

**PLAT RECORDING SHEET**

**PLAT NAME:** Blue Jay Landing

\_\_\_\_\_

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

**ACREAGE:** 130.310

**LEAGUE:** H. and T.C. Railroad Company Survey Section No. 34

**ABSTRACT NUMBER:** 478

**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 84

**NUMBER OF RESERVES:** 4

**OWNERS:** J.C. Hernandez Construction, Inc.

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\_\_\_\_\_

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

STATE OF TEXAS

COUNTY OF FORT BEND

We, J.C. HERNANDEZ CONSTRUCTION, INC., a Texas corporation, acting by and through JUAN CARLOS HERNANDEZ, SR. President, Owners of the 130.310 acre tract of Land described in the above and foregoing map of BLUE JAY LANDING SUBDIVISION, 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, 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 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 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 all 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, 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 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 acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Area 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 J.C. HERNANDEZ CONSTRUCTION, INC., has caused these presents to be signed by JUAN CARLOS HERNANDEZ, SR., President, hereto authorized this \_\_\_\_ day of \_\_\_\_\_, 2022.

J.C. HERNANDEZ CONSTRUCTION, INC.

By: JUAN CARLOS HERNANDEZ, SR., PRESIDENT

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Juan Carlos Hernandez, Sr., President of J.C. Hernandez Construction, Inc., known to me to be the person whose names is subscribed to the foregoing instrument and acknowledge 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 \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

We, Capital Bank, Owners and Holders of a lien against the property described in the plat known as Blue Jay Landing Subdivision, being evidenced by instrument of record in Fort Bend County Clerk's File No. 2021048664 and No. 2021048665, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

Capital Bank

By:

STATE OF TEXAS

COUNTY OF FORT BEND

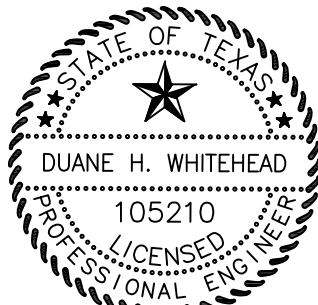
BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of Capital Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

I, Duane H. Whitehead, P.E., a professional engineer registered in the State of Texas, do hereby state that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Duane H. Whitehead, P.E.  
Texas Registration No. 105210



I, Brad L. Schodek, 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 rods having an outside diameter of not less than five-eighths inch except as shown hereon.

Brad L. Schodek  
Registered Professional Land Surveyor  
Texas Registration No. 6430



H. & T.C. RAILROAD  
COMPANY SURVEY  
SECTION No. 34  
(A.J. HORTON SURVEY)  
ABSTRACT No. 593

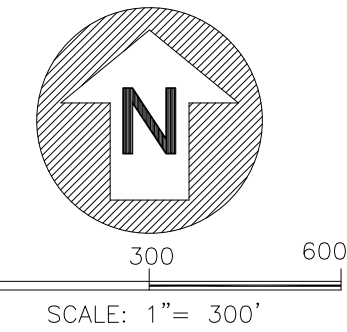
H. & T.C. RAILROAD  
COMPANY SURVEY  
SECTION No. 34  
(WILLIAM LEMINSKI SURVEY)  
ABSTRACT No. 582

- LEGEND:
- RIGHT-OF-WAY
  - VOLUME
  - PAGE
  - DEED RECORDS OF FORT BEND COUNTY
  - OFFICIAL RECORDS OF FORT BEND COUNTY
  - PLAT RECORDS OF FORT BEND COUNTY
  - FORT BEND COUNTY PLAT
  - FORT BEND COUNTY CLERK'S FILE
  - RADIUS
  - BOULEVARD
  - BLVD
  - ORIGINAL NATURAL GROUND CONTOUR ELEVATION
  - SET 5/8" IRON ROD WITH CAP (EXCEPT AS NOTED HEREON)

FOUND 5/8" IRON ROD FOR SOUTHWEST CORNER OF OVERALL CALL 155.02 ACRE TRACT  
X= 2,983,678.59  
Y= 13,709,332.71

#### SUBDIVISION NOTES

- NO EXISTING PIPELINES OR PIPELINE FACILITIES WERE FOUND WITHIN THE LIMITS OF THE SUBDIVISION.
- BLUE JAY LANDING SUBDIVISION IS WITHIN THE NEEDVILLE INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY TAXING JURISDICTIONS.
- THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF FORT BEND COUNTY, TEXAS.
- BLUE JAY LANDING SUBDIVISION LIES WITHIN THE JURISDICTION OF FORT BEND COUNTY LIGHTING ORDINANCE ZONE L22.
- AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP No. 48157C0400M, MAP REVISED JANUARY 29, 2021), IT APPEARS THAT BLUE JAY LANDING SUBDIVISION LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS SHOWN ON THE FOREGOING PLAT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR THE ADJACENT LOT OWNERS. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY.
- THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS IDENTIFIED 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.
- 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.
- THE DETENTION POND FACILITY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY.
- RESERVE "A", RESERVE "B", AND RESERVE "C" OF BLUE JAY LANDING ARE RESTRICTED TO NON-RESIDENTIAL USE.
- ALL RESIDENTIAL LOTS SHOWN HAVE A 5 FOOT (5') SIDELOT BUILDING LINE UNLESS OTHERWISE NOTED.
- ELEVATION REFERENCE: N.G.S. HGCSO 71 (1987) [PID AW5478] - TOP OF STAINLESS STEEL ROD IN CAP ON NORTHEAST SIDE OF STATE HIGHWAY NO. 36 NEAR NORTHEAST END OF SOUTHERNMOST DRIVEWAY ENTRANCE TO AMERICAN LEGION HALL (CURRENTLY KNIGHTS OF COLUMBUS HALL, No. 7067) IN NEEDVILLE. ELEVATION= 88.2' NAVD88



