

1304 Langham Creek Dr.
Suite 410
Houston, TX 77084
Phone: 713.936.0280
Website: www.beaconland.net



Fort Bend County Commissioners Court
Commissioner W. A. "Andy" Meyers, Precinct 3
151 Stadium Drive, Suite 122
Sugar Land, Texas 77498

Re: Paradise Point Estates – Subdivision Variance
BLS Job No: 5789

Dear Commissioner Meyers:

The proposed subdivision, Paradise Point Estates, consists of 40.5091 acres subdivided into 10 lots within one block, located in unincorporated Fort Bend County.

We respectfully request the Court consider granting the following variance:

A variance to allow the required public utility easements to be located along the front of the lots. **Section 5.11.A.3.a** of the Fort Bend County Regulations of Subdivisions requires utility easements to be located along the rear of lots unless a variance is granted.

The requested variance is necessary due to the irregular configuration of the tract, which results in non-aligned rear lot lines. Locating the utility easements along the rear would require a fragmented and irregular easement layout that would be impractical for utility installation and maintenance. The front of the lots provides a continuous, straight alignment along the roadway, allowing for a more functional and serviceable utility easement corridor.

We are coordinating with CenterPoint Energy and will provide their Letter of No Objection separately, once it has been received.

We appreciate your consideration of this request. Please let us know if you have any questions or require additional information.

Sincerely,

Christian Castano
Beacon Land Services
(254) 319-5883
Christian@beaconland.net

STATE OF TEXAS
COUNTY OF FORT BEND

WE, PARADISE DEVELOPERS LLC, ACTING BY AND THROUGH _____ AND ATTESTED

BY _____, OWNER
HEREINAFTER REFERRED TO AS OWNERS OF THE 40.5091 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF ESTATES ON HAGERSON ROAD, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID 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 ON THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF ESTATES ON HAGERSON ROAD WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE 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, 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 AND ANY SUBSEQUENT AMENDMENT.

IN TESTIMONY WHEREOF, PARADISE DEVELOPERS LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ AND ATTESTED BY _____ THEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 2025.

PARADISE DEVELOPERS LLC

BY: _____
PRINT:
TITLE:

ATTEST: _____
PRINT:
TITLE:

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ AND _____ 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 _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME

MY COMMISSION EXPIRES: _____

I, PIOTR A. DEBSKI, AM REGISTERED 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.

PIOTR A. DEBSKI, RPLS
TEXAS REGISTRATION NO. _____

I, ASHLEY BICE, P.E., 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.

ASHLEY BICE, P.E.
CIVIL ENGINEERING CONSULTANT
PO BOX 8074
FAYETTEVILLE, AR 72703
(501) 593-1298 / ASHLEY@KODAENGINEERING.CO

NOTES:

