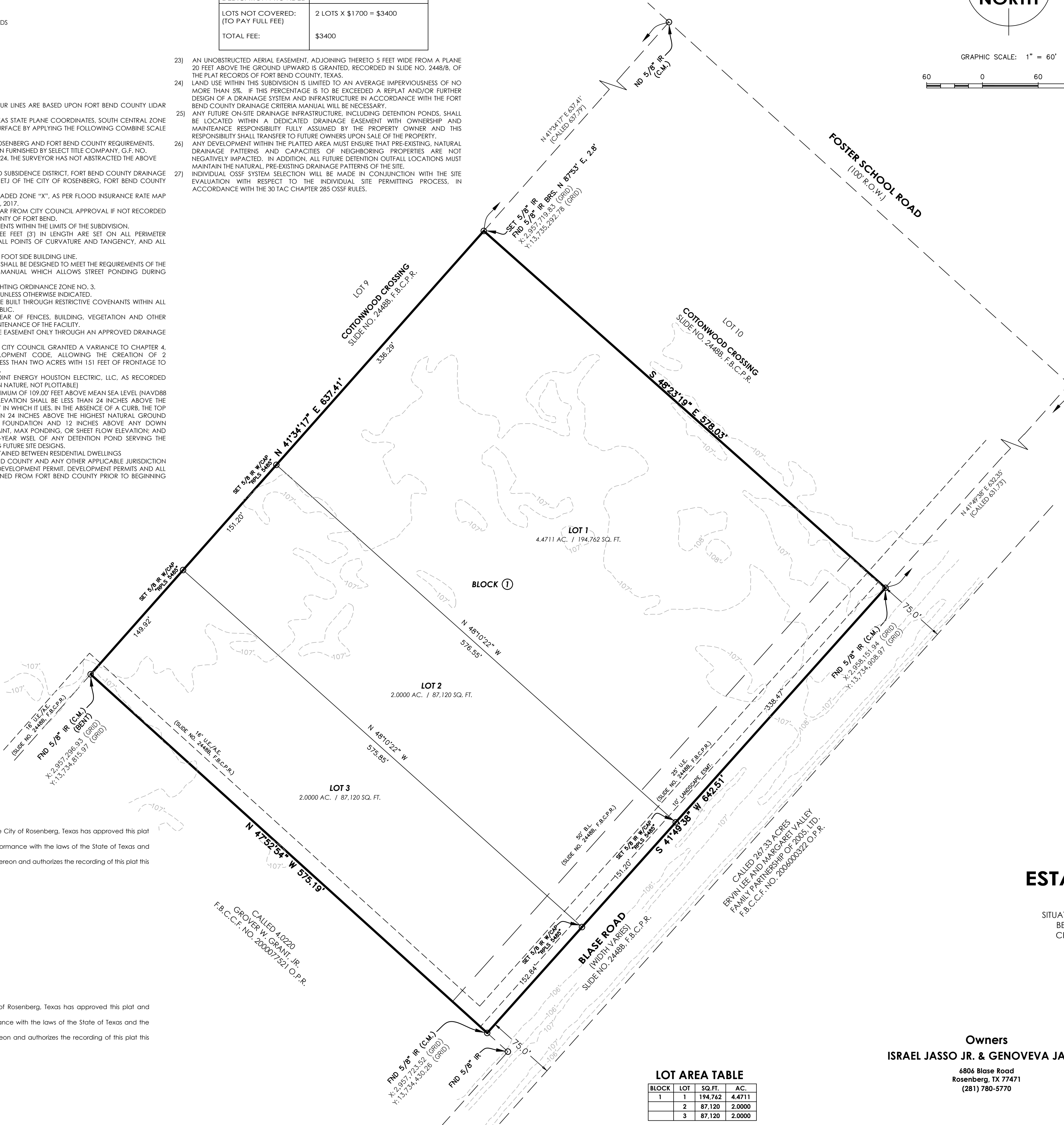
- A.E. - AERIAL EASEMENT
B.L. - BUILDING LINE
CM - CONTROL MONUMENT
D.E. - DRAINAGE EASEMENT
ETJ - EXTRATERRITORIAL JURISDICTION
FND - FOUND
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
OPR - OFFICIAL PUBLIC RECORDS
OSSF - ON-SITE SANITARY FACILITY
R.O.W. - RIGHT-OF-WAY
SQ.FT. - SQUARE FEET
U.E. - UTILITY EASEMENT

2. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON FORT BEND COUNTY LIDAR 2014.
3. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 0.999861262.
4. THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY SELECT TITLE COMPANY, G.F. NO. 2791022-04289, EFFECTIVE DATE MAY 10TH, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN THE FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF ROSENBERG, FORT BEND COUNTY AND ESD #8.
7. "ESTATES ON BLASE ROAD" LIES WITHIN UNSHADED ZONE "X", AS PER FLOOD INSURANCE RATE MAP NUMBER 48157C0375M, DATED DECEMBER 21, 2017.
8. 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.
9. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
10. 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.
11. ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
12. 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.
13. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
14. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
15. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
16. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
17. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
18. ON NOVEMBER 14TH, 2023, THE ROSENBERG CITY COUNCIL GRANTED A VARIANCE TO CHAPTER 4, SECTION 4-47(A), OF THE UNIFIED DEVELOPMENT CODE, ALLOWING THE CREATION OF 2 SINGLE-FAMILY RESIDENTIAL LOTS THAT ARE LESS THAN TWO ACRES WITH 151 FEET OF FRONTAGE TO HAVE ACCESS TO A MAJOR THOROUGHFARE.
19. BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS RECORDED UNDER F.B.C.C.F. NO. 2023037145 (BLANKET IN NATURE, NOT PLOTTABLE)
20. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 109.00' FEET ABOVE MEAN SEA LEVEL (NAVDS8 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 THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, MAX PONDING, OR SHEET FLOW ELEVATION, AND NO LESS THAN 24 INCHES ABOVE THE 100-YEAR WSEL OF ANY DETENTION POND SERVING THE DEVELOPMENT AS TO BE DETERMINED DURING FUTURE SITE DESIGNS.
21. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELINGS.
22. 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

PARK LAND DEDICATION TABLE

| RESERVES/LOTS | ACREAGE APPLIED TO PARK LAND DEDICATION (ACRES) |
|-------------------------------------|---|
| TOTAL PARKLAND DEDICATION REQUIRED | 2 LOTS X 0.01875 = 0.0375 AC. |
| TOTAL PARKLAND DEDICATION PROVIDED | 0.000 |
| LOTS NOT COVERED: (TO PAY FULL FEE) | 2 LOTS X \$1700 = \$3400 |
| TOTAL FEE: | \$3400 |

- 23) AN UNOBSTRUCTED AERIAL EASEMENT, ADJOINING THERETO 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD IS GRANTED, RECORDED IN SLIDE NO. 2448/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
24) LAND USE WITHIN THIS SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 5%. IF THIS PERCENTAGE IS TO BE EXCEEDED A REPLAT AND/OR FURTHER DESIGN OF A DRAINAGE SYSTEM AND INFRASTRUCTURE IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WILL BE NECESSARY.
25) ANY FUTURE ON-SITE DRAINAGE INFRASTRUCTURE, INCLUDING DETENTION PONDS, SHALL BE LOCATED WITHIN A DEDICATED DRAINAGE EASEMENT WITH OWNERSHIP AND MAINTENANCE RESPONSIBILITY FULLY ASSUMED BY THE PROPERTY OWNER AND THIS RESPONSIBILITY SHALL TRANSFER TO FUTURE OWNERS UPON SALE OF THE PROPERTY.
26) ANY DEVELOPMENT WITHIN THE PLATTED AREA MUST ENSURE THAT PRE-EXISTING, NATURAL DRAINAGE PATTERNS AND CAPACITIES OF NEIGHBORING PROPERTIES ARE NOT NEGATIVELY IMPACTED. IN ADDITION, ALL FUTURE DETENTION OUTFALL LOCATIONS MUST MAINTAIN THE NATURAL, PRE-EXISTING DRAINAGE PATTERNS OF THE SITE.
27) INDIVIDUAL OSSF SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC CHAPTER 285 OSSF RULES.



LOT AREA TABLE

| BLOCK | LOT | SQ.FT. | AC. |
|-------|-----|---------|--------|
| 1 | 1 | 194,762 | 4.4711 |
| 1 | 2 | 87,120 | 2.0000 |
| 1 | 3 | 87,120 | 2.0000 |

Owners
ISRAEL JASSO JR. & GENOVEVA JASSO
6804 Blase Road
Rosenberg, TX 77471
(281) 780-5770

Surveyor
KM SURVEYING, LLC
3902 Reese Road, Suite C-100,
Rosenberg, TX 77471
(713) 234-6627
TBPELS FIRM #10178700
JOB # 0231-2201

Prepared By
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