

**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.

\_\_\_\_\_  
**(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 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, 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 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 J.C. HERNANDEZ CONSTRUCTION, INC., has caused these presents to be signed by JUAN CARLOS HERNANDEZ, SR., President, hereunto 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 name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and effects of said plat 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

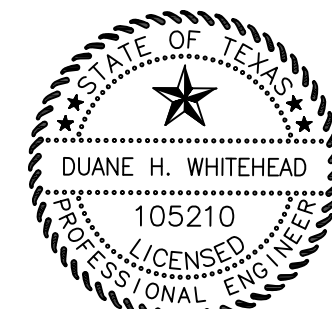
BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of Capital Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity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

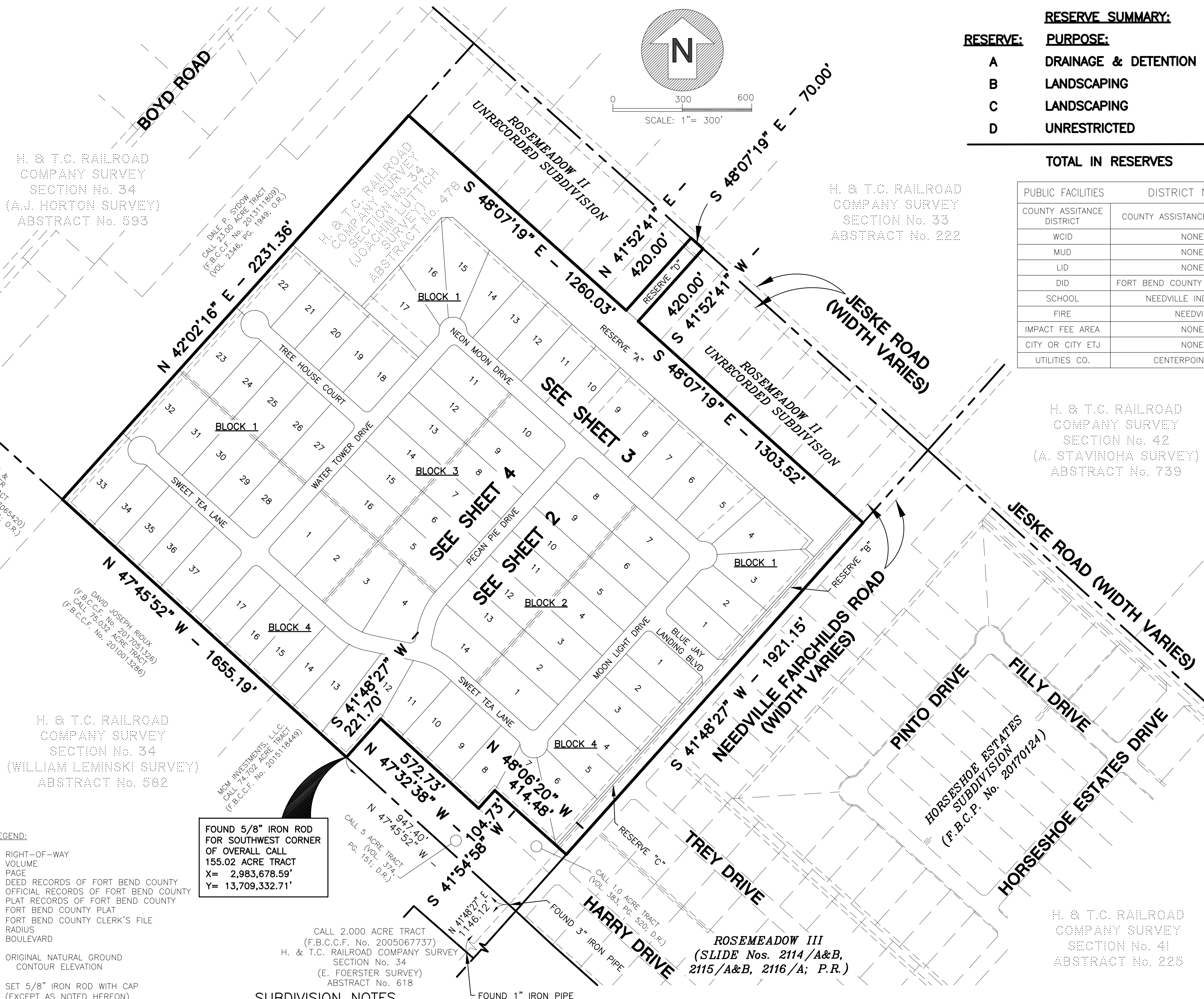
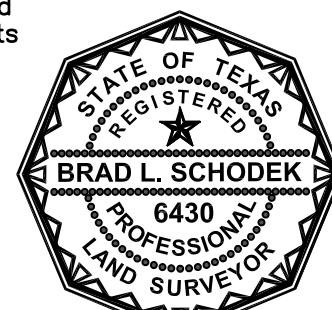
I, Duane H. Whitehead, P.E., a professional engineer registered in the State of Texas, do hereby state that this plat meets all requirements of Fort Bend County to the best of my knowledge.