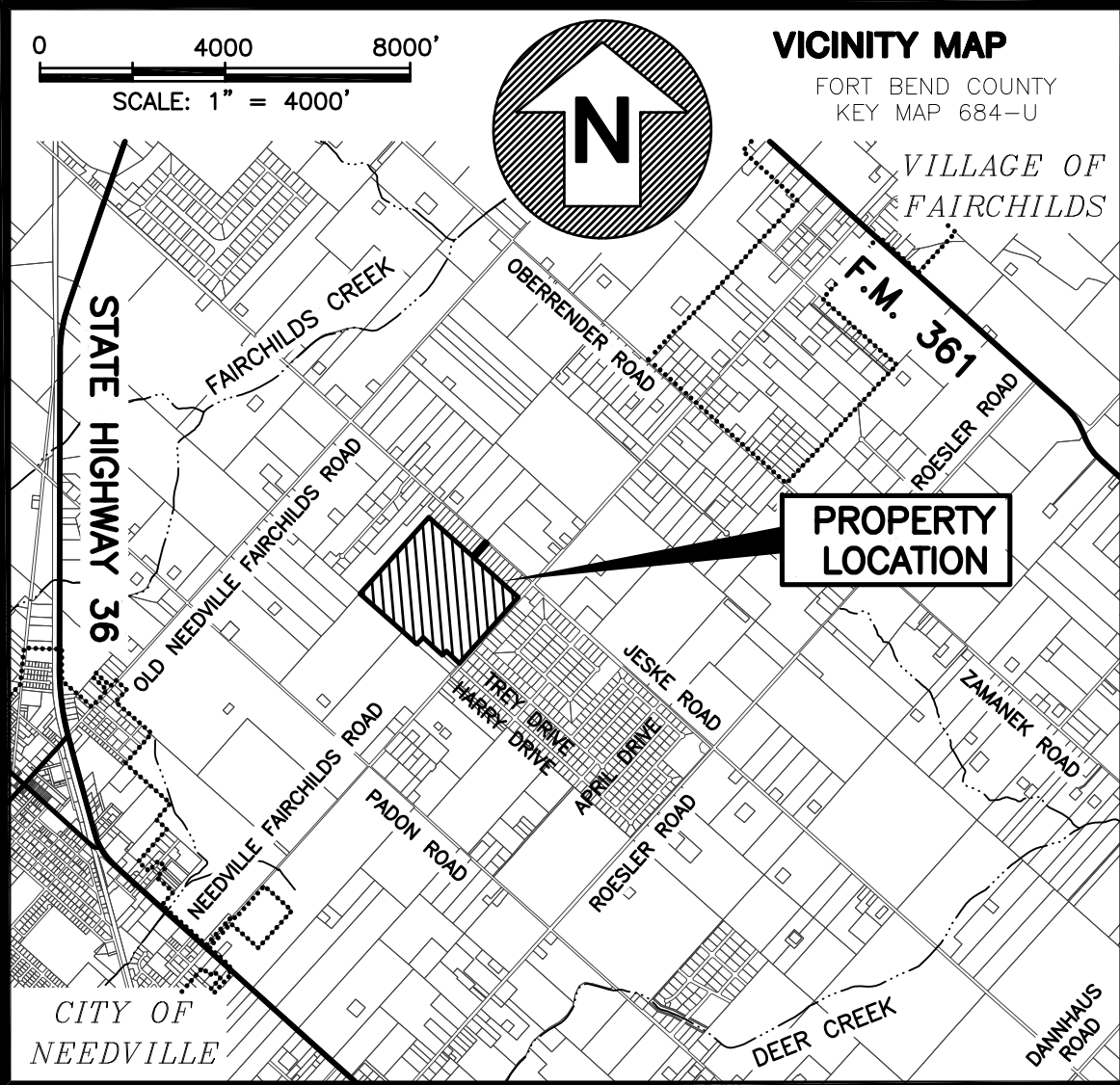
| RESERVE SUMMARY: |                      |          |
|------------------|----------------------|----------|
| RESERVE:         | PURPOSE:             | ACREAGE: |
| A                | DRAINAGE & DETENTION | 16.917   |
| B                | LANDSCAPING          | 0.193    |
| C                | LANDSCAPING          | 0.216    |
| D                | UNRESTRICTED         | 0.595    |

TOTAL IN RESERVES 17.921

| PUBLIC FACILITIES          | DISTRICT NAMES                     |
|----------------------------|------------------------------------|
| COUNTY ASSISTANCE DISTRICT | COUNTY ASSISTANCE DISTRICT 20      |
| W/OID                      | NONE                               |
| MUD                        | NONE                               |
| LID                        | NONE                               |
| DID                        | FORT BEND COUNTY DRAINAGE DISTRICT |
| SCHOOL                     | NEEDVILLE INDEPENDENT              |
| FIRE                       | NEEDVILLE                          |
| IMPACT FEE AREA            | NONE                               |
| CITY OR CITY ETJ           | NONE                               |
| UTILITIES CO.              | CENTERPOINT ENERGY                 |

H. & T.C. RAILROAD  
COMPANY SURVEY  
SECTION No. 42  
(A. STAVINOKHA SURVEY)  
ABSTRACT No. 739

H. & T.C. RAILROAD  
COMPANY SURVEY  
SECTION No. 41  
ABSTRACT No. 225



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.

