

PLAT RECORDING SHEET

PLAT NAME: Indigo Sec 1

PLAT NO: _____

ACREAGE: 108.5

LEAGUE: Jane Wilkins Survey

ABSTRACT NUMBER: A-96

NUMBER OF BLOCKS: 13

NUMBER OF LOTS: 243

NUMBER OF RESERVES: 29

OWNERS: 300 Acres LLC

(DEPUTY CLERK)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	30.00'	47.68'	091°04'17"	S47°38'49"E	42.82'
C2	15.00'	23.56'	090°00'00"	N41°49'03"E	21.21'
C3	15.00'	23.56'	090°00'00"	N48°10'57"W	21.21'
C4	30.00'	46.69'	089°10'05"	S42°14'00"W	42.12'
C5	10506.91'	100.66'	000°32'56"	N02°37'31"W	100.65'
C6	30.00'	47.27'	090°16'59"	S48°02'28"E	42.53'
C7	15.00'	23.56'	090°00'00"	N41°49'03"E	21.21'
C8	15.00'	23.56'	090°00'00"	S48°10'57"E	21.21'
C9	387.00'	113.67'	016°49'47"	S80°21'11"E	113.27'
C10	120.00'	59.07'	028°12'06"	N27°43'00"E	58.47'
C11	25.00'	39.27'	090°00'00"	S03°10'57"E	35.36'
C12	25.00'	39.27'	090°00'00"	S03°10'57"E	35.36'
C13	15.00'	23.56'	090°00'00"	S86°49'03"W	21.21'
C14	15.00'	23.56'	090°00'00"	N03°10'57"E	21.21'
C15	15.00'	23.56'	090°00'00"	S86°49'03"W	21.21'
C16	375.00'	294.52'	045°00'00"	S64°19'03"W	287.01'
C17	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C18	15.00'	23.56'	090°00'00"	N48°10'57"W	21.21'
C19	15.00'	23.56'	090°00'00"	S48°10'57"E	21.21'
C20	350.00'	274.89'	045°00'00"	S70°40'57"E	267.88'
C21	22.50'	35.34'	090°00'00"	N41°49'03"E	31.82'
C22	300.00'	235.62'	045°00'00"	N70°40'57"W	229.61'
C23	115.00'	90.32'	045°00'00"	N70°40'57"W	88.02'
C24	100.00'	78.54'	090°00'00"	S64°19'03"W	76.54'
C25	350.00'	274.89'	045°00'00"	N64°19'03"E	267.88'
C26	25.00'	39.27'	090°00'00"	N41°49'03"E	35.36'
C27	25.00'	39.27'	090°00'00"	N48°10'57"W	35.36'
C28	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C29	15.00'	23.56'	090°00'00"	N48°10'57"W	21.21'
C30	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C31	15.00'	23.56'	090°00'00"	S48°10'57"E	21.21'
C32	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C33	15.00'	23.56'	090°00'00"	N41°49'03"E	21.21'
C34	15.00'	23.56'	090°00'00"	N48°10'57"W	21.21'
C35	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C36	15.00'	23.56'	090°00'00"	N03°10'57"W	21.21'
C37	15.00'	23.56'	090°00'00"	S86°49'03"W	21.21'
C38	15.00'	23.56'	090°00'00"	S03°10'57"E	21.21'
C39	15.00'	23.56'	090°00'00"	S86°49'03"W	21.21'
C40	15.00'	23.56'	090°00'00"	N03°10'57"W	21.21'
C41	15.00'	23.56'	090°00'00"	S86°49'03"W	21.21'
C42	15.00'	23.56'	090°00'00"	N86°49'03"E	21.21'
C43	15.00'	23.56'	090°00'00"	N03°10'57"W	21.21'
C44	15.00'	23.56'	090°00'00"	N86°49'03"E	21.21'
C45	15.00'	23.56'	089°59'58"	S03°10'56"E	21.21'
C46	15.00'	23.56'	090°00'00"	S86°49'03"W	21.21'
C47	15.00'	23.56'	090°00'00"	N86°49'03"E	21.21'
C48	15.00'	23.56'	090°00'10"	N03°11'01"W	21.21'
C49	15.00'	23.56'	089°59'59"	S86°49'05"W	21.21'
C50	15.00'	23.56'	090°00'00"	N86°49'03"E	21.21'
C51	15.00'	23.56'	090°00'00"	S03°10'57"E	21.21'
C52	15.00'	23.56'	090°00'01"	N03°10'57"W	21.21'
C53	15.00'	23.56'	090°00'00"	S03°10'59"E	21.21'
C54	15.00'	23.56'	090°00'00"	S86°49'03"W	21.21'
C55	15.00'	23.56'	090°00'00"	N03°10'58"W	21.21'
C56	15.00'	23.56'	090°00'00"	N03°10'57"W	21.21'
C57	15.00'	23.56'	090°00'00"	S48°10'57"E	21.21'
C58	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C59	15.00'	23.56'	090°00'00"	N41°49'03"E	21.21'
C60	15.00'	23.56'	090°00'00"	S48°10'57"E	21.21'