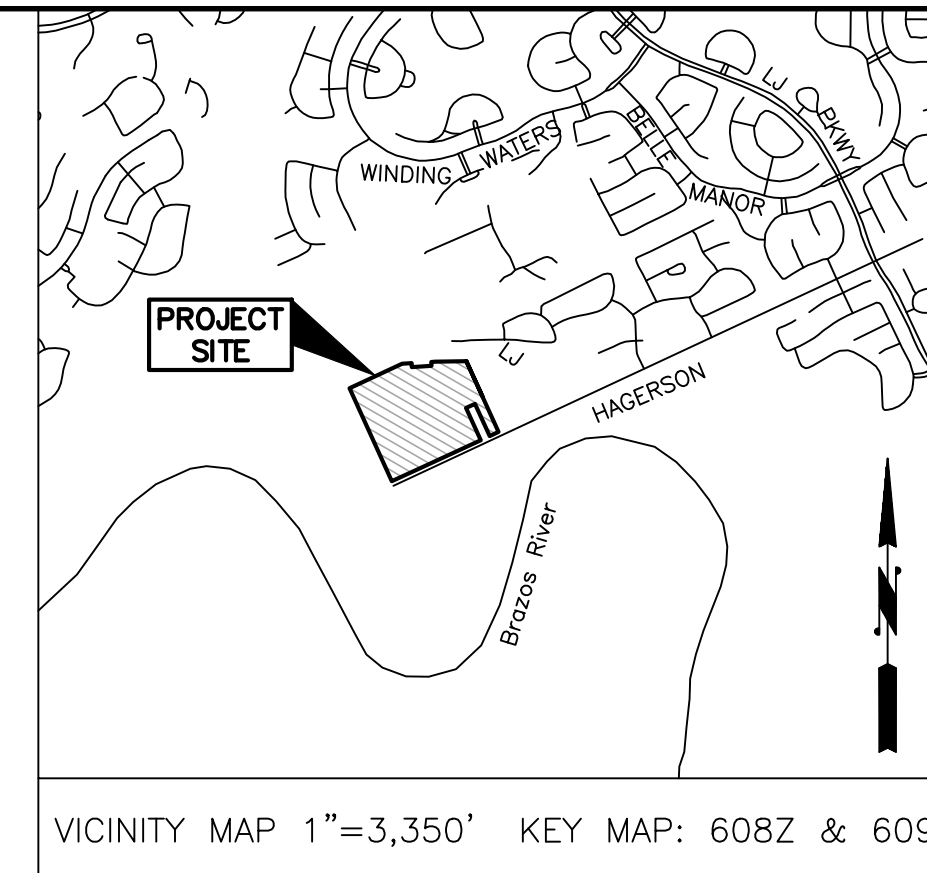
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF .99986986.
- THIS TRACT LIES IN ZONE "X" SHADED, AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE AND IN ZONE "AE" FLOODWAY, AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP PANEL NUMBER 48157C0290L, EFFECTIVE DATE: APRIL 2, 2014.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT, AND FORT BEND COUNTY.
- FIVE-EIGHTS (5/8) INCH CAPPED IRON RODS AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THERE ARE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN "LZ2" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 71.3 FEET ABOVE MEAN SEA LEVEL (NAVD88 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.
- THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES AT THIS TIME: VERIZON, CENTERPOINT ENERGY, FORT BEND COUNTY C.A.D., TIME WARNER CABLE CO., FBC DRAINAGE DISTRICT, CENTERPOINT GAS, SINERGY, L.P.
- 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.
- 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.
- 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.
- INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR PERMITTING OF ON-SITE SEWAGE FACILITY (OSSF) FOR SEWAGE DISPOSAL. 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 284 OSSF RULES.
- THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- CONTOURS REPRESENT EXISTING NATURAL GROUND AS REFLECTED ON THE FORT BEND COUNTY LIDAR 2014.
- APPROVAL FOR DRIVEWAYS OR OTHER PERMANENT IMPROVEMENTS ACROSS RELIANT ENERGY'S EASEMENT WILL BE REQUIRED PRIOR TO A CONSTRUCTION PERMIT WILL BE ISSUED BY FORT BEND COUNTY, WHETHER DONE BY THE DEVELOPER OR BY EACH SUBSEQUENT PROPERTY OWNER.
- 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
- ALL SITE DESIGNS AND CONSTRUCTION WITHIN THE PLATTED AREA SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS, INCLUDING MEETING THE REQUIREMENTS OF THE FORT BEND COUNTY FLOODPLAIN REGULATIONS FOR ANY WORK WITHIN THE REGULATORY FLOODPLAIN AND FLOODWAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ALL APPLICABLE JURISDICTIONS FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT PRIOR TO BEGINNING CONSTRUCTION.

ABBREVIATIONS LEGEND

A	ABSTRACT
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
FND	FOUND
F.B.C.C.F. No.	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
I.R.	IRON ROD
PG.	PAGE
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
SAN. SEW. ESMT.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
VOL.	VOLUME
W.L.E.	WATER LINE EASEMENT

SYMBOLS LEGEND

- 5/8" I.R. SET
- ⊙ IRON ROD FOUND



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 COMMISSIONER'S 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 COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS THIS _____ DAY OF _____, 2025.

VINCENT M. MORALES, JR. PRECINCT 1, COUNTY COMMISSIONER
GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER
DEXTER L. McCOY PRECINCT 4, COUNTY COMMISSIONER

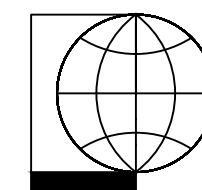
I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2025 AT _____ O'CLOCK ____M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAS ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

SURVEYOR:



PIOTR A. DEBSKI
1030 DOMINION DRIVE
KATY, TX 77450
832-878-6760

OWNER:
PARADISE DEVELOPERS LLC
1640 HAGERSON ROAD
SUGAR LAND, TEXAS 77479
713-459-6655

PLANNER:
BEACON
LAND SERVICES
1304 Longham Creek Dr. STE. 410
Houston, TX 77084
(713) 936-0280

**PARADISE POINT
ESTATES**

A SUBDIVISION OF 40.5091 AC. / 1,764,579 SQ.FT. OF LAND,
LOCATED IN THE WILLIAM S. LITTLE LEAGUE, ABSTRACT 54
FORT BEND COUNTY, TEXAS.