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

W. A. "ANDY" MEYERS, COMMISSIONER PRECINCT 3 KEN R. DeMERCHANT, COMMISSIONER PRECINCT 4

KP GEORGE, COUNTY JUDGE

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 \_\_\_\_\_, 2022, 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.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

By: DEPUTY

## BLUE JAY LANDING

A SUBDIVISION OF 130.310 ACRES OF LAND (FORT BEND COUNTY CLERK'S FILE No. 2021048663) BEING THE REMAINDER OF AN OVERALL CALL 155.02 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2016123959) IN THE H. AND T.C. RAILROAD COMPANY SURVEY SECTION No. 34, (JOACHIM LUTTICH SURVEY), ABSTRACT No. 478, FORT BEND COUNTY, TEXAS.

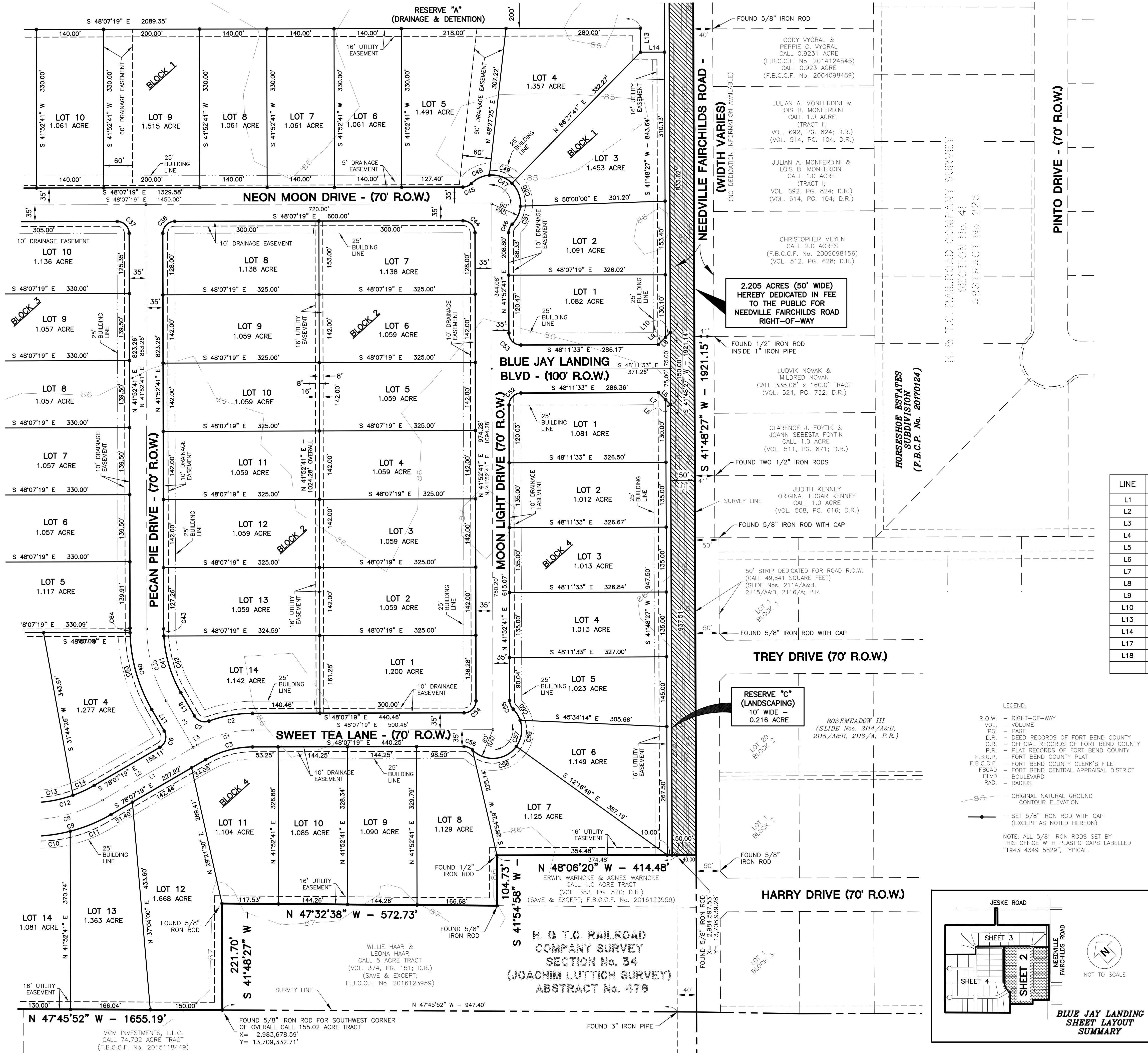
84 LOTS 4 RESERVES 4 BLOCKS

OWNERS  
J.C. HERNANDEZ CONSTRUCTION, INC.  
1118 FM 2977  
RICHMOND, TEXAS 77469  
c/o MR. JUAN HERNANDEZ  
PHONE: (281) 344-8616