Reserve Area Table Alleyways			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Restriction
AA	6,866.24	0.1576	PRIVATE ALLEYWAY AND UTILITIES
BB	15,268.14	0.3505	PRIVATE ALLEYWAY AND UTILITIES
CC	47,235.31	1.084	PRIVATE ALLEYWAY AND UTILITIES
DD	17,186.28	0.3945	PRIVATE ALLEYWAY AND UTILITIES
EE	22,185.25	0.5093	PRIVATE ALLEYWAY AND UTILITIES
FF	17,235.86	0.3957	PRIVATE ALLEYWAY AND UTILITIES
GG	22,511.28	0.5168	PRIVATE ALLEYWAY AND UTILITIES
HH	6,787.50	0.1558	PRIVATE ALLEYWAY AND UTILITIES
II	6,787.50	0.1558	PRIVATE ALLEYWAY AND UTILITIES
TOTAL	162,063.36	3.720	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C61	15.00'	23.56'	090°00'00"	N48°10'57"W	21.21'
C62	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C63	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C64	15.00'	23.56'	090°00'00"	S48°10'57"E	21.21'
C65	15.00'	23.56'	090°00'00"	N48°10'57"W	21.21'
C66	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C67	15.00'	23.56'	090°00'00"	N41°49'03"E	21.21'
C68	15.00'	23.56'	090°00'00"	S48°10'57"E	21.21'
C69	15.00'	19.26'	073°34'40"	N78°36'23"E	17.97'
C70	15.00'	25.16'	096°05'56"	S06°13'55"E	22.31'
C71	15.00'	23.56'	090°00'00"	N03°10'57"W	21.21'
C72	15.00'	23.56'	090°00'00"	S86°49'03"W	21.21'
C73	15.00'	23.56'	090°00'00"	N86°49'03"E	21.21'
C74	15.00'	23.56'	090°00'00"	N03°10'57"W	21.21'
C75	15.00'	23.56'	090°00'00"	N86°49'03"E	21.21'
C76	15.00'	23.56'	090°00'00"	S03°10'57"E	21.21'
C77	15.00'	23.56'	090°00'00"	N86°49'03"E	21.21'
C78	15.00'	23.56'	090°00'00"	N03°10'57"W	21.21'
C79	15.00'	23.56'	090°00'00"	S48°10'57"E	21.21'
C80	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C81	15.00'	23.56'	090°00'00"	N86°49'03"E	21.21'
C82	15.00'	23.56'	090°00'00"	N03°10'57"W	21.21'
C83	15.00'	23.56'	090°00'00"	N03°10'57"W	21.21'
C84	15.00'	23.56'	090°00'00"	S86°49'03"W	21.21'
C85	15.00'	23.56'	090°00'00"	S48°10'57"E	21.21'
C86	15.00'	23.56'	089°59'53"	S41°49'03"W	21.21'
C87	15.00'	23.56'	089°59'58"	S48°10'56"E	21.21'
C88	15.00'	23.56'	090°00'00"	N41°49'03"E	21.21'
C89	15.00'	23.56'	090°00'00"	S48°10'57"E	21.21'
C90	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C91	15.00'	23.56'	090°00'00"	N48°10'57"W	21.21'
C92	30.00'	46.56'	088°55'42"	S42°21'12"W	42.03'
C93	15.00'	23.56'	090°00'00"	N41°49'03"E	21.21'
C94	15.00'	23.56'	090°00'00"	N48°10'57"W	21.21'
C95	15.00'	23.56'	090°00'00"	N41°49'03"E	21.21'
C96	15.00'	23.56'	090°00'00"	S48°10'57"E	21.21'
C97	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C98	15.00'	23.56'	089°59'58"	N48°10'56"W	21.21'
C99	15.00'	23.56'	090°00'00"	N41°49'03"E	21.21'
C100	15.00'	23.56'	090°00'00"	N48°10'57"W	21.21'
C101	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C102	15.00'	23.56'	090°00'00"	N41°49'03"E	21.21'
C103	15.00'	23.56'	089°59'59"	S48°10'57"E	21.21'
C104	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C105	15.00'	23.56'	090°00'00"	S48°10'57"E	21.21'
C106	15.00'	23.56'	090°00'00"	N41°49'03"E	21.21'
C107	15.00'	23.56'	090°00'00"	S48°10'57"E	21.21'
C108	39.00'	61.26'	089°59'59"	S48°10'57"E	55.15'
C109	20.00'	31.42'	090°00'00"	S41°49'03"W	28.28'
C110	15.00'	23.56'	090°00'00"	S48°10'57"E	21.21'
C111	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C112	15.00'	23.56'	090°00'00"	N41°49'03"E	21.21'
C113	15.00'	23.56'	090°00'00"	S41°49'02"W	21.21'
C114	15.00'	23.56'	090°00'00"	N48°10'57"W	21.21'
C115	15.00'	23.56'	089°59'59"	N41°49'03"E	21.21'

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Restriction
A	48,282.11	1.1084	LANDSCAPE, OPEN SPACE, AND UTILITIES
B	6,000.00	0.1377	LANDSCAPE, OPEN SPACE, AND UTILITIES
C	15,093.90	0.3465	LANDSCAPE, OPEN SPACE, AND UTILITIES
D	10,819.44	0.2484	PARK, LANDSCAPE, OPEN SPACE, AND UTILITIES
E	1,400.00	0.0321	LANDSCAPE, OPEN SPACE, AND UTILITIES
F	35,534.14	0.8158	LANDSCAPE, OPEN SPACE, AND UTILITIES
G	1,400.00	0.0321	LANDSCAPE, OPEN SPACE, AND UTILITIES
H	7,144.19	0.1640	LANDSCAPE, OPEN SPACE, AND UTILITIES
I	1,400.00	0.0321	LANDSCAPE, OPEN SPACE, AND UTILITIES
J	1,400.00	0.0321	LANDSCAPE, OPEN SPACE, AND UTILITIES
K	95,883.92	2.201	LANDSCAPE, OPEN SPACE, AND UTILITIES
L	8,320.00	0.1910	LANDSCAPE, OPEN SPACE, AND UTILITIES
M	2,790.00	0.0640	LANDSCAPE, OPEN SPACE, AND UTILITIES
N	156,269.67	3.588	LANDSCAPE, OPEN SPACE, AND UTILITIES
O	559,631.24	12.85	DRAINAGE
P	26,877.30	0.6170	WASTEWATER TREATMENT PLANT
Q	40,449.88	0.9286	WATER PLANT
R	5,415.87	0.1243	LANDSCAPE AND OPEN SPACE
S	521,946.46	11.98	DRAINAGE, LANDSCAPE, OPEN SPACE, AND UTILITIES
T	1,634,311.52	37.52	DRAINAGE, LANDSCAPE, OPEN SPACE, AND UTILITIES
TOTAL	3,180,369.64	73.01	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°21'03"W	18.85'
L2	N02°53'59"W	14.21'
L3	N86°49'03"E	50.00'
L4	N13°36'56"E	4.56'
L5	N07°27'01"E	74.13'
L6	N86°49'03"E	70.00'
L7	S41°49'03"W	50.00'
L8	S86°49'03"W	50.00'
L9	S03°10'57"E	50.00'
L10	N03°10'57"W	15.01'
L11	N03°10'57"W	16.00'
L12	N03°10'57"W	16.00'
L13	N03°10'57"W	16.00'
L14	N03°10'57"W	15.01'
L15	N03°10'57"W	16.00'
L16	N03°10'57"W	16.00'
L17	N03°10'57"W	16.00'
L18	N86°49'03"E	70.00'
L19	N86°49'03"E	70.00'
L20	N03°10'57"W	16.00'
L21	N03°10'57"W	16.00'
L22	N03°10'57"W	16.00'
L23	N03°10'57"W	16.00'
L24	N03°10'57"W	16.00'
L25	N03°10'57"W	16.00'
L26	N03°10'57"W	16.00'
L27	N03°10'57"W	16.00'
L28	N03°10'57"W	16.00'
L29	N03°10'57"W	16.00'
L30	N03°10'57"W	16.00'
L31	N03°10'57"W	16.00'
L32	N86°49'03"E	70.00'
L33	N86°49'03"E	70.00'
L34	N03°10'57"W	16.00'
L35	N03°10'57"W	16.00'
L36	N03°10'57"W	14.99'
L37	N03°10'57"W	16.00'
L38	N03°10'57"W	16.00'
L39	N03°10'57"W	14.99'
L40	S03°10'57"E	15.00'
L41	S03°10'57"E	16.00'
L42	S03°10'57"E	16.00'
L43	N03°10'57"W	15.00'
L44	N03°10'57"W	16.00'
L45	N03°10'57"W	16.00'
L46	N86°49'03"E	70.00'
L47	N86°49'03"E	70.00'
L48	S03°10'57"E	16.00'
L49	S03°10'57"E	16.00'
L50	S03°10'57"E	16.00'
L51	N03°10'57"W	16.00'
L52	N03°10'57"W	16.00'
L53	N03°10'57"W	16.00'
L54	S03°10'57"E	16.00'
L55	S03°10'57"E	16.00'
L56	S03°10'57"E	16.00'

