



ENGINEERS

SURVEYORS

PLANNERS

December 22, 2025

Fort Bend County Commissioners' Court
Commissioner Andy Meyers, Pct. 3
301 Jackson Street
Richmond, Texas 77469

RE: Bluebonnet Meadows – Request for Block Length Variance

Dear Commissioner Meyers:

Bluebonnet Meadows is a 67.4 acre rural tract of land located in Fort Bend County, Precinct 3 along Jeske Road near the intersection of FM 1994. The proposed subdivision plat plans to divide the existing tract into 81 lots, all being over half an acre or more.

We are respectfully submitting this variance request to allow for a block length greater than the 1,400-foot requirement per Sections 5.4.A.2 and 5.5.A.2 of the Fort Bend County Regulations of Subdivisions. This variance will provide an exception to providing a street within 1,400-feet of Jeske Road and FM 1994 along the west and east sides of the property of the subject tract.

The tract that makes up Bluebonnet Meadows is currently located in a rural section of Fort Bend County located on Jeske Road just northwest of FM 1994. The site is uniquely shaped and is adjoined on the southeast side by a 200-foot wide CenterPoint Energy fee strip and on the southwest side by a solar farm. Through previous coordination with CenterPoint, they have denied access along and within their 250-foot fee strip which serves as a major power transmission corridor. Additional private land exist between said transmission corridor and FM 1994 that makes it difficult to gain access to FM 1994. The solar farm adjoining the southwest side of the property, private property to the northwest, and a drainage ditch along the northwest property lines make it difficult to gain access in these directions. We have coordinated with the Fort Bend County Fire Marshal to make the subdivision as safe as possible and have their approval with our current design. With the granting of this variance, the intent and general purpose of the Fort Bend County Regulations of Subdivisions will be preserved and maintained. The granting of this variance will not be injurious to the public health, safety, or welfare and still align with the county's planning objectives.

Included with the variance request letter is a copy of the proposed plat and an aerial of this area to assist in your review and consideration of this variance request.

We appreciate the Commissioners' Court consideration and approval of this variance request.

Please let me know if you have any questions or require additional information.

12718 Century Drive
Stafford, TX 77477
281.491.2525
www.mckimcreed.com

Thank you,

Ryan Moeckel
Survey Project Manager

BLUEBONNET MEADOWS

Legend

- Feature 1
- Guy Cemetery
- The 1911 Vault
- USARV Park #2



Google Earth

Image © 2025 Airbus

3000 ft



STATE OF TEXAS :
COUNTY OF FORT BEND :

WE, AB SQUARE VENTURES LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ABHISH ABRAHAM, MANAGING MEMBER, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 67.3935 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BLUEBONNET MEADOWS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY 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 PURPOSES 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED 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 PURPOSES 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED 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 INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON 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 SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANK INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET (20' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIMES FOR THE PURPOSE 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 PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING 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 THE, AB SQUARE VENTURES LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ABHISH ABRAHAM, MANAGING MEMBER, HEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 2025.

AB SQUARE VENTURES LLC,
A TEXAS LIMITED LIABILITY COMPANY

By: ABHISH ABRAHAM, MANAGING MEMBER

STATE OF TEXAS :
COUNTY OF FORT BEND :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABHISH ABRAHAM, MANAGING MEMBER OF AB SQUARE VENTURES 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____.