SURVEYOR AND ENGINEER  
KALUZA, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
ENGINEERING FIRM No. F-1339  
TEXAS LICENSED SURVEYING FIRM No. 10010000  
3014 AVENUE I  
ROSENBERG, TEXAS 77471  
(281) 341-0808  
bschodek@kaluzainc.com

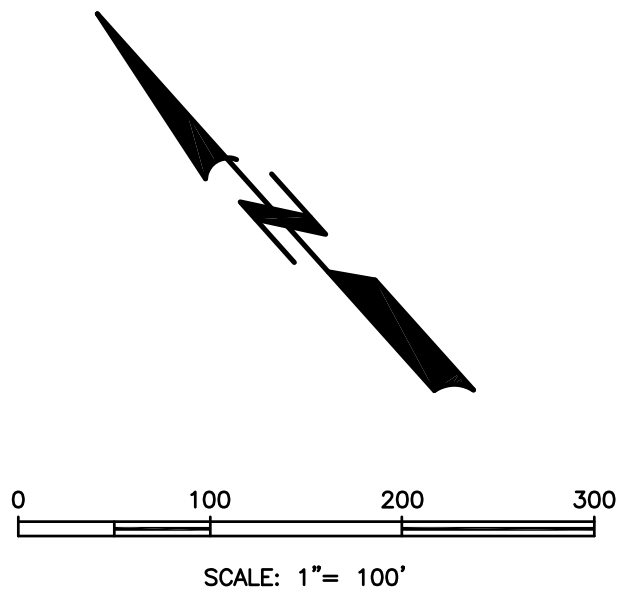
FEBRUARY 21, 2022

SHEET 1 OF 4



| CURVE | RADIUS | DELTA      | ARC    | TANGENT  | BEARING       | CHORD  |
|-------|--------|------------|--------|----------|---------------|--------|
| C1    | 230.00 | 30°00'00"  | 120.43 | 61.63    | N 63°07'19" W | 119.06 |
| C2    | 265.00 | 20°02'02"  | 92.66  | 46.81    | N 58°08'20" W | 92.19  |
| C3    | 195.00 | 30°00'00"  | 102.10 | 52.25    | N 63°07'19" W | 100.94 |
| C6    | 25.00  | 90°00'00"  | 39.27  | 25.00    | S 56°52'41" W | 35.36  |
| C7    | 25.00  | 80°02'02"  | 34.92  | 20.99    | S 28°08'20" E | 32.15  |
| C8    | 300.00 | 30°00'00"  | 157.08 | 80.38    | N 63°07'19" W | 155.29 |
| C9    | 335.00 | 30°00'00"  | 175.41 | 89.76    | N 63°07'19" W | 173.41 |
| C10   | 335.00 | 14°13'46"  | 83.20  | 41.81    | N 55°14'12" W | 82.98  |
| C11   | 335.00 | 15°46'14"  | 92.21  | 46.40    | S 70°14'12" E | 91.92  |
| C12   | 265.00 | 30°00'00"  | 138.75 | 71.01    | N 63°07'19" W | 137.17 |
| C13   | 265.00 | 19°28'07"  | 90.05  | 45.46    | N 57°51'23" W | 89.61  |
| C14   | 265.00 | 10°31'53"  | 48.71  | 24.42    | S 72°51'23" E | 48.64  |
| C37   | 25.00  | 90°00'00"  | 39.27  | 25.00    | N 03°07'19" W | 35.36  |
| C38   | 25.00  | 90°00'00"  | 39.27  | 25.00    | N 86°52'41" E | 35.36  |
| C39   | 300.00 | 30°00'00"  | 157.08 | 80.38    | N 26°52'41" E | 155.29 |
| C40   | 335.00 | 30°00'00"  | 175.41 | 89.76    | S 26°52'41" W | 173.41 |
| C41   | 265.00 | 30°00'00"  | 138.75 | 71.01    | N 26°52'41" E | 137.17 |
| C42   | 265.00 | 26°48'41"  | 124.00 | 63.16    | S 25°17'01" W | 122.88 |
| C43   | 265.00 | 03°11'19"  | 14.75  | 7.38     | S 40°17'01" W | 14.75  |
| C44   | 25.00  | 90°00'00"  | 39.27  | 25.00    | N 03°07'19" W | 35.36  |
| C45   | 25.00  | 45°05'57"  | 19.68  | 10.38    | N 70°40'17" W | 19.17  |
| C46   | 25.00  | 45°05'57"  | 19.68  | 10.38    | N 64°25'39" E | 19.17  |
| C47   | 60.00  | 180°11'54" | 188.70 | 34679.90 | N 03°07'19" W | 120.00 |
| C48   | 60.00  | 40°30'13"  | 42.41  | 22.14    | N 72°58'09" W | 41.54  |
| C49   | 60.00  | 49°10'44"  | 51.50  | 27.46    | S 28°07'41" E | 49.93  |
| C50   | 60.00  | 50°12'10"  | 52.57  | 28.11    | N 21°33'46" E | 50.91  |
| C51   | 60.00  | 40°18'47"  | 42.22  | 22.02    | S 66°49'14" W | 41.35  |
| C52   | 25.00  | 89°55'46"  | 39.24  | 24.97    | N 86°50'34" E | 35.33  |
| C53   | 25.00  | 90°04'14"  | 39.30  | 25.03    | S 03°09'26" E | 35.38  |
| C54   | 25.00  | 90°00'00"  | 39.27  | 25.00    | N 86°52'41" E | 35.36  |
| C55   | 25.00  | 45°05'57"  | 19.68  | 10.38    | N 19°19'43" E | 19.17  |
| C56   | 25.00  | 45°05'57"  | 19.68  | 10.38    | S 25°34'21" E | 19.17  |
| C57   | 60.00  | 180°11'54" | 188.70 | 34679.90 | N 86°52'41" E | 120.00 |
| C58   | 60.00  | 99°15'27"  | 103.94 | 70.57    | N 52°39'06" W | 91.42  |
| C59   | 60.00  | 54°33'38"  | 57.13  | 30.94    | N 50°26'22" E | 55.00  |
| C60   | 60.00  | 26°22'49"  | 27.63  | 14.06    | N 09°58'09" E | 27.38  |
| C63   | 335.00 | 28°42'05"  | 167.81 | 85.71    | S 26°13'43" W | 166.06 |
| C64   | 335.00 | 01°17'55"  | 7.59   | 3.80     | S 41°13'43" W | 7.59   |