LINE TABLE		
LINE	BEARING	LENGTH
L57	N03°10'57"W	16.00'
L58	N03°10'57"W	16.00'
L59	N03°10'57"W	16.00'
L60	N86°49'03"E	70.00'
L61	N86°49'03"E	70.00'
L62	S03°10'57"E	16.00'
L63	S03°10'57"E	16.00'
L64	S03°10'57"E	16.00'
L65	S03°10'57"E	14.99'
L66	S03°10'57"E	16.00'
L67	N03°10'57"W	16.00'
L68	N03°10'57"W	16.00'
L69	N03°10'57"W	14.99'
L70	N48°10'57"W	39.96'
L71	N86°49'03"E	25.00'
L72	N86°49'03"E	25.00'
L73	N41°49'03"E	24.00'
L74	N41°49'03"E	24.00'
L75	N41°49'03"E	10.00'
L76	N48°10'57"W	5.00'
L77	N41°49'03"E	10.00'
L78	N41°49'03"E	10.00'
L79	N48°10'57"W	10.00'
L80	N41°49'03"E	10.00'
L81	S86°49'03"W	9.33'
L82	N03°17'58"W	23.52'
L83	N48°10'57"W	3.54'
L84	S86°42'02"W	2.50'
L85	S03°17'58"E	26.02'
L86	N03°10'57"W	25.00'
L87	S86°49'03"W	5.00'
L88	S03°10'57"E	25.00'
L89	N03°10'57"W	25.00'
L90	S86°49'03"W	25.00'
L91	S03°10'57"E	25.00'
L92	N03°10'57"W	25.00'
L93	S86°49'03"W	25.00'
L94	S03°10'57"E	25.00'
L95	N03°17'58"W	25.01'
L96	S86°42'02"W	5.00'
L97	S03°17'58"E	24.99'
L98	N03°10'57"W	15.35'
L99	N86°49'03"E	20.00'
L100	N03°10'57"W	15.33'
L101	N03°10'57"W	15.28'
L102	N86°49'03"E	20.00'
L103	S03°10'57"E	15.26'
L104	N03°10'57"W	15.21'
L105	N86°49'03"E	20.00'
L106	S03°10'57"E	15.19'
L107	S41°49'03"E	20.00'
L108	S03°10'57"E	4.86'
L109	S86°49'03"W	20.00'
L110	N03°10'57"W	4.84'
L111	S03°10'57"E	4.79'
L112	S86°49'03"W	20.00'

Lot Area Table BLOCK 1		
Parcel #	Area (Sq Ft)	Area (Ac)
1	4276.54	0.0982
2	4876.54	0.1119
3	3900.00	0.0895
4	3300.00	0.0758
5	3300.00	0.0758
6	3900.00	0.0895
7	3900.00	0.0895
8	3300.00	0.0758
9	3300.00	0.0758
10	3900.00	0.0895
11	3900.00	0.0895
12	3300.00	0.0758
13	3300.00	0.0758
14	3900.00	0.0895
15	3900.00	0.0895
16	3300.00	0.0758
17	5499.90	0.1263
18	5499.90	0.1263
19	5499.90	0.1263
20	5499.90	0.1263
21	5499.90	0.1263
22	5499.90	0.1263
23	6815.67	0.1565
24	10741.93	0.2466
25	7665.94	0.1760
26	5500.00	0.1263
27	5500.00	0.1263
28	5500.00	0.1263
29	5500.00	0.1263
30	5500.00	0.1263
31	5500.00	0.1263
32	5500.00	0.1263
33	6111.71	0.1403

Lot Area Table BLOCK 2		
Parcel #	Area (Sq Ft)	Area (Ac)
1	5953.43	0.1367
2	5500.00	0.1263
3	5500.00	0.1263
4	5500.00	0.1263
5	5548.29	0.1274
6	7792.59	0.1789
7	5953.43	0.1367
8	5500.00	0.1263
9	5500.00	0.1263
10	5500.00	0.1263
11	5548.29	0.1274
12	7830.14	0.1798

Lot Area Table BLOCK 3		
Parcel #	Area (Sq Ft)	Area (Ac)
1	3840.93	0.0882
2	3375.00	0.0775
3	3375.00	0.0775
4	3375.00	0.0775
5	3375.00	0.0775
6	3840.93	0.0882

Lot Area Table BLOCK 4		
Parcel #	Area (Sq Ft)	Area (Ac)
1	6007.43	0.1379
2	5500.00	0.1263
3	5500.00	0.1263
4	5500.00	0.1263
5	5500.00	0.1263
6	5500.42	0.1263
7	5500.00	0.1263
8	5500.00	0.1263
9	5995.58	0.1376

Lot Area Table BLOCK 5		
Parcel #	Area (Sq Ft)	Area (Ac)
1	4182.85	0.0960
2	3583.17	0.0823
3	3899.86	0.0895
4	3300.14	0.0758
5	3300.14	0.0758
6	3899.86	0.0895
7	3899.86	0.0895
8	3300.14	0.0758
9	3300.14	0.0758
10	3899.86	0.0895
11	3788.51	0.0870
12	3300.14	0.0758
13	3193.22	0.0733
14	3149.16	0.0723
15	3150.00	0.0723
16	3150.00	0.0723
17	4416.36	0.1014

Lot Area Table BLOCK 8		
Parcel #	Area (Sq Ft)	Area (Ac)
1	2003.43	0.0460
2	1120.00	0.0257
3	1120.00	0.0257
4	1400.00	0.0321
5	1400.00	0.0321
6	1120.00	0.0257
7	1120.00	0.0257
8	1120.00	0.0257
9	1400.00	0.0321
10	1400.00	0.0321
11	1120.00	0.0257
12	1120.00	0.0257
13	1120.00	0.0257
14	1400.00	0.0321
15	1400.00	0.0321
16	1120.00	0.0257
17	1120.00	0.0257
18	1120.00	0.0257
19	2002.85	0.0460
20	3551.71	0.0815
21	3600.00	0.0826
22	3600.00	0.0826
23	3600.00	0.0826
24	3600.00	0.0826
25	3600.00	0.0826
26	3600.00	0.0826
27	3600.00	0.0826
28	3600.00	0.0826
29	3600.00	0.0826
31	3285.00	0.0754
32	3794.18	0.0871
33	4376.73	0.1005
34	3900.00	0.0895
35	3300.00	0.0758
36	3300.00	0.0758
37	3900.00	0.0895
38	3900.00	0.0895
39	3300.00	0.0758
40	4339.21	0.0996