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



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  
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE  
- RAD. - RADIUS  
- BLVD - BOULEVARD  
- 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

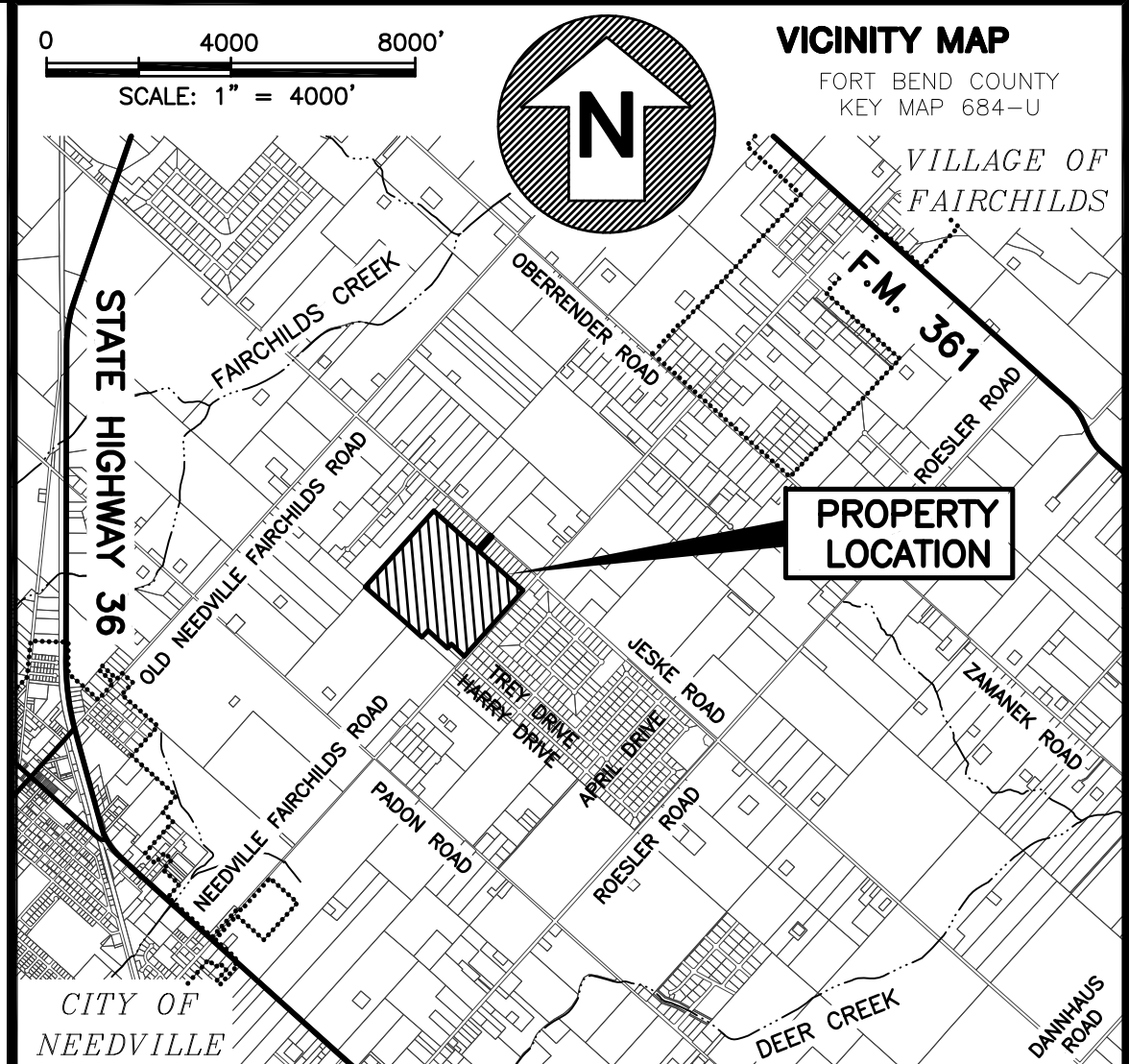
SUBDIVISION NOTES

- 1.) NO EXISTING PIPELINES OR PIPELINE FACILITIES WERE FOUND WITHIN THE LIMITS OF THE SUBDIVISION.
- 2.) BLUE JAY LANDING SUBDIVISION IS WITHIN THE NEEDVILLE INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY TAXING JURISDICTIONS.
- 3.) THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF FORT BEND COUNTY, TEXAS.
- 4.) BLUE JAY LANDING SUBDIVISION LIES WITHIN THE JURISDICTION OF FORT BEND COUNTY LIGHTING ORDINANCE ZONE L22.
- 5.) 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.
- 6.) 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.
- 7.) 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.
- 8.) 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.
- 9.) 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.
- 10.) 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.
- 11.) RESERVE "A", RESERVE "B", AND RESERVE "C" OF BLUE JAY LANDING ARE RESTRICTED TO NON-RESIDENTIAL USE.
- 12.) ALL RESIDENTIAL LOTS SHOWN HAVE A 5 FOOT (5') SIDELOT BUILDING LINE UNLESS OTHERWISE NOTED.
- 13.) ELEVATION REFERENCE: N.G.S. HGCD 51 (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 HIGHWAY HALL (CURRENTLY KNIGHTS OF COLUMBUS HALL, No. 7067) IN NEEDVILLE. ELEVATION= 88.2' NAVD88
- 14.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 88.90 FEET (EIGHTY-EIGHT AND NINE-TENTHS FEET) ABOVE MEAN SEA LEVEL (NAVD 88 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, WHICHEVER IS HIGHER.
- 15.) THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY CHICAGO TITLE OF TEXAS DATED JULY 22, 2021 (GF No. CTCS21003207). THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 16.) ALL BUILDING LINE TRANSITIONS ARE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- 17.) LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 23 PERCENT PER LOT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 18.) ALL BEARINGS AND COORDINATES DEPICTED HEREON ARE REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE) AND WERE DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS. ALL COORDINATES LISTED ARE GRID AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR= 0.9998642199.
- 19.) 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.
- 20.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A..
- 21.) A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 22.) A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME BESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.

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
WCID	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



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 WRITTEN.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