| LINE | DISTANCE | BEARING       |
|------|----------|---------------|
| L1   | 227.92'  | N 78°07'19" W |
| L2   | 218.11'  | N 78°07'19" W |
| L3   | 9.81'    | N 78°07'19" W |
| L4   | 111.70'  | S 11°52'41" W |
| L5   | 35.36'   | S 03°11'33" E |
| L6   | 14.14'   | N 03°11'33" W |
| L7   | 21.21'   | S 03°11'33" E |
| L8   | 35.36'   | N 86°48'27" E |
| L9   | 21.21'   | S 86°48'27" W |
| L10  | 14.14'   | N 86°48'27" E |
| L13  | 50.00'   | S 41°48'27" W |
| L14  | 50.00'   | S 48°07'19" E |
| L17  | 51.70'   | N 11°52'41" E |
| L18  | 56.08'   | N 11°52'41" E |



## BLUE JAY LANDING

A SUBDIVISION OF 130.310 ACRES OF LAND (FORT BEND COUNTY CLERK'S FILE No. 2021048663) BEING THE REMAINDER OF AN OVERALL CALL 155.02 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2016123959) IN THE H. AND T.C. RAILROAD COMPANY SURVEY SECTION No. 34, (JOACHIM LUTTICH SURVEY), ABSTRACT No. 478, FORT BEND COUNTY, TEXAS.

84 LOTS 4 RESERVES 4 BLOCKS

**OWNERS**  
**J.C. HERNANDEZ CONSTRUCTION, INC.**  
1118 FM 2977  
RICHMOND, TEXAS 77469  
c/o MR. JUAN HERNANDEZ  
PHONE: (281) 344-8616

**SURVEYOR AND ENGINEER**  
**KALUZA, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
ENGINEERING FIRM No. F-1339  
TEXAS LICENSED SURVEYING FIRM No. 10010000  
3014 AVENUE I  
ROSENBERG, TEXAS 77471  
(281) 341-0808  
bschodek@kaluzainc.com

FEBRUARY 21, 2022

SHEET 2 OF 4

File Name: \\FortBend\Subdivision\FBNT921-XXX (JC Blunty\_Sud)\Survey\Plot\BlueJayLanding-FP-021122.dwg  
Layout: Tab3  
Save date: Monday, February 21, 2022 10:10:39 AM Plot date: Monday, February 21, 2022 10:18:58 AM