Lot Area Table BLOCK 8		
Parcel #	Area (Sq Ft)	Area (Ac)
41	3600.00	0.0826
42	3600.00	0.0826
43	3600.00	0.0826
44	3600.00	0.0826
45	4339.21	0.0996
46	3952.71	0.0907
47	3600.00	0.0826
48	3600.00	0.0826
49	3600.00	0.0826
50	3600.00	0.0826
51	3600.00	0.0826
52	3150.00	0.0723
53	3150.00	0.0723
54	3150.00	0.0723
55	3150.00	0.0723
56	4403.43	0.1011
57	3101.71	0.0712
58	3150.00	0.0723
59	3150.00	0.0723
60	3150.00	0.0723
61	3150.00	0.0723
62	3500.00	0.0803
63	3300.00	0.0758
64	3900.00	0.0895
65	3900.00	0.0895
66	3300.00	0.0758
67	3551.70	0.0815
68	3222.95	0.0740
69	3053.62	0.0701
70	3150.00	0.0723
71	3150.00	0.0723
72	3150.00	0.0723
73	3150.00	0.0723
74	3150.00	0.0723
75	3150.00	0.0723
76	3150.00	0.0723
77	4001.71	0.0919

Lot Area Table BLOCK 9		
Parcel #	Area (Sq Ft)	Area (Ac)
1	3053.43	0.0701
2	3150.00	0.0723
3	3150.00	0.0723
4	3053.43	0.0701

Lot Area Table BLOCK 10		
Parcel #	Area (Sq Ft)	Area (Ac)
1	3781.14	0.0868
2	3600.33	0.0827
3	3600.00	0.0826
4	3600.00	0.0826
5	3728.43	0.0856

Lot Area Table BLOCK 11		
Parcel #	Area (Sq Ft)	Area (Ac)
1	3619.21	0.0831
2	4219.21	0.0969
3	3300.00	0.0758
4	3900.00	0.0895
5	3300.00	0.0758
6	3900.00	0.0895
7	3300.00	0.0758
8	3900.00	0.0895
9	3300.00	0.0758
10	3900.00	0.0895
11	3619.21	0.0831
12	4219.21	0.0969

Lot Area Table BLOCK 12		
Parcel #	Area (Sq Ft)	Area (Ac)
1	3776.71	0.0867
2	4376.71	0.1005
3	3300.00	0.0758
4	3900.00	0.0895
5	3900.00	0.0895
6	3300.00	0.0758
7	3776.71	0.0867
8	4376.71	0.1005

Lot Area Table BLOCK 13		
Parcel #	Area (Sq Ft)	Area (Ac)
1	5891.71	0.1353
2	5500.00	0.1263
3	5500.00	0.1263
4	5500.00	0.1263
8	5548.29	0.1274
9	5500.00	0.1263
10	5500.00	0.1263
11	5500.00	0.1263
12	5891.71	0.1353

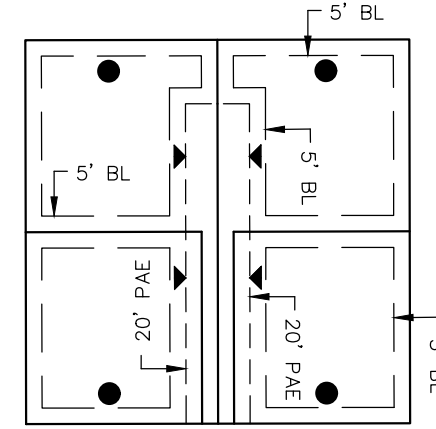
TOTAL PLAT AREA	= 108.5 ACRES
LESS DETENTION AREA	= 62.37 ACRES
ADD AMENITY DETENTION	= 49.5 ACRES
LESS RIGHT-OF-WAY	= 11.03 ACRES
TOTAL BASE SITE AREA	= 84.6 ACRES
TOTAL UNITS	= 243
GROSS DENSITY	= 2.87 UNITS PER ACRE

SINGLE FAMILY ATTACHED	
TOWNNHOMES	= 38
DUPLEX	= 30
TOTAL	= 68

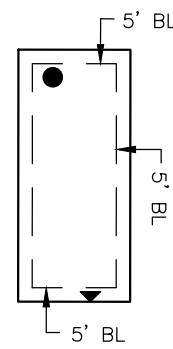
SINGLE FAMILY DETACHED	
35' LOTS	= 31
40' LOTS	= 34
50' LOTS	= 50
60' LOTS	= 60
TOTAL	= 175

LOT DETAILS

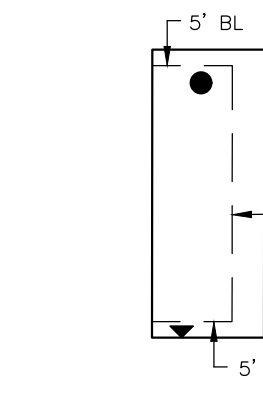
- PEDESTRIAN ENTRANCE TO LOT
- ▼ VEHICULAR ENTRANCE TO LOT



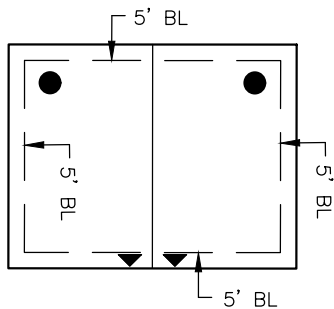
TYPICAL DETAIL FOR CLUSTER LOTS



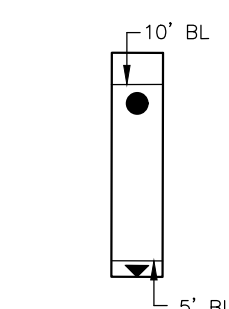
TYPICAL DETAIL FOR SINGLE
DETACHED LOTS (5' INTERIOR
BUILDING SETBACK)



TYPICAL DETAIL FOR SINGLE
FAMILY DETACHED LOTS (MIN. 0'
INTERIOR BUILDING SETBACK)



TYPICAL DETAIL FOR
DUPLEX LOTS



TYPICAL DETAIL FOR
TOWNHOUSE LOTS

INDIGO SEC 1

A SUBDIVISION OF 108.5 ACRES OF LAND
OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

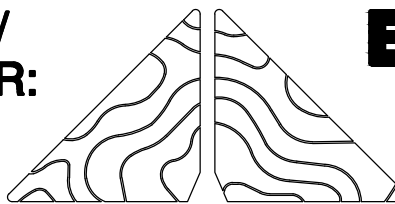
243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023

OWNER/
DEVELOPER:

300 ACRES LLC,
a Texas limited liability company
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBPB REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-825-2200
TBPB REGISTRATION NUMBER 10194692

MATCH TO SHEET 5
MATCH TO SHEET 6

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
SSE=	SANITARY SEWER EASEMENT
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FBCMR=	FORT BEND COUNTY MAP RECORDS
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FC= FILM CODE
VOL. _, PG. _= VOLUME, PAGE