By: DEPUTY

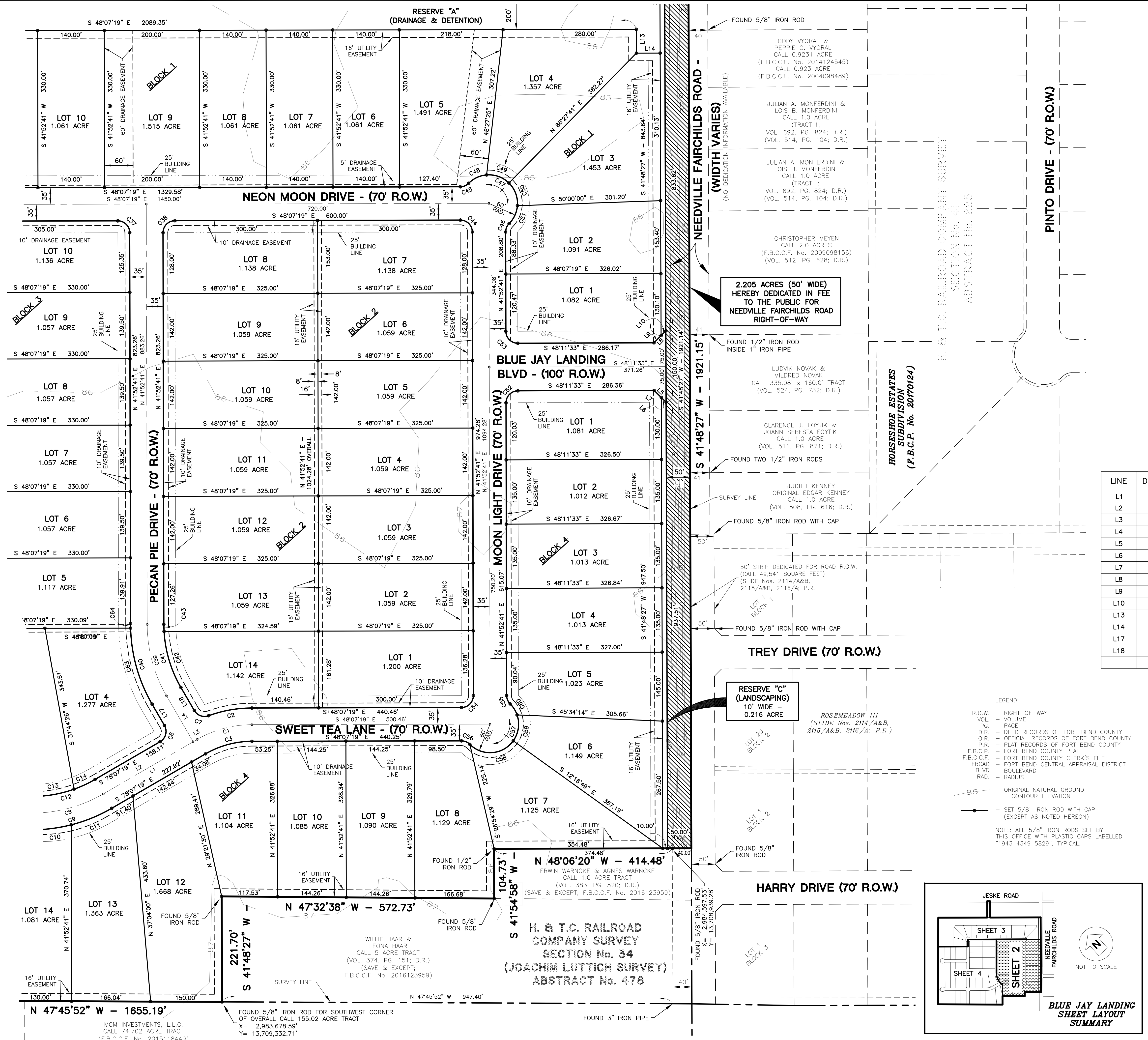
# BLUE JAY LANDING

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

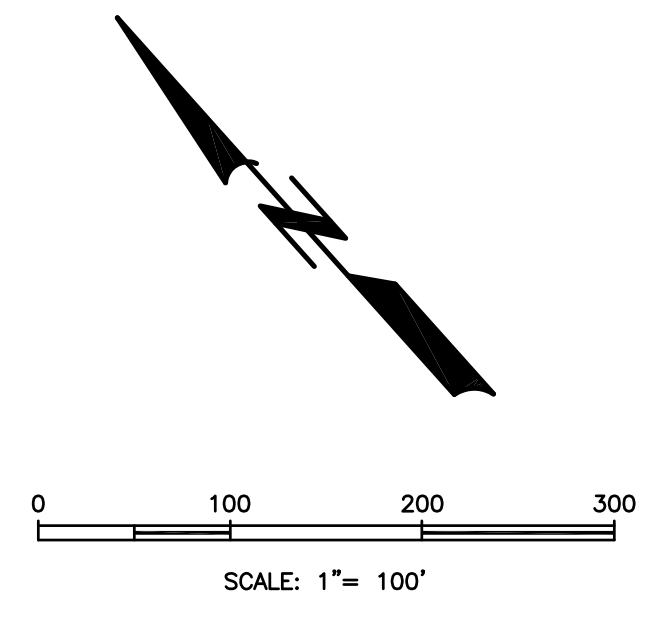
The Name(s) of the Subdivision is/are: Blue Jay Landing. Survey Plat No. 2022122.dwg. Save date: Monday, February 21, 2022, 10:14:36 AM. Plot date: Monday, February 21, 2022, 10:14:36 AM.

File Name: \\FortBend\Subdivisions\FB021021-XXX (G. Blunty, Sudd) \Survey\Draw\BlueJayLanding-FP-021122.dwg  
 Layout: 1/022  
 Save date: Monday, February 21, 2022 10:10:39 AM Plot date: Monday, February 21, 2022 10:17:05 AM