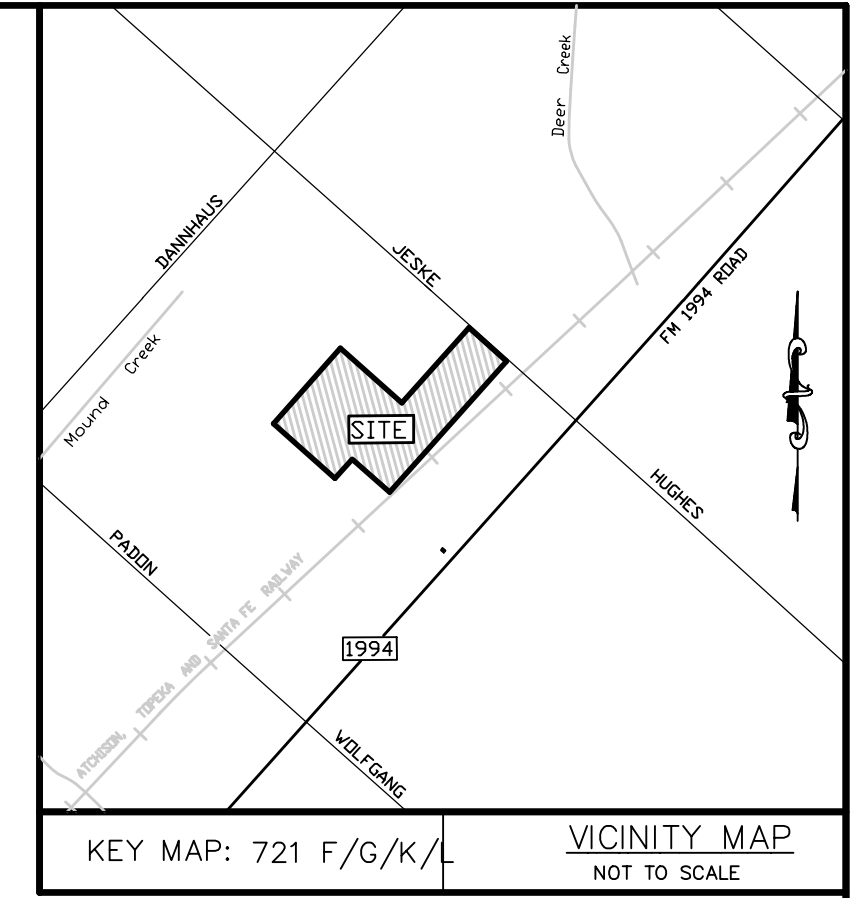
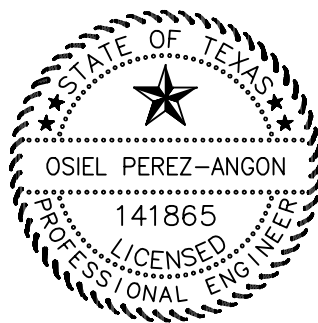
I, ROBERT CHRIS KELLY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF THREE (3) FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

ROBERT CHRIS KELLY, R.P.L.S.
TEXAS REGISTRATION NO. 6833



I, OSIEL PEREZ-ANGON, 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.

OSIEL PEREZ-ANGON, P.E.
TEXAS REGISTRATION NO. 141865



NOTES:

- 1.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD '83) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986407573.
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-05254 EFFECTIVELY DATED DECEMBER 21, 2017, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3.) 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 WITH INTENSE RAINFALL EVENTS.
- 4.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 5.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 75.00 FEET (NAVD '88) ABOVE MEAN SEA LEVEL. IN ADDITION, NO SLAB SHALL BE LESS THAN 2.0 FEET ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION OR LESS THAN 1.0 FOOT ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT.
- 6.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 7.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WHOLLY WITHIN THE NEEDVILLE INDEPENDENT SCHOOL DISTRICT, FORT BEND ESD 9, WHARTON COUNTY JUNIOUR COLLEGE, FORT BEND COUNTY DRAINAGE DISTRICT, AND FORT BEND COUNTY, TEXAS.
- 8.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L22.
- 9.) ALL KNOWN PIPELINES AND/OR PIPELINE EASEMENTS ARE SHOWN HEREON.
- 10.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled WOODEN FENCES ALONG THE PERIMETER AND BACK-TO-BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 11.) 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.
- 12.) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 13.) 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 A.D.A..
- 14.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON A SURVEY PERFORMED IN THE FIELD ON OCTOBER 25, 2024. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
- 15.) 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 DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 16.) A 5/8" IRON ROD WITH CAP STAMPED: "MCKIM & CREED", HAS BEEN SET AT EACH LOT CORNER, UNLESS OTHERWISE NOTED.

