We, Sowmya Kumar and Natarajan Kumar, Managers, being officers of Beasley Communities C, a Texas limited liability company, owners of the 50.05-acre tract described in the above and regoing map of **BLUE HERON ESTATES**, do hereby make and establish said subdivision and evelopment plat of said property according to all lines, dedications, restrictions and notations on id maps or plat and hereby dedicate to the use of the public forever, all streets (except those eets designated as private streets), alleys, parks, water courses, drains, easements and public acces shown thereon for the purposes and considerations therein expressed; and do hereby bind irselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of plat shall be restricted to prevent the drainage of any septic tanks into any public or private set, road or alley or any drainage ditch, either directly or indirectly. FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are ded for the construction of single family residential dwelling units thereon (or the placement of e homes) and shall be restricted for same under the terms and conditions of such restrictions eparately.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of plat shall be restricted to provide that drainage structures under driveways shall have a net nage opening area of sufficient size to permit the free flow of water without (When subdivision tains 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 of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches ed in said subdivision, as easements for drainage purposes. Fort Bend County or any other ramental agency shall have the right to enter upon said easement at any and all times for the osses 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 balivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way nereby be restricted to keep such drainage ways and easements clear of fences, buildings, sive vegetation and other obstructions to the operations and maintenance of the drainage y and that such abutting property shall not be permitted to drain directly into this easement of the property shall not be permitted to drain directly into this easement of an approved drainage structure.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public public utility purpose forever unobstructed aerial easements. The aerial easements shall extend rizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground sements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane een (16' 0") above the ground level upward, located adjacent to and adjoining said public utility sement that are designated with aerial easements (U.E. AND A.E.) as indicated and depicted reon, 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 utility purpose forever unobstructed aerial easements. The aerial easements shall extend problements are additional ten feet (10°0") for ten feet (10°0") back-to-back ground easements or feet (8°0") for fourteen feet (14°0") back-to-back ground easements or seven feet (7°0") for n feet (16°0") back-to-back ground easements, from a plane sixteen (16°0") above ground upward, located adjacent to both sides and adjoining said public utility easements that are nated with aerial easements (U.E. AND A.E.) as indicated and depicted hereon, whereby the leasements total thirty feet (30°0") in width.

**URIHER, we do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor g in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and and shall comply with this order as adopted by Fort Bend County Commissioners Court on 23, 2004.

l, Jeremiah D. Kamerer, a Professional Engineer registered in the State of Texas do hereby this plat meets all requirements of Fort Bend County to the best of my knowledge.

IN TESTIMONY WHEREOF, Beasley Communities LLC, a Texas limited liability company, ed these presents to be signed by Sowmya Kumar and Natarajan Kumar, its Managers, here

unto affixed this 26th Beasley Communities , LLC, a Texas limited liability company S. Sommer day of April

> **56NIOF VICE PRESIDEM** of The First State Bank, known to me to be the person whose subscribed to the foregoing instrument and acknowledged to me that they executed the the purposes and considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of MAY WE, The First State Bank, owners and holders of a lien against the known as BLUE HERON ESTATES, against the property described County Clerk's File Nos. 2022028180 and 2022028181, of the Offic Texas, do hereby in all things subordinate to said plat said lien and to said plat said lien and we hereby confirm that we are the preser assigned the same nor any part thereof. COUNTY OF FORT BEND STATE OF TEXAS Senior HMAN Vice Mescahi President

antegrallement

Notary Public in and The State of TEXAS

The State of TEXAS

ANDREW ALLEMAND

Printed Name of Notary / Exp

04.25.

2022Date

D

OUNTY BENCHMARK NO. 407, BENG A BRONZE DISK SET IN CONCRETE LOCATED LY 1.49 MILES SOUTH OF US HIGHWAY 59 AND 0.87 MILE WEST OF SH 36, SITUATED A PUBLIC SIDEWALK ALONG THE SOUTH SIDE OF ZEPHRY LANE APPROXIMATELY 94 FEET THE INTERSECTION WITH GODRIC HOLLOW LANE: PON U.S.C. & G.S. DATUM, NVD 88

r, do hereby certify that the plat of this subdivision tions of this office as adopted by the Fort Bend ation is hereby given as to the effect of drainage artery or parent stream or on any other area or