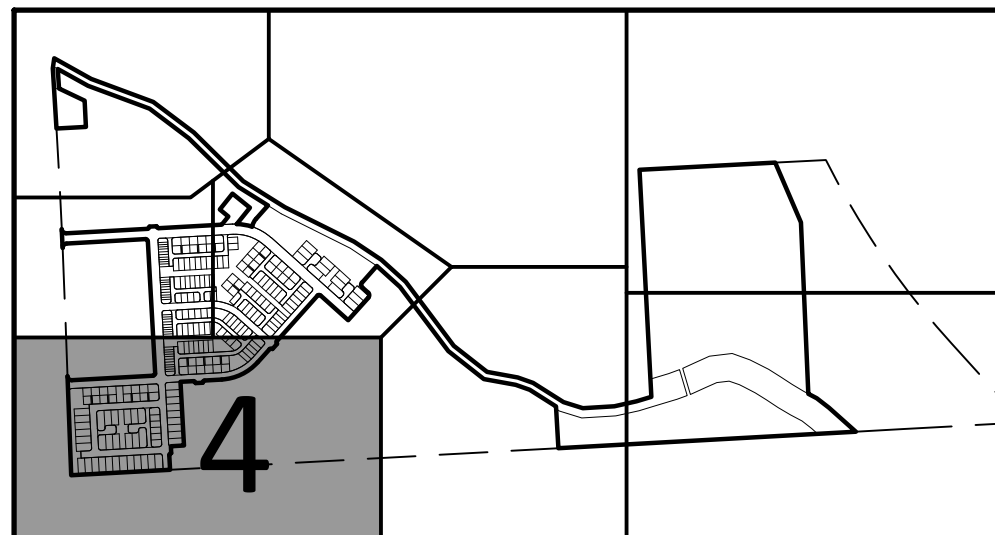
FND= FOUND
IP= IRON PIPE

● IRON PIPE TO BE SET WITH CAP STAMPED "ELS"
STREET NAME CHANGE

1	BLOCK NUMBER
A	RESERVE LETTER

Age Group	Percentage (%)
18-24	~100
25-34	~80
35-44	~60
45-54	~40
55-64	~20
65-74	~10
75-84	~5
85-94	~2
95-104	~1

(IN FEET)
1 inch = 60 ft.



MAP KEY

INDIGO SEC 1

A SUBDIVISION OF 108.5 ACRES OF LAND
OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

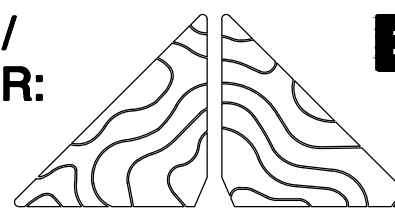
243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023

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DEVELOPER:**

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7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

**ENGINEER/
SURVEYOR**

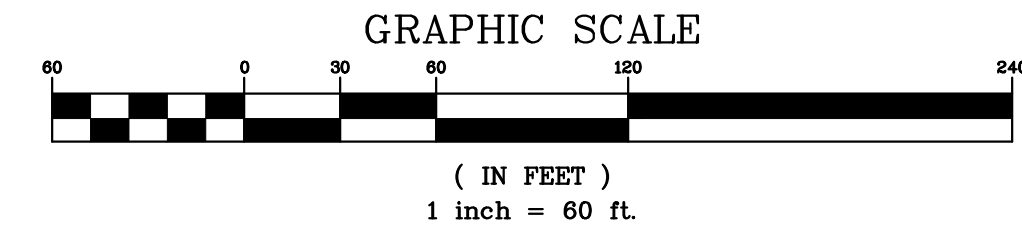


ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-832-2200
TBPS REGISTRATION NUMBER 10194692

SHEET 4 OF 1

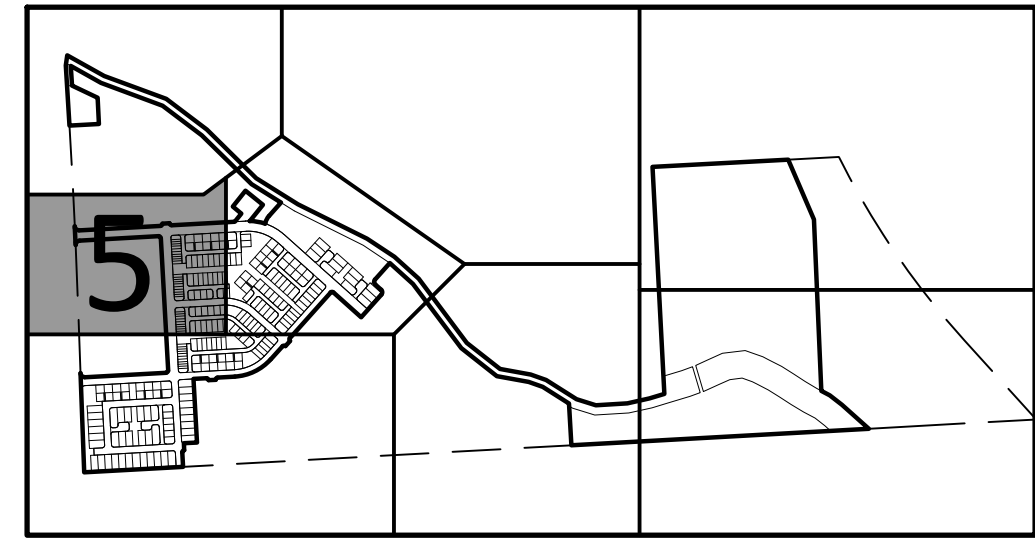
HARLEM ROAD
(WIDTH VARIES)
FBBCF No. 2004060101, 2011015402 & 2015075797, FBCORR
VOL. 63, PG. 203, FBCDR

REMAINDER OF A
CALLED 145.368 ACRES
(TRACT III)
300 ACRES LLC
F.B.C.C.F. No. 2017087205



ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
SSE=	SANITARY SEWER EASEMENT
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FC=	FILM CODE
VOL., PG.=	VOLUME, PAGE
FND=	FOUND
IP=	IRON PIPE
○	IRON PIPE TO BE SET WITH CAP STAMPED "ELS"
↶	STREET NAME CHANGE
①	BLOCK NUMBER
A	RESERVE LETTER



MAP KEY

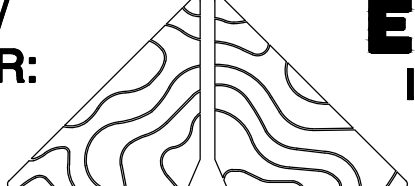
INDIGO SEC 1

A SUBDIVISION OF 108.5 ACRES OF LAND
OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023

**OWNER/
DEVELOPER:** 300 ACRES LLC,
a Texas limited liability company
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