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.

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., COMMISSIONER
PRECINCT 1

GRADY PRESTAGE, COMMISSIONER
PRECINCT 2

KP GEORGE, COUNTY JUDGE

W. A. "ANDY" MEYERS, COMMISSIONER
PRECINCT 3

DEXTER L. MCCOY, COMMISSIONER
PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON

_____, 2025, AT _____ O'CLOCK ____M, IN PLAT NUMBER(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

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

BLUEBONNET MEADOWS

A SUBDIVISION OF A 67.3935 ACRE TRACT OF LAND
IN THE H.&T.C. R.R. CO. SURVEY
(GEORGE J. GOTH SURVEY), SECTION 58,
ABSTRACT NO. 471
FORT BEND COUNTY, TEXAS

81 LOTS - 1 BLOCK - 4 RESERVES

~ OWNER ~

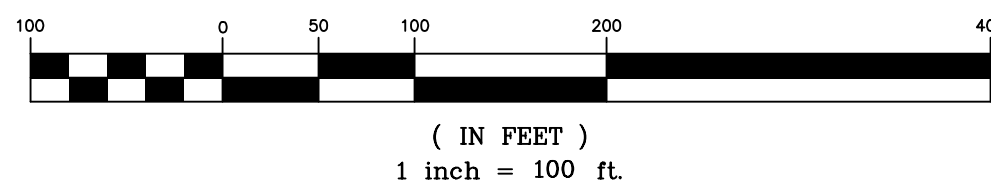
AB SQUARE VENTURES LLC,
a Texas limited liability company
21734 Parsley Mist Lane
Richmond, Texas 77469
PHONE: 225.252.8196

~ SURVEYOR ~



ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600
JOB NO. 08350-0003
DECEMBER 22, 2025

GRAPHIC SCALE



LEGEND

- F. B. C. C. F. - FORT BEND COUNTY CLERK'S FILE
- F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS
- F. B. C. P. R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- R. O. W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- U. E. - UTILITY EASEMENT
- W/ - WITH
- W. L. E. - WATER LINE EASEMENT