VICINITY MAP

SCALE: 1" = 1/2 MILE

KEY MAP - 642A & 642B

RED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS. ARED FROM INFORMATION FURNISHED BY SELECT TITLE COMPANY, G.F. NO. CTIVE DATE JANUARY 31, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE AND THE ETJ OF THE CITY OF ROSENBERG.
SHADED ZONE "X", AS PER FLOOD INSURANCE RATE MAP ORDINATES, SOUTH CENTRAL ZONE THE FOLLOWING COMBINE SCALE

YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED OUNTY OF FORT BEND.
SEMENTS WITHIN THE LIMITS OF THE SUBDIVISION. EMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

REE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER
ALL POINTS OF CURVATURE AND TANGENCY, AND ALL LINE.

O MEET THE REQUIREMENTS OF THE

trant

DF 110.31 FEET ABOVE MEAN SEA LEVEL.
JED TO OR ABOVE A HEIGHT WHICH IS THE
SET ADJACENT TOP OF CURB, OR IN THE
HIGHEST NATURAL GROUND ALONG THE
HIGHEST NATURAL GROUND GRADIENT
JE 10.31 FEET ABOVE THE DOWN GRADIENT DE ZONE NO. 3.

SE INDICATED.

SE INDICATED.

UPFER SEPARATION BETWEEN THE SIDE PROPERTY. THE CONDITION OF SUCH SUBDIVIDED IN A BECOME VESTED IN THE PUBLIC FOR SHALL REVERT TO AND REVEST IN THE STRICTIVE COVENANTS WITHIN ALL

SUILDING, VEGETATION AND OTHER ACILITY. HROUGH AN APPROVED DRAINAGE

July 26 20220171

with its ce

ertificate of authe

entication was filed for recordation in my office on 20.22 at 4:85 o'clock p.M., in plat

, of the Plat Records of Fort Bend County, Texas.

County Clerk, Fort Bend County, Texas

Mina Thocula to

Deputy DIANA PASCULADO

man xihul

15 pgs

2022098441

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Laura Richard, County Clerk Fort Bend County Texas
July 26, 2022 04:05:16 PM
FEE: \$5809.00 DP2

BLUE HERON ESTATES

COUNTY OF FORT BEND

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24th day of APKIL

2022, A.D.

Notary Public in and for The State of TEXAS

ANDREW JESERY ALLEMAND

Printed Name of Notary / Expires

10-14-23

alf allenant

BEFORE ME, the undersigned authority, on this day personally appeared Natarajan Kuma, Manager of Beasley Communities 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 they executed the same for the purposes and considerations therein expressed.

STATE OF TEX AS

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21th day of APPLL

Notary Public in and for The State of TEX 15

ANTREW TOSEPH ALEMANS

Printed Name of Notary / Expires

Notary / Expires (0 - 14 - 23

Calg/ Menn

BEFORE ME, the undersigned authority, on this day personally appeared Sowmya Kumar, Manager of Beasley Communities 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 they executed the same for the purposes and considerations therein expressed.

COUNTY OF FORT

BEND

STATE OF TEXAS

A SUBDIVISION OF 50.050 AC. / 2,180,178 SQ. FT.,
SITUATED IN THE L.E. CROSS SURVEY, ABSTRACT NO. 417,
BEING ALL OF LOTS 1, 2, 3, 4 AND 5, BLOCK 35,
BEASLEY TOWNSITE ORCHARD GARDEN TRACTS,
RECORDED IN VOL. 2, PG. 11, F.B.C.M.R.,
CITY OF OF ROSENBERG ETJ,
FORT BEND COUNTY, TEXAS.

APRIL 5, 2022

5 BLOCKS

6 RESERVES

70 LOTS

Surveyor

GRULLER SURVEYING, LLC
a Texas Limited liability company
1244 N Post Oak Rd., Suite 200
Houston, TX 77055
(713) 333-1466

BEASLEY COMMUNITIES LLC, a Texas Limited liability company 21110 North Summitry Circle Katy, Texas 77449 (713) 597-1180

Owners

Prepared By

L A N D * S E R V I C

5301 Katy Freeway, Suite 100 Houston, TX 77007 (713) 936-0280

PROJECT NO. 5378 SHEET 1 OF 2