**ENGINEER/
SURVEYOR:**  **ELEVATION**
land solutions
TBPB REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692



MATCH TO SHEET 7

MATCH TO SHEET 7

MATCH TO SHEET 6

MATCH TO SHEET 6

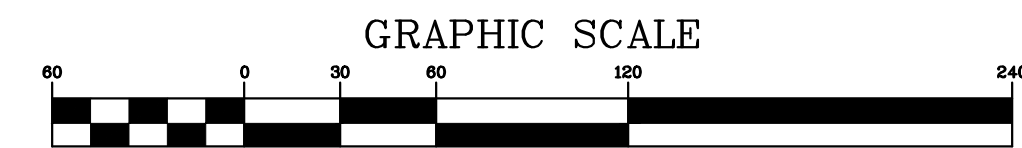
MATCH TO SHEET 4

MATCH TO SHEET 4

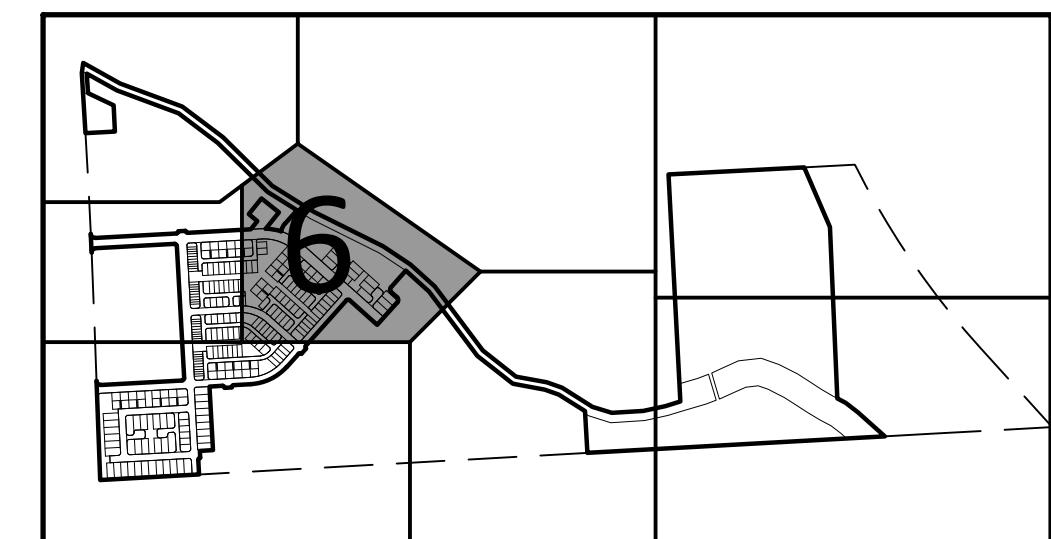
REMAINDER OF A
CALLED 145.368 ACRES
(TRACT III)
300 ACRES LLC
F.B.C.C.F. No. 2017087205

REMAINDER OF A
CALLED 145.368 ACRES
(TRACT III)
300 ACRES LLC
F.B.C.C.F. No. 2017087205

HARLEM ROAD
(WIDTH VARIES)
FBCCF No. 2004060101, 201015402 & 2015075797, FBCOPR
VOL. 63, PG. 203, FBCDR



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o	IRON PIPE TO BE SET WITH CAP STAMPED "ELS"
↶ ↷	STREET NAME CHANGE
1	BLOCK NUMBER
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MAP KEY

INDIGO SEC 1

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OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

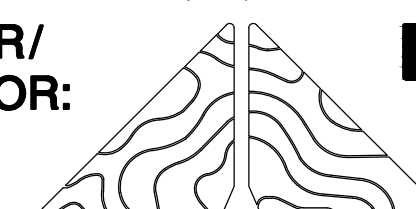
243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023

OWNER/
DEVELOPER:

300 ACRES LLC,
a Texas limited liability company
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBPB REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-822-2200
TBPB REGISTRATION NUMBER 10194692



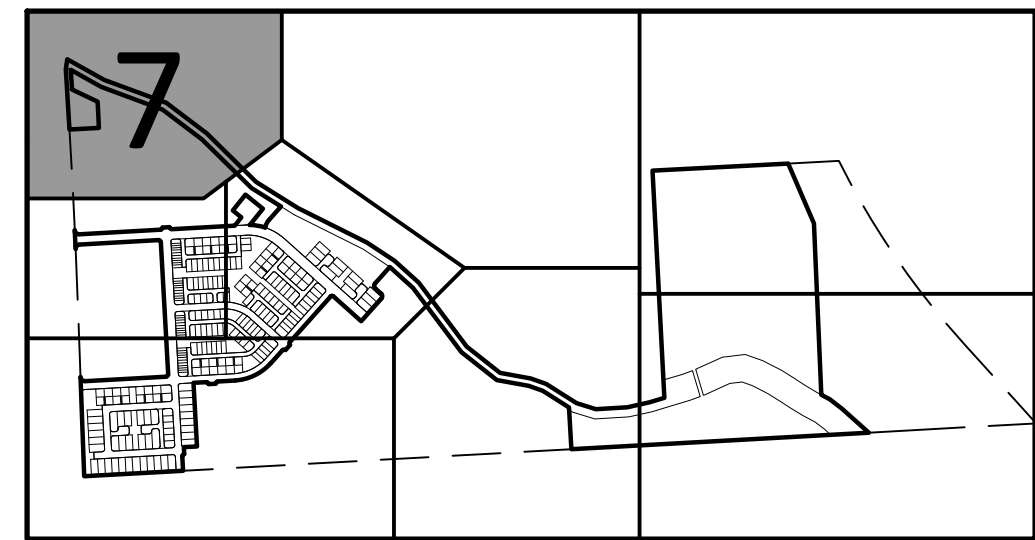


(IN FEET)
1 inch = 60 ft.



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OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

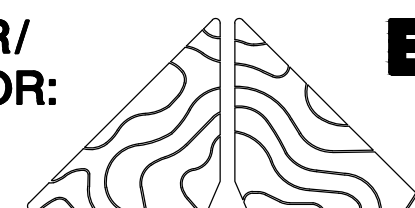
243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023

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7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBP# REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-825-2200
TBP# REGISTRATION NUMBER 10194692

HARLEM ROAD
(WIDTH VARIES)
FBCCF No. 2004060101, 2011015402 & 2015075797, FBCCPR
VOL. 63, PG. 203, FBCCF

TO A/E
DATE: 2/20/2023
FBCOPR

MATCH TO SHEET 5

MATCH TO SHEET 5
MATCH TO SHEET 6

MATCH TO SHEET 6

REMAINDER OF A
CALLED 5,656.65 ACRES
HARLEM STATE FARM
VOL. 152, PG. 423
F.B.C.D.R.

RESERVE "O"
55' WIDE DRAINAGE
EASEMENT TO FORT BEND
COUNTY DRAINAGE DISTRICT

REMAINDER OF A
CALLED 145.368 ACRES
(TRACT III)
300 ACRES LLC
F.B.C.C.F. No. 2017087205

CALLED 70' WIDE DRAINAGE CANAL (FOURTH TRACT)
TO FORT BEND COUNTY DRAINAGE DISTRICT
VOL. 331, PG. 468, F.B.C.D.R.