H. & T. C. R. R. CO. SURVEY
SECTION 53
ABSTRACT NO. 231

H. & T. C. R. R. CO. SURVEY
SECTION 57
ABSTRACT NO. 233

H. & T. C. R. R. CO. SURVEY
(GEORGE J. GOTH SURVEY)
SECTION 58
ABSTRACT NO. 471

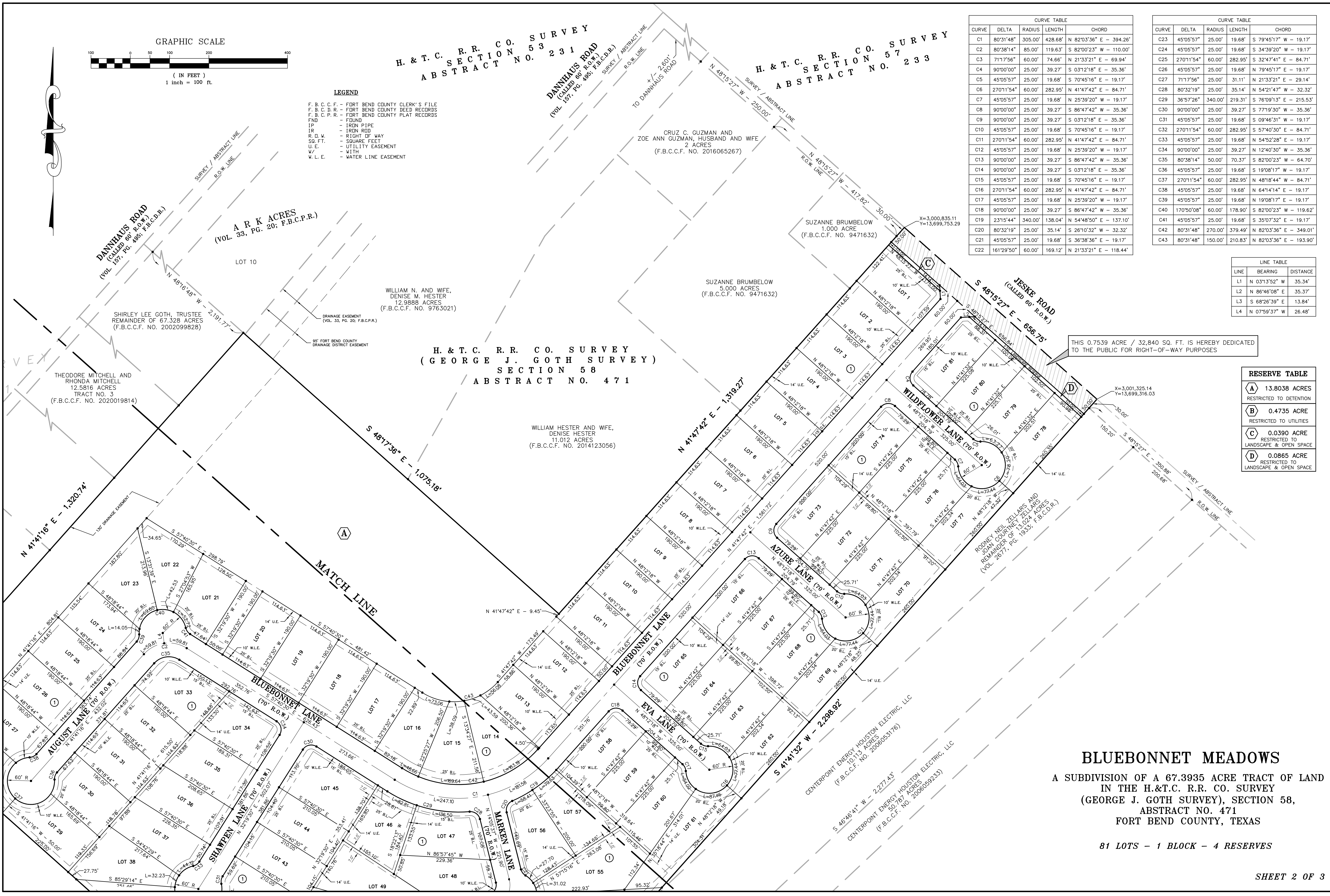
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	80°31'48"	305.00'	428.68'	N 82°03'36" E - 394.26'
C2	80°38'14"	85.00'	119.63'	S 82°00'23" W - 110.00'
C3	71°17'56"	60.00'	74.66'	N 21°33'21" E - 69.94'
C4	90°00'00"	25.00'	39.27'	S 03°12'18" E - 35.36'
C5	45°05'57"	25.00'	19.68'	S 70°45'16" E - 19.17'
C6	27°01'54"	60.00'	282.95'	N 41°47'42" E - 84.71'
C7	45°05'57"	25.00'	19.68'	N 25°39'20" W - 19.17'
C8	90°00'00"	25.00'	39.27'	S 86°47'42" W - 35.36'
C9	90°00'00"	25.00'	39.27'	S 03°12'18" E - 35.36'
C10	45°05'57"	25.00'	19.68'	S 70°45'16" E - 19.17'
C11	27°01'54"	60.00'	282.95'	N 41°47'42" E - 84.71'
C12	45°05'57"	25.00'	19.68'	N 25°39'20" W - 19.17'
C13	90°00'00"	25.00'	39.27'	S 86°47'42" W - 35.36'
C14	90°00'00"	25.00'	39.27'	S 03°12'18" E - 35.36'
C15	45°05'57"	25.00'	19.68'	S 70°45'16" E - 19.17'
C16	27°01'54"	60.00'	282.95'	N 41°47'42" E - 84.71'
C17	45°05'57"	25.00'	19.68'	N 25°39'20" W - 19.17'
C18	90°00'00"	25.00'	39.27'	S 86°47'42" W - 35.36'
C19	23°15'44"	340.00'	138.04'	N 54°48'50" E - 137.10'
C20	80°32'19"	25.00'	35.14'	S 26°10'32" W - 32.32'
C21	45°05'57"	25.00'	19.68'	S 36°38'36" E - 19.17'
C22	161°29'50"	60.00'	169.12'	N 21°33'21" E - 118.44'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C23	45°05'57"	25.00'	19.68'	S 79°45'17" W - 19.17'
C24	45°05'57"	25.00'	19.68'	S 34°39'20" W - 19.17'
C25	27°01'54"	60.00'	282.95'	S 32°47'41" E - 84.71'
C26	45°05'57"	25.00'	19.68'	N 79°45'17" E - 19.17'
C27	71°17'56"	25.00'	31.11'	N 21°33'21" E - 29.14'
C28	80°32'19"	25.00'	35.14'	N 54°21'47" W - 32.32'
C29	36°57'26"	340.00'	219.31'	S 76°09'13" E - 215.53'
C30	90°00'00"	25.00'	39.27'	S 77°19'30" W - 35.36'
C31	45°05'57"	25.00'	19.68'	S 09°46'31" W - 19.17'
C32	27°01'54"	60.00'	282.95'	S 57°40'30" E - 84.71'
C33	45°05'57"	25.00'	19.68'	N 54°52'28" E - 19.17'
C34	90°00'00"	25.00'	39.27'	N 12°40'30" W - 35.36'
C35	80°38'14"	50.00'	70.37'	S 82°00'23" W - 64.70'
C36	45°05'57"	25.00'	39.27'	S 19°08'17" W - 19.17'
C37	27°01'54"	60.00'	282.95'	N 48°18'44" W - 84.71'
C38	45°05'57"	25.00'	19.68'	N 64°14'14" E - 19.17'
C39	45°05'57"	25.00'	19.68'	N 19°08'17" E - 19.17'
C40	170°50'08"	60.00'	178.90'	S 82°00'23" W - 119.62'
C41	45°05'57"	25.00'	19.68'	S 35°07'32" E - 19.17'
C42	80°31'48"	270.00'	379.49'	N 82°03'36" E - 349.01'
C43	80°31'48"	150.00'	210.83'	N 82°03'36" E - 193.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°13'52" W	35.34'
L2	N 86°46'08" E	35.37'
L3	S 68°26'39" E	13.84'
L4	N 07°59'37" W	26.48'