H. & T.C. RAILROAD COMPANY SURVEY  
SECTION No. 34  
(A.J. HORTON SURVEY)  
ABSTRACT No. 593

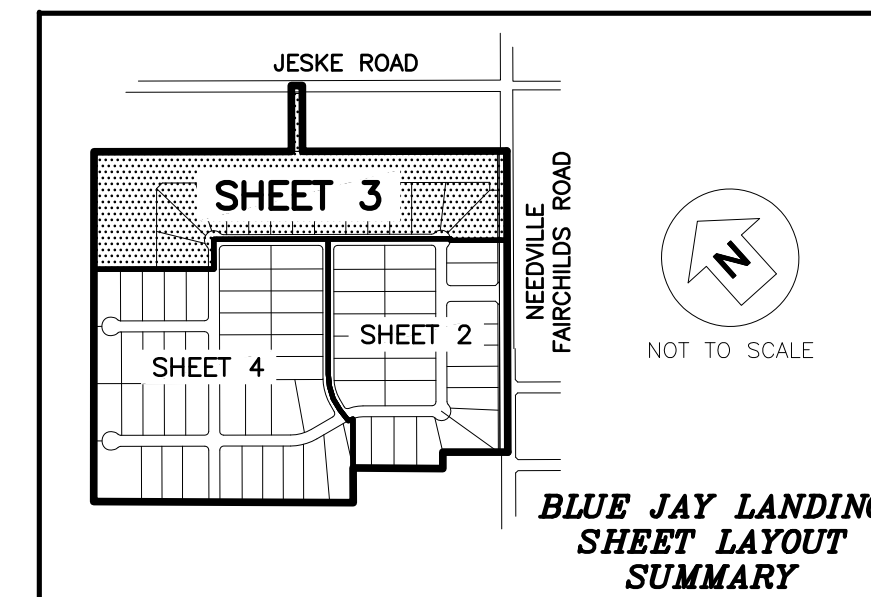
| CURVE | RADIUS | DELTA      | ARC    | TANGENT  | BEARING       | CHORD  |
|-------|--------|------------|--------|----------|---------------|--------|
| C29   | 25.00  | 90°00'00"  | 39.27  | 25.00    | S 86°52'41" W | 35.36  |
| C30   | 25.00  | 45°05'57"  | 19.68  | 10.38    | N 19°19'43" E | 19.17  |
| C31   | 25.00  | 45°05'57"  | 19.68  | 10.38    | S 25°34'21" E | 19.17  |
| C32   | 60.00  | 180°11'54" | 188.70 | 34679.90 | S 86°52'41" W | 120.00 |
| C33   | 60.00  | 24°31'01"  | 25.67  | 13.04    | S 09°02'15" W | 25.48  |
| C34   | 60.00  | 49°14'55"  | 51.57  | 27.50    | N 45°55'12" E | 50.00  |
| C35   | 60.00  | 49°14'55"  | 51.57  | 27.50    | S 84°49'53" E | 50.00  |
| C36   | 60.00  | 57°11'03"  | 59.88  | 32.70    | N 31°36'54" W | 57.43  |
| C37   | 25.00  | 90°00'00"  | 39.27  | 25.00    | N 03°07'19" W | 35.36  |
| C38   | 25.00  | 90°00'00"  | 39.27  | 25.00    | N 86°52'41" E | 35.36  |
| C44   | 25.00  | 90°00'00"  | 39.27  | 25.00    | N 03°07'19" W | 35.36  |
| C45   | 25.00  | 45°05'57"  | 19.68  | 10.38    | N 70°40'17" W | 19.17  |
| C46   | 25.00  | 45°05'57"  | 19.68  | 10.38    | N 64°25'39" E | 19.17  |
| C47   | 60.00  | 180°11'54" | 188.70 | 34679.90 | N 03°07'19" W | 120.00 |
| C48   | 60.00  | 40°30'13"  | 42.41  | 22.14    | N 72°58'09" W | 41.54  |
| C49   | 60.00  | 49°10'44"  | 51.50  | 27.46    | S 28°07'41" E | 49.93  |
| C50   | 60.00  | 50°12'10"  | 52.57  | 28.11    | N 21°33'46" E | 50.91  |
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| C52   | 25.00  | 89°55'46"  | 39.24  | 24.97    | N 86°50'34" E | 35.33  |
| C53   | 25.00  | 90°04'14"  | 39.30  | 25.03    | S 03°09'26" E | 35.38  |

0 100 200 300  
SCALE: 1"= 100'

| LINE | DISTANCE | BEARING       |
|------|----------|---------------|
| L13  | 50.00'   | S 41°48'27" W |
| L14  | 50.00'   | S 48°07'19" E |
| L16  | 70.00'   | S 48°07'19" E |

LEGEND:  
R.O.W. = RIGHT-OF-WAY  
VOL. = VOLUME  
PG. = PAGE  
D.R. = DEED RECORDS OF FORT BEND COUNTY  
O.R. = OFFICIAL RECORDS OF FORT BEND COUNTY  
P.R. = PLAT RECORDS OF FORT BEND COUNTY  
F.B.C.P. = FORT BEND COUNTY PLAT  
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE  
FBCAD = FORT BEND CENTRAL APPRAISAL DISTRICT  
BLVD = BOULEVARD  
RAD. = RADIUS  
— = ORIGINAL NATURAL GROUND CONTOUR ELEVATION  
—●— = SET 5/8" IRON ROD WITH CAP (EXCEPT AS NOTED HEREON)

NOTE: ALL 5/8" IRON RODS SET BY THIS OFFICE WITH PLASTIC CAPS LABELLED "1943 4349 5829", TYPICAL.