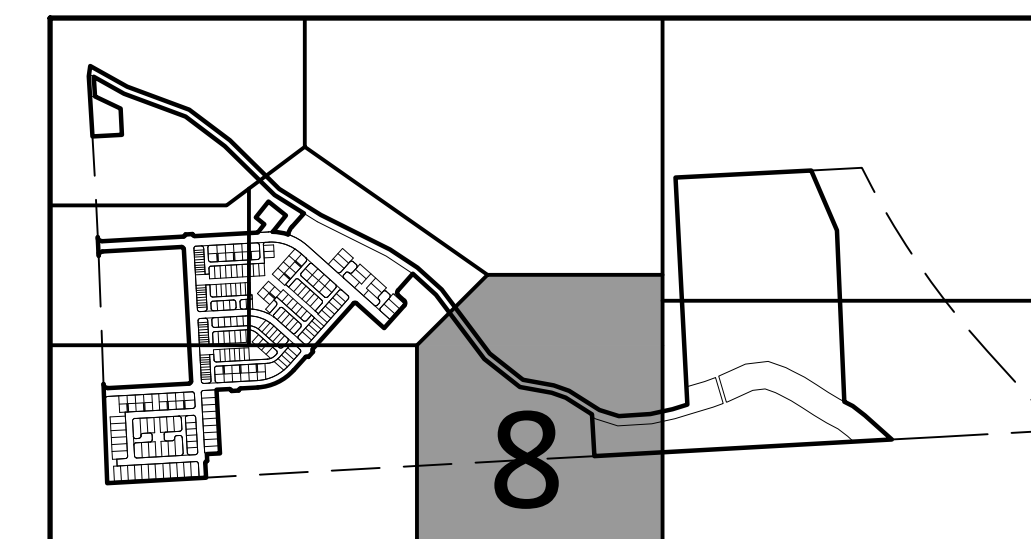
(IN FEET)
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FBCCD=	FOOT BEND COUNTY DEED RECORDS
FBCCN=	FOOT BEND COUNTY MAP RECORDS
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●	IRON PIPE TO BE SET WITH CAP STAMPED "ELS"
	STREET NAME CHANGE
①	BLOCK NUMBER
Ⓐ	RESERVE LETTER



MAP KEY

INDIGO SEC 1

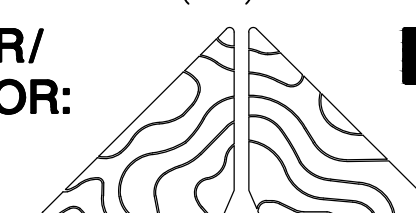
A SUBDIVISION OF 108.5 ACRES OF LAND
OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023

**OWNER/
DEVELOPER:**

300 ACRES LLC,
a Texas limited liability company
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

ENGINEER/
SURVEYOR:

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

SHEET 8 OF 13

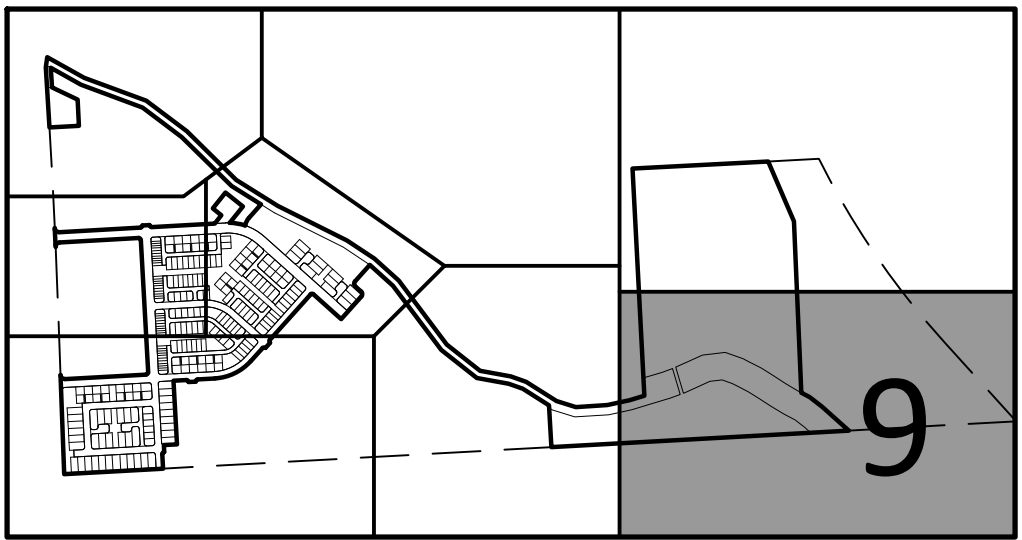


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A	RESERVE LETTER



MAP KEY

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OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

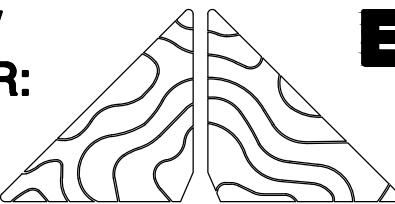
243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023

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THE WOODLANDS, TX 77381 832-825-2200
TBPB REGISTRATION NUMBER 10194692

MATCH TO SHEET 10

MATCH TO SHEET 10

13

REMAINDER OF A
CALLED 5,656.65 ACRES
HARLEM STATE FARM
VOL. 152, PG. 423
F.B.C.D.R.

140' WIDE MISC. ESMT.
FBCCF No 2010064742
FBCCF No 2013070626

CALLED 3.532 ACRES
PARCEL 9A-E
FBCCF No 9144828

REMAINDER OF A
CALLED 143.827 ACRES
(TRACT IV)
300 ACRES LLC
F.B.C.C.F. No. 2018058651

125' WIDE DRAINAGE EASEMENT
(CALLED 2,402 ACRES)
GRAND PARKWAY 135B LP
FBCCF No 2021018362

13

CALLED 70' WIDE DRAINAGE CANAL
(FOURTH TRACT)
TO FORT BEND COUNTY DRAINAGE DISTRICT
VOL. 331, PG. 468, F.B.C.D.R.

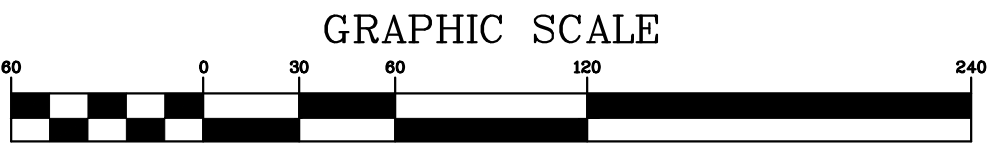
195' WIDE DRAINAGE
EASEMENT TO FORT BEND
COUNTY DRAINAGE DISTRICT