RESERVE TABLE

- (A)** 13.8038 ACRES
RESTRICTED TO DETENTION
- (B)** 0.4735 ACRES
RESTRICTED TO UTILITIES
- (C)** 0.0390 ACRES
RESTRICTED TO LANDSCAPE & OPEN SPACE
- (D)** 0.0865 ACRES
RESTRICTED TO LANDSCAPE & OPEN SPACE



THIS 0.7539 ACRE / 32,840 SQ. FT. IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES

BLUEBONNET MEADOWS
A SUBDIVISION OF A 67.3935 ACRE TRACT OF LAND
IN THE H.&T.C. R.R. CO. SURVEY
(GEORGE J. GOTH SURVEY), SECTION 58,
ABSTRACT NO. 471
FORT BEND COUNTY, TEXAS

81 LOTS - 1 BLOCK - 4 RESERVES

H. & T. C. R. R. CO. SURVEY
 ABSTRACT NO. 53 231

H. & T. C. R. R. CO. SURVEY
 (GEORGE J. GOTH SURVEY)
 SECTION 58
 ABSTRACT NO. 471

THEODORE MITCHELL AND
 RHONDA MITCHELL
 12.5816 ACRES
 TRACT NO. 3
 (F.B.C.C.F. NO. 2020019814)