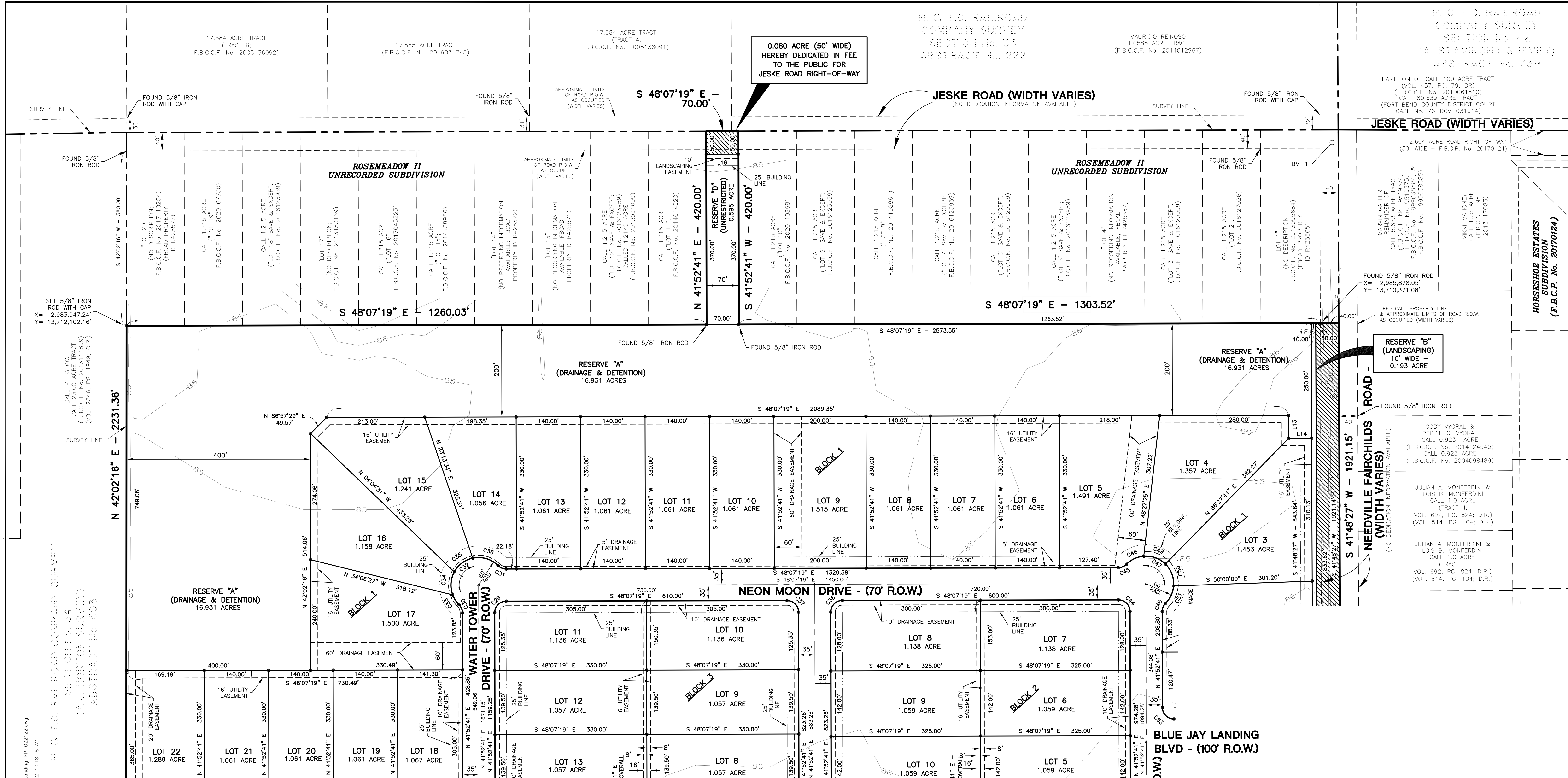
## BLUE JAY LANDING

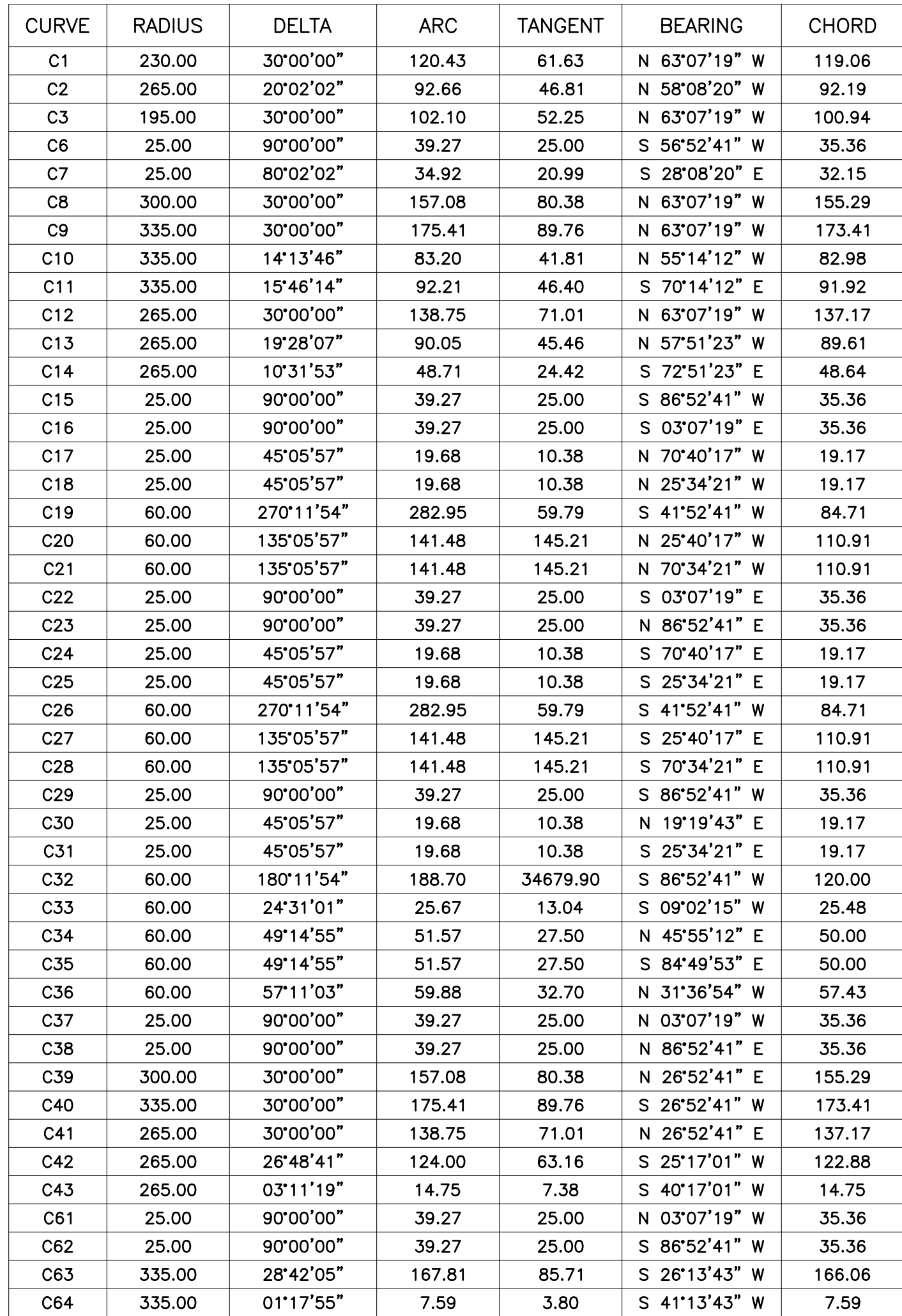
A SUBDIVISION OF 130.310 ACRES OF LAND (FORT BEND COUNTY CLERK'S FILE No. 2021048663) BEING THE REMAINDER OF AN OVERALL CALL 155.02 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2016123959) IN THE H. AND T.C. RAILROAD COMPANY SURVEY SECTION No. 34, (JOACHIM LUTTICH SURVEY), ABSTRACT No. 478, FORT BEND COUNTY, TEXAS.