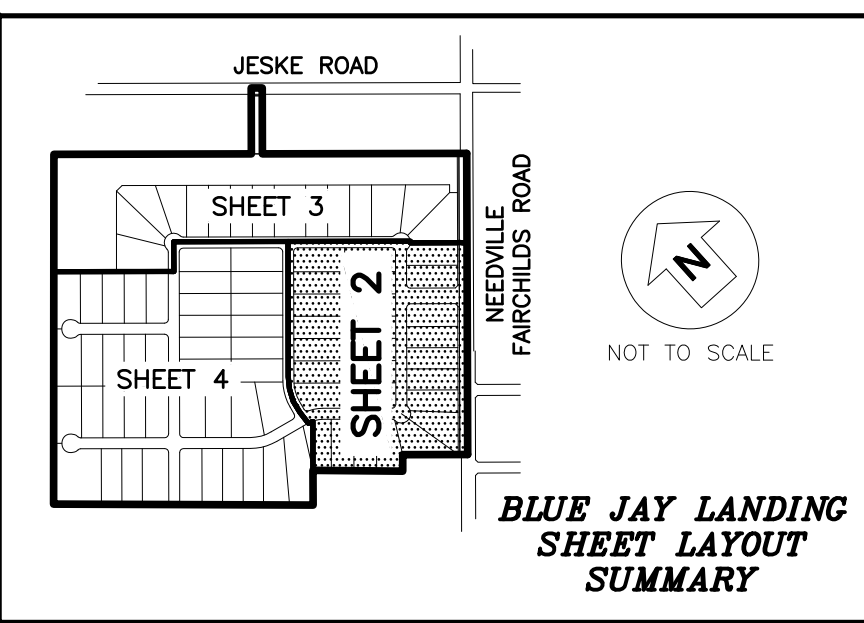


CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	230.00	30°00'00"	120.43	61.63	N 63°07'19" W	119.06
C2	265.00	20°02'02"	92.66	46.81	N 58°08'20" W	92.19
C3	195.00	30°00'00"	102.10	52.25	N 63°07'19" W	100.94
C6	25.00	90°00'00"	39.27	25.00	S 56°52'41" W	35.36
C7	25.00	80°02'02"	34.92	20.99	S 28°08'20" E	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



- LEGEND:**
- R.O.W. - RIGHT-OF-WAY
  - VOL. - VOLUME
  - P.S. - 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