THEODORE MITCHELL AND
 RHONDA MITCHELL
 12.5816 ACRES
 TRACT NO. 2
 (F.B.C.C.F. NO. 2020019814)

THEODORE MITCHELL AND
 RHONDA MITCHELL
 12.5816 ACRES
 TRACT NO. 1
 (F.B.C.C.F. NO. 2020019814)

WILLIAM HESTER AND WIFE,
 DENISE HESTER
 11.012 ACRES
 (F.B.C.C.F. NO. 2014123056)

DANNHAUS ROAD
 (VOL. 457, PG. 466, F.B.C.D.R.)
 SURVEY / ABSTRACT LINE
 R.O.W. LINE

NAN E. KOPAN
 REMAINDER OF CALLED 17.000 ACRES
 (F.B.C.C.F. NO. 2014115431)

LANDGRANT RESOURCES OF TEXAS, LTD.
 CALLED 200 ACRES
 (F.B.C.C.F. NO. 9646584)
 (VOL. 1908, PG. 150; F.B.C.D.R.)

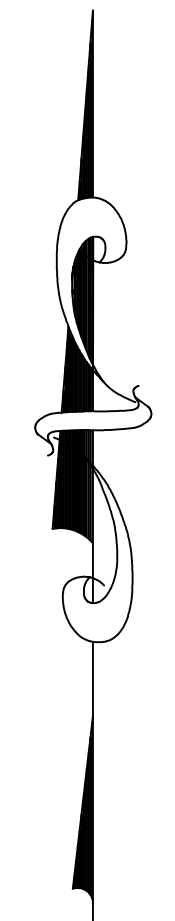
JED M. WALZEL AND WIFE,
 PAT L. WALZEL
 46.278 ACRES
 (VOL. 746, PG. 371; F.B.C.D.R.)

RODNEY NEIL ZELLARS AND
 JOAN COURTNEY ZELLARS
 REMAINDER OF 13.024 ACRES
 (VOL. 2077, PG. 1933; F.B.C.D.R.)

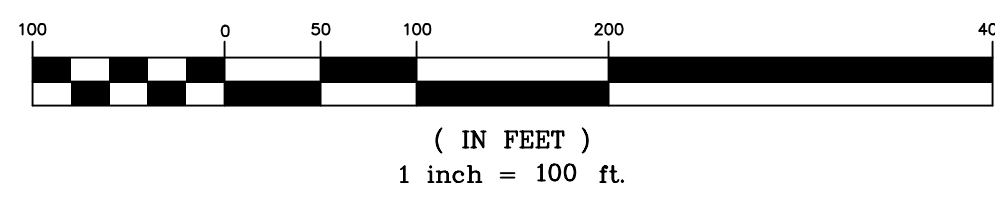
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 Y=13,698,498.76