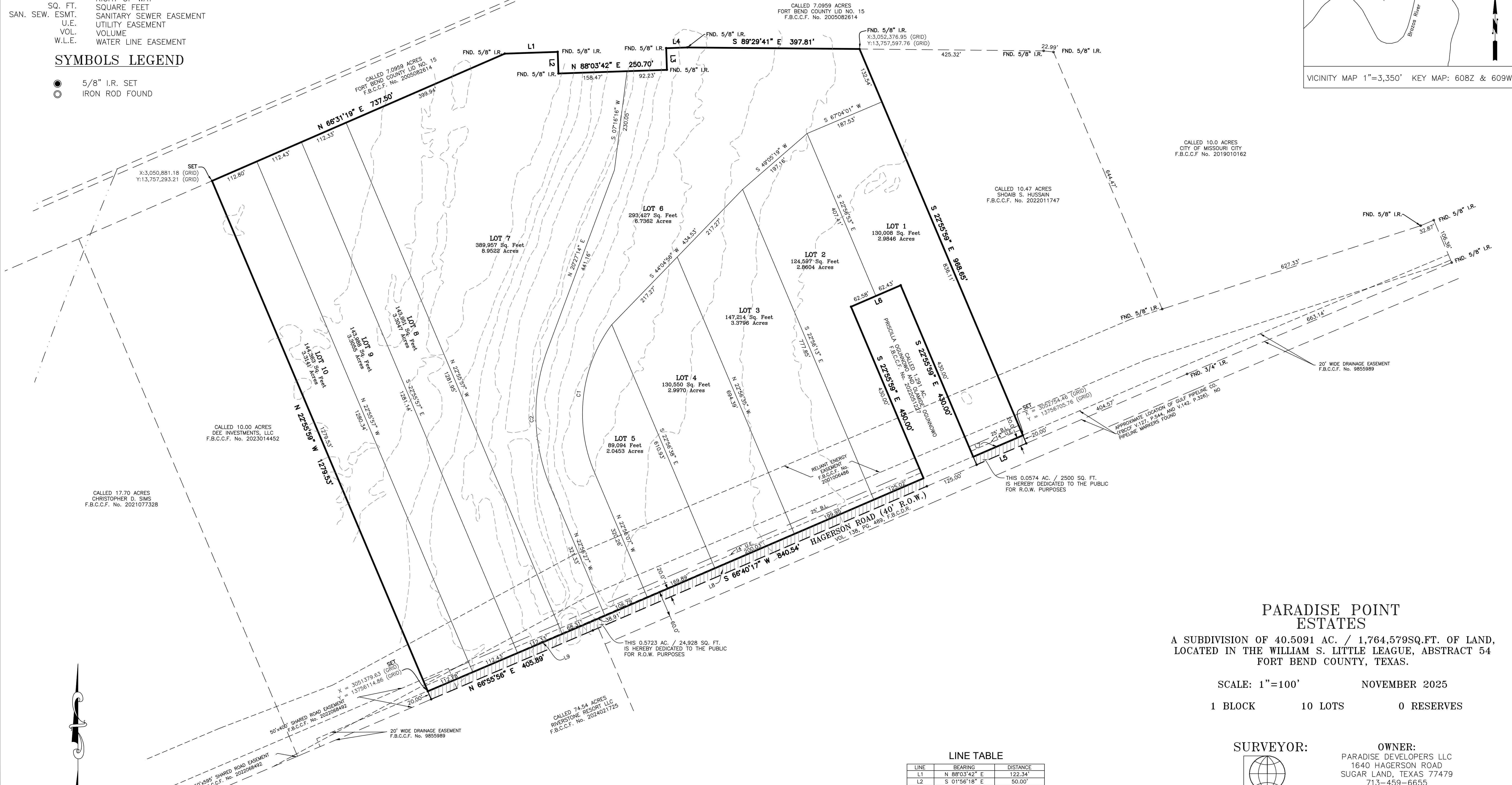
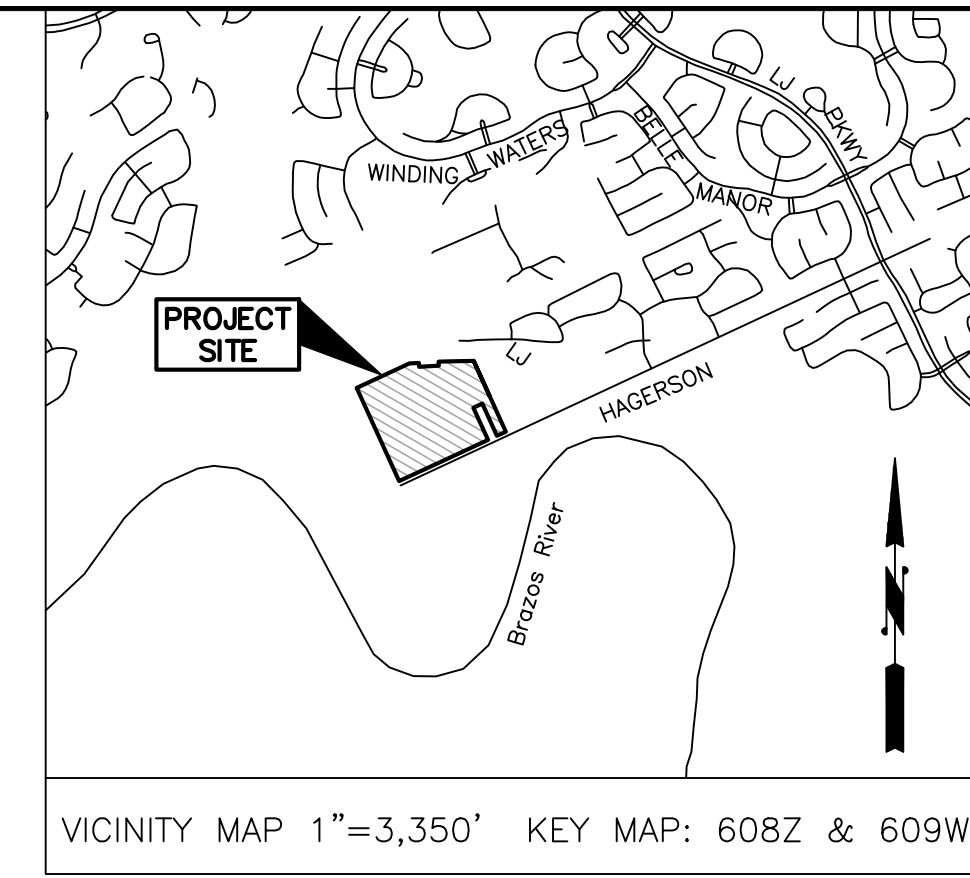
SCALE: 1"=100'
NOVEMBER 2025
1 BLOCK 10 LOTS 0 RESERVES