84 LOTS      4 RESERVES      4 BLOCKS  
**OWNERS**  
J.C. HERNANDEZ CONSTRUCTION, INC.  
1118 FM 2977  
RICHMOND, TEXAS 77469  
c/o MR. JUAN HERNANDEZ  
PHONE: (281) 344-8616  
**SURVEYOR AND ENGINEER**  
KALUZA, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
ENGINEERING FIRM No. F-1339  
TEXAS LICENSED SURVEYING FIRM No. 10010000  
3014 AVENUE I  
ROSENBERG, TEXAS 77471  
(281) 341-0808  
bschodek@kaluzainc.com

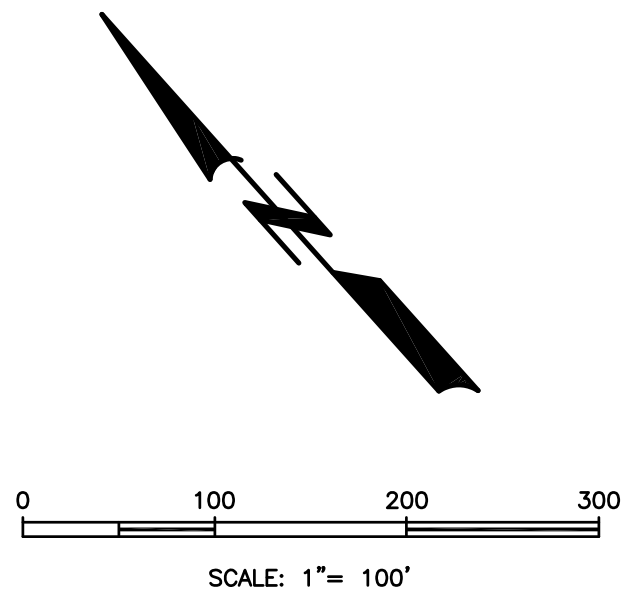
FEBRUARY 21, 2022

SHEET 3 OF 4





| LINE | DISTANCE | BEARING       |
|------|----------|---------------|
| L1   | 227.92'  | N 78°07'19" W |
| L2   | 218.11'  | N 78°07'19" W |
| L3   | 9.81'    | N 78°07'19" W |
| L4   | 111.70'  | S 11°52'41" W |
| L11  | 52.04'   | N 48°07'19" W |
| L12  | 50.00'   | S 48°07'19" E |
| L17  | 51.70'   | N 11°52'41" E |
| L18  | 56.08'   | N 11°52'41" E |



*BLUE JAY LANDING*

A SUBDIVISION OF 130.370 ACRES OF LAND (FORT BEND COUNTY CLERK'S FILE NO. 2021048663) BEING THE REMAINDER OF AN OVERALL CALL 155.02 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2016123959) IN THE H. AND T.C. RAILROAD COMPANY SURVEY SECTION NO. 34, (JOACHIM LUTTICH SURVEY), ABSTRACT NO. 478, FORT BEND COUNTY, TEXAS.

84 LOTS            4 RESERVES            4 BLOCKS

|                                          |                                            |
|------------------------------------------|--------------------------------------------|
| <u>OWNERS</u>                            | <u>SURVEYOR AND ENGINEER</u>               |
| <b>J.C. HERNANDEZ CONSTRUCTION, INC.</b> | <b>KALUZA, INC.</b>                        |
| 1118 FM 2977                             | CONSULTING ENGINEERS AND SURVEYORS         |
| RICHMOND, TEXAS 77469                    | ENGINEERING FIRM No. 10010000              |
| c/o MR. JUAN HERNANDEZ                   | TEXAS LICENSED SURVEYING FIRM No. 10010000 |
| PHONE: (281) 344-8616                    | 3014 AVENUE I                              |
|                                          | ROSENBERG, TEXAS 77471                     |
|                                          | (281) 341-0808                             |

*FEBRUARY 21, 2022*

***SHEET 4 OF 4***