  - FBAD - FORT BEND CENTRAL APPRAISAL DISTRICT
  - BLVD - BOULEVARD
  - RAD. - RADIUS
  - 85 - 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

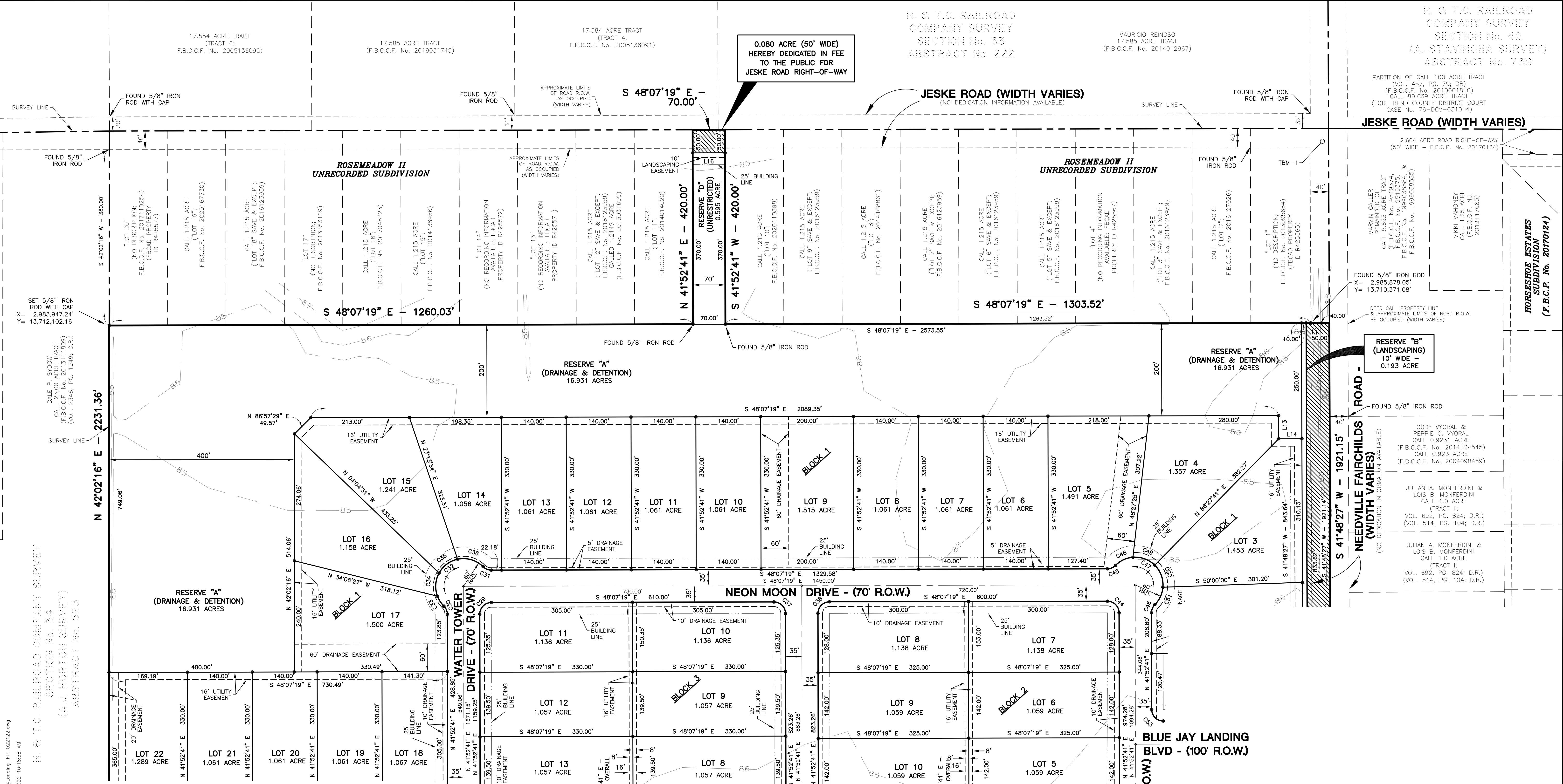
A SUBDIVISION OF 130.310 ACRES OF LAND (FORT BEND COUNTY CLERK'S FILE No. 2021048663) BEING THE REMAINDER OF AN OVERALL CALL 155.02 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2016123959) IN THE H. AND T.C. RAILROAD COMPANY SURVEY SECTION NO. 34, (JOACHIM LUTTICH SURVEY), ABSTRACT NO. 478, FORT BEND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