X=2,999,078.38
 Y=13,697,781.31

X=2,999,796.05
 Y=13,697,599.37



GRAPHIC SCALE



LEGEND

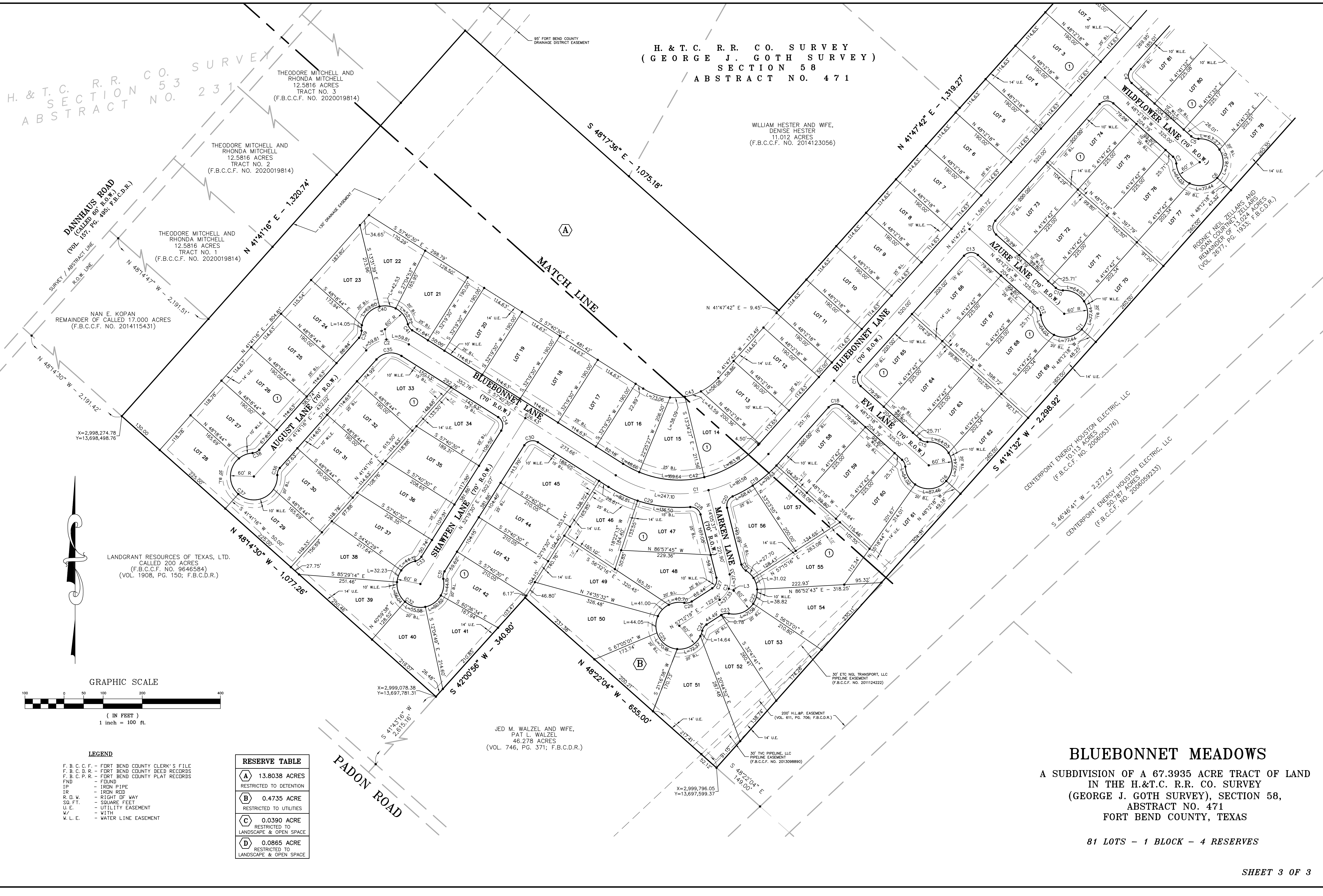
- F. B. C. C. F. - FORT BEND COUNTY CLERK'S FILE
- F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS
- F. B. C. P. R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- R. O. W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- U. E. - UTILITY EASEMENT
- W/ - WITH
- W. L. E. - WATER LINE EASEMENT

RESERVE TABLE

A	13.8038 ACRES RESTRICTED TO DETENTION
B	0.4735 ACRE RESTRICTED TO UTILITIES
C	0.0390 ACRE RESTRICTED TO LANDSCAPE & OPEN SPACE
D	0.0865 ACRE RESTRICTED TO LANDSCAPE & OPEN SPACE

PADON ROAD

MATCH LINE



BLUEBONNET MEADOWS

A SUBDIVISION OF A 67.3935 ACRE TRACT OF LAND
 IN THE H.&T.C. R.R. CO. SURVEY
 (GEORGE J. GOTH SURVEY), SECTION 58,
 ABSTRACT NO. 471
 FORT BEND COUNTY, TEXAS

81 LOTS - 1 BLOCK - 4 RESERVES