ABBREVIATIONS LEGEND

- A ABSTRACT
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
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- I.R. IRON ROD
- PG. PAGE
- R.O.W. RIGHT OF WAY
- SQ. FT. SQUARE FEET
- SAN. SEW. ESMT. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- VOL. VOLUME
- W.L.E. WATER LINE EASEMENT

SYMBOLS LEGEND

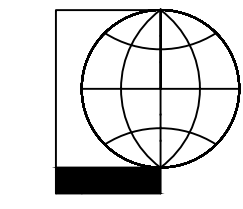
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PARADISE POINT ESTATES
 A SUBDIVISION OF 40.5091 AC. / 1,764,579SQ.FT. OF LAND,
 LOCATED IN THE WILLIAM S. LITTLE LEAGUE, ABSTRACT 54
 FORT BEND COUNTY, TEXAS.

SCALE: 1"=100' NOVEMBER 2025
 1 BLOCK 10 LOTS 0 RESERVES

SURVEYOR:



PIOTR A. DEBSKI
 1030 DOMINION DRIVE
 KATY, TX 77450
 832-878-6760

OWNER:
 PARADISE DEVELOPERS LLC
 1640 HAGERSON ROAD
 SUGAR LAND, TEXAS 77479
 713-459-6655

PLANNER:



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	346.68'	352.65'	337.64'	N 07°15'24" E	58°16'57"
C2	432.69'	327.71'	319.94'	N 01°14'36" W	43°23'41"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°03'42" E	122.34'
L2	S 01°56'18" E	50.00'
L3	N 01°56'18" W	50.00'
L4	N 88°03'42" E	48.92'
L5	S 66°40'17" W	125.00'
L6	S 66°40'17" W	125.00'
L7	S 66°40'17" W	125.00'
L8	S 66°40'17" W	840.58'
L9	S 66°55'56" W	405.85'