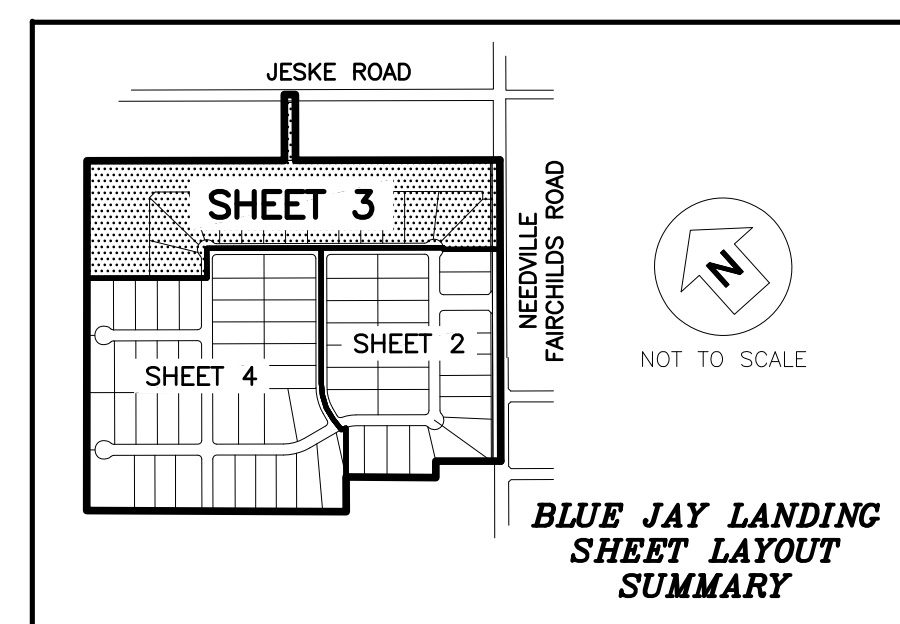


CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C29	25.00	90°00'00"	39.27	25.00	S 86°52'41" W	35.36
C30	25.00	45°05'57"	19.68	10.38	N 19°19'43" E	19.17
C31	25.00	45°05'57"	19.68	10.38	S 25°34'21" E	19.17
C32	60.00	180°11'54"	188.70	34679.90	S 86°52'41" W	120.00
C33	60.00	24°31'01"	25.67	13.04	S 09°02'15" 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
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

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
  - FBACD - 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

File Name: \\FortBend\Subdivision\FB02121-KXX (G. Blunty - Subd)\Survey\Drawings\BlueJayLanding-FP-02122.dwg  
 Layout: Tab3  
 Save date: Monday, February 21, 2022 10:10:39 AM  
 Plot date: Monday, February 21, 2022 10:18:58 AM

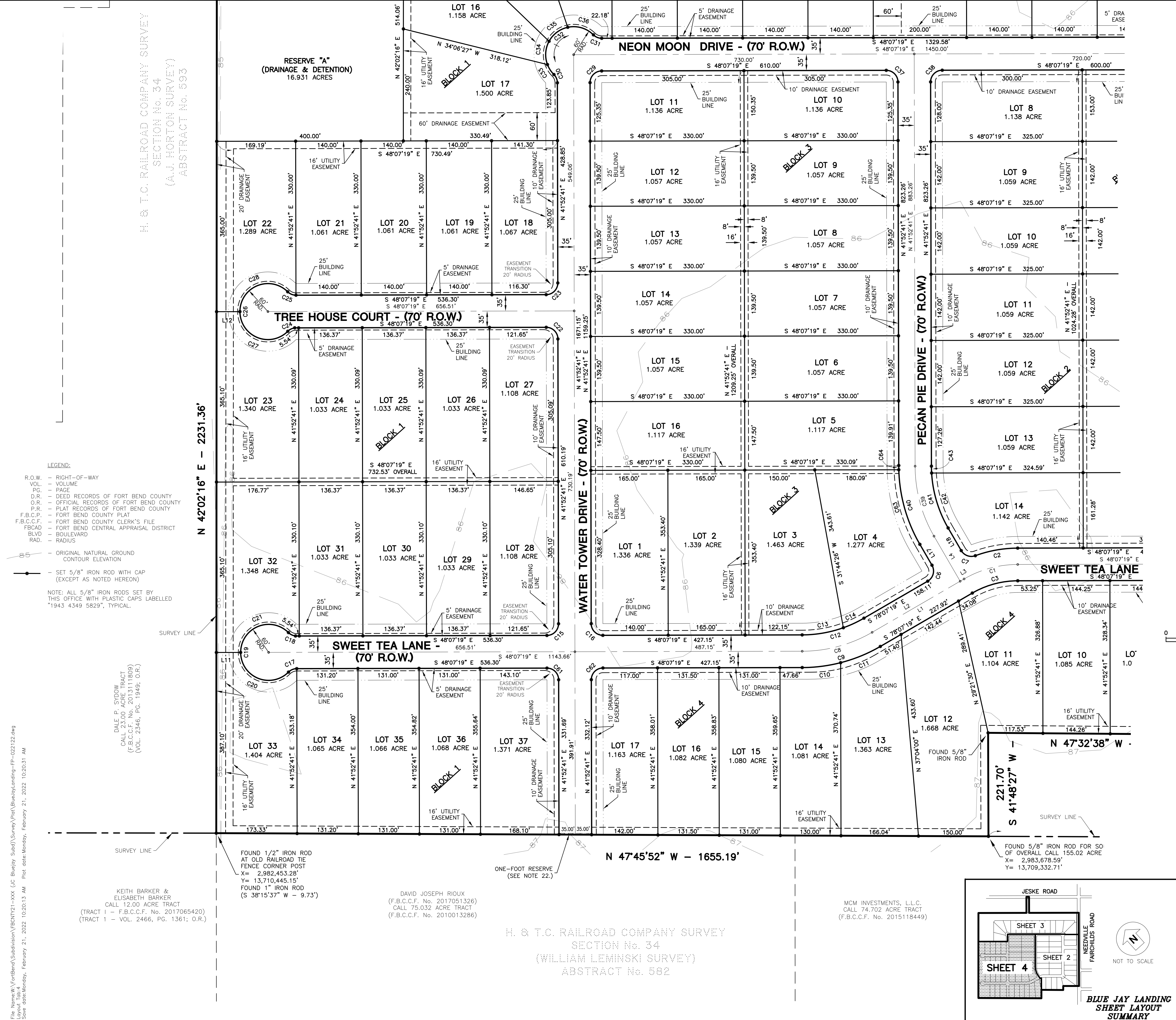
H. & T.C. RAILROAD COMPANY SURVEY  
 SECTION No. 34  
 (A.J. HORTON SURVEY)  
 ABSTRACT No. 593

H. & T.C. RAILROAD  
 COMPANY SURVEY  
 SECTION No. 33  
 ABSTRACT No. 222

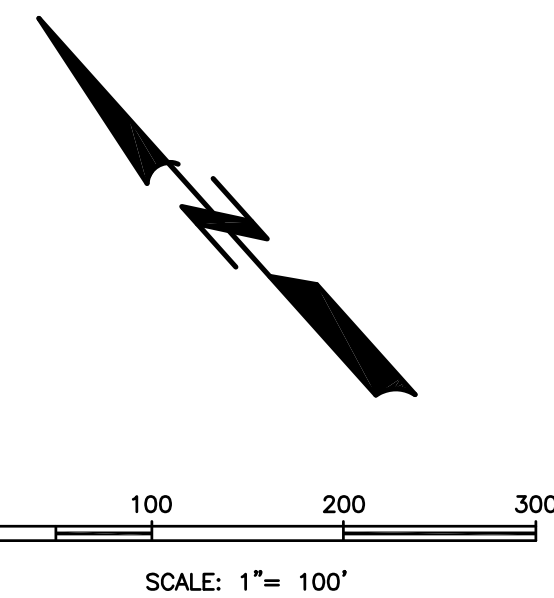
MAURICIO REINOSO  
 17,585 ACRE TRACT  
 (F.B.C.C.F. No. 2014012967)

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

HORSESHOE ESTATES  
 SUBDIVISION  
 (F.B.C.P. No. 20710184)



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
C15	25.00	90°00'00"	39.27	25.00	S 86°52'41" W	35.36
C16	25.00	90°00'00"	39.27	25.00	S 03°07'19" E	35.36
C17	25.00	45°05'57"	19.68	10.38	N 70°40'17" W	19.17
C18	25.00	45°05'57"	19.68	10.38	N 25°34'21" W	19.17
C19	60.00	27°01'15"	282.95	59.79	S 41°52'41" W	84.71
C20	60.00	135°05'57"	141.48	145.21	N 25°40'17" W	110.91
C21	60.00	135°05'57"	141.48	145.21	N 70°34'21" W	110.91
C22	25.00	90°00'00"	39.27	25.00	S 03°07'19" E	35.36
C23	25.00	90°00'00"	39.27	25.00	N 86°52'41" E	35.36
C24	25.00	45°05'57"	19.68	10.38	S 70°40'17" E	19.17
C25	25.00	45°05'57"	19.68	10.38	S 25°34'21" E	19.17
C26	60.00	27°01'15"	282.95	59.79	S 41°52'41" W	84.71
C27	60.00	135°05'57"	141.48	145.21	S 25°40'17" E	110.91
C28	60.00	135°05'57"	141.48	145.21	S 70°34'21" E	110.91
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	N 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
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
C61	25.00	90°00'00"	39.27	25.00	N 03°07'19" W	35.36
C62	25.00	90°00'00"	39.27	25.00	S 86°52'41" W	35.36
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
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

**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  
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 F.B.C.A.D. - 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.

DALE P. SYDOW  
 CALL 23.00 ACRE TRACT  
 (F.B.C.C.F. No. 201311809)  
 (VOL. 2346, PG. 1949; O.R.)

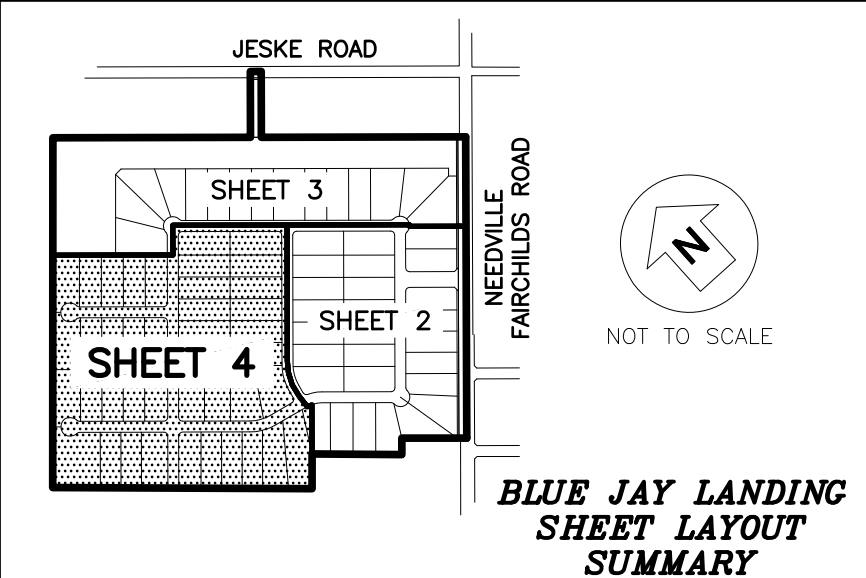
KEITH BARKER &  
 ELISABETH BARKER  
 CALL 12.00 ACRE TRACT  
 (TRACT 1 - F.B.C.C.F. No. 2017065420)  
 (TRACT 1 - VOL. 2466, PG. 1361; O.R.)

FOUND 1/2" IRON ROD AT OLD RAILROAD TIE FENCE CORNER POST  
 X = 2,982,453.28'  
 Y = 13,710,445.15'  
 FOUND 1" IRON ROD (S 38°15'37" W - 9.73')

DAVID JOSEPH RIOUX  
 (F.B.C.C.F. No. 2017051326)  
 CALL 75.032 ACRE TRACT  
 (F.B.C.C.F. No. 2010013286)

MCM INVESTMENTS, L.L.C.  
 CALL 74.702 ACRE TRACT  
 (F.B.C.C.F. No. 2015118449)

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



# 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.

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 (281) 341-0808  
 bschodek@kaluzainc.com

FEBRUARY 21, 2022