195' WIDE DRAINAGE
EASEMENT TO FORT BEND
COUNTY DRAINAGE DISTRICT

13

13

CALLED 107.128 ACRES
(TRACT 9B)
RES/VLS REAL ESTATE L.P.
F.B.C.C.F. No. 9632563

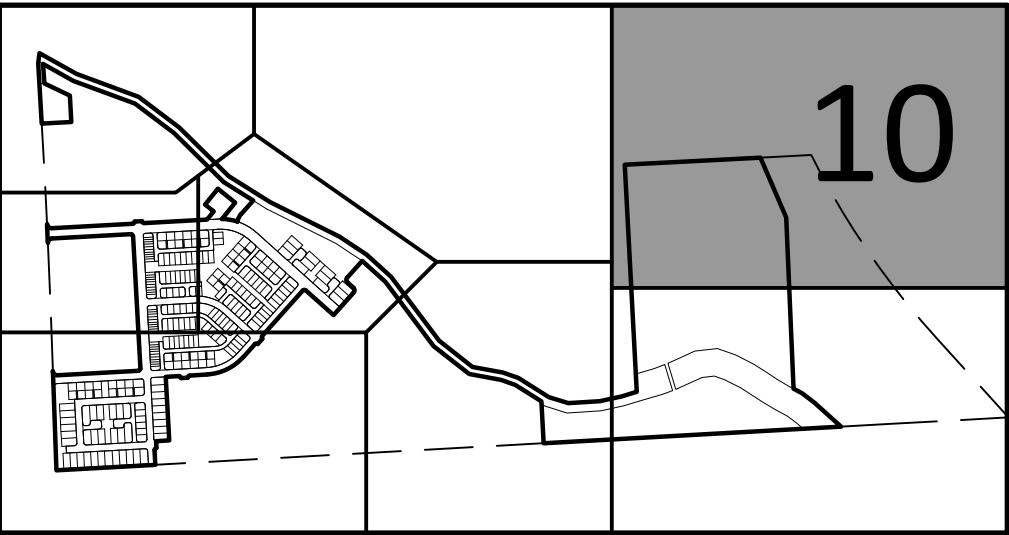


(IN FEET)
1 inch = 60 ft.



ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
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FC=	FILM CODE
VOL., PG.=	VOLUME, PAGE
FND=	FOUND
IP=	IRON PIPE
○	IRON PIPE TO BE SET WITH CAP STAMPED "ELS"
↶↷	STREET NAME CHANGE
①	BLOCK NUMBER
A	RESERVE LETTER



MAP KEY

REMAINDER OF A CALLED 143.827 ACRES
(TRACT IV)
300 ACRES, LLC
F.B.C.C.F. No. 2018058651

N87°00'00"E 980.83'

125' WIDE DRAINAGE EASEMENT
(CALLED 2.402 ACRES)
GRAND PARKWAY 1358 LP
FBCCF No 2021018362

S23°18'25"E 470.65'

CALLED 30' WIDE
DOW CHEMICAL COMPLYAN EASEMENT
VOL. 577, PG. 819 FBCCR
VOL. 577, PG. 825 FBCCR (AS AMENDED)
ASSIGNED IN VOL. 716, PG. 899 FBCCR

CALLED 20' WIDE
LONE STAR GAS COMPLYAN EASEMENT
VOL. 597, PG. 111 FBCCR

REMAINDER OF A
CALLED 143.827 ACRES
(TRACT IV)
300 ACRES LLC
F.B.C.C.F. No. 2018058651

CALLED 180' WIDE
(101.866 ACRES)
H.L.&P. EASEMENT
VOL. 440, PG. 258 FBCCR
FBCCF No 9636728 (AS AMENDED)

GRAND PARKWAY (S.H. 99)
CONTROLLED ACCESS HIGHWAY FACILITY
CALLED 97.179 ACRES
FBCCF No 9203043
(PARCEL 9)

REMAINDER OF A
CALLED 5,656.65 ACRES
HARLEM STATE FARM
VOL. 152, PG. 423
F.B.C.D.R.

⑬ T

N03°00'00"E 1641.83'

MATCH TO SHEET 9

S02°28'08"E 1238.46'

MATCH TO SHEET 9

INDIGO SEC 1

A SUBDIVISION OF 108.5 ACRES OF LAND
OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

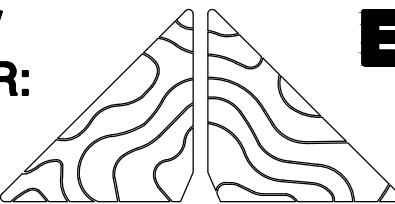
243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023

OWNER/
DEVELOPER:

300 ACRES LLC,
a Texas limited liability company
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

ENGINEER/
SURVEYOR:



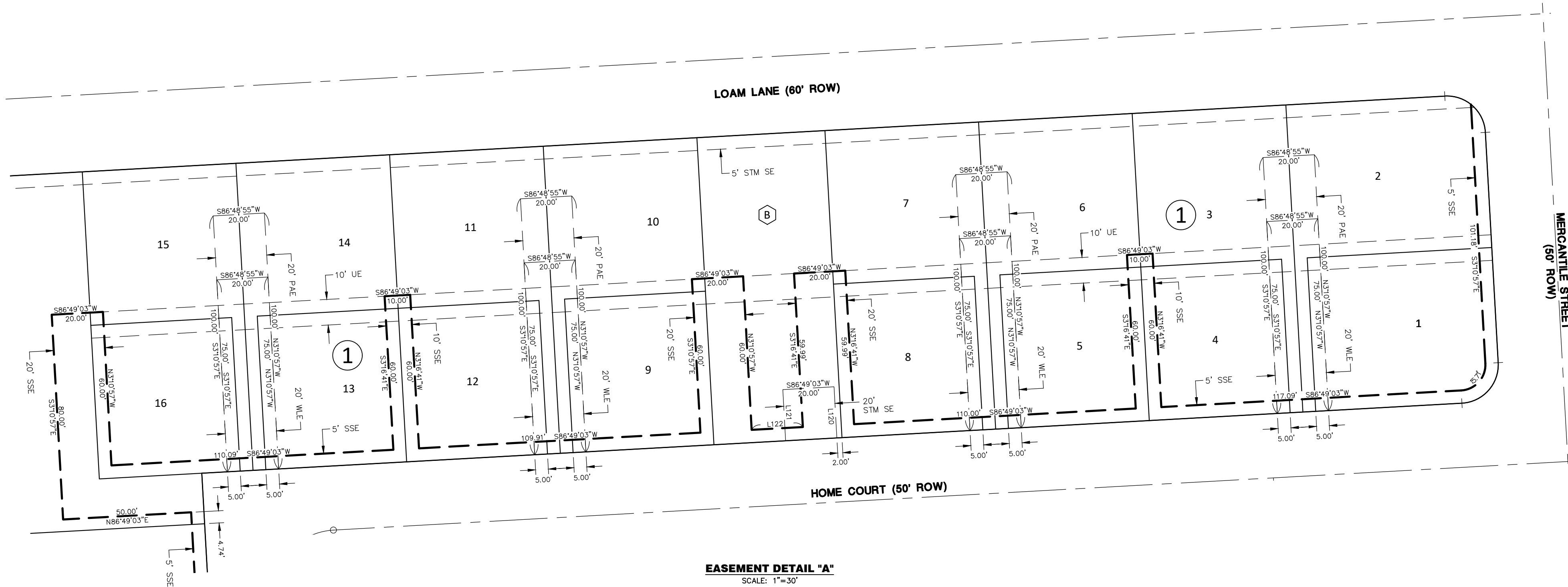
ELEVATION
land solutions
TBPB REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-825-2200
TBPB REGISTRATION NUMBER 10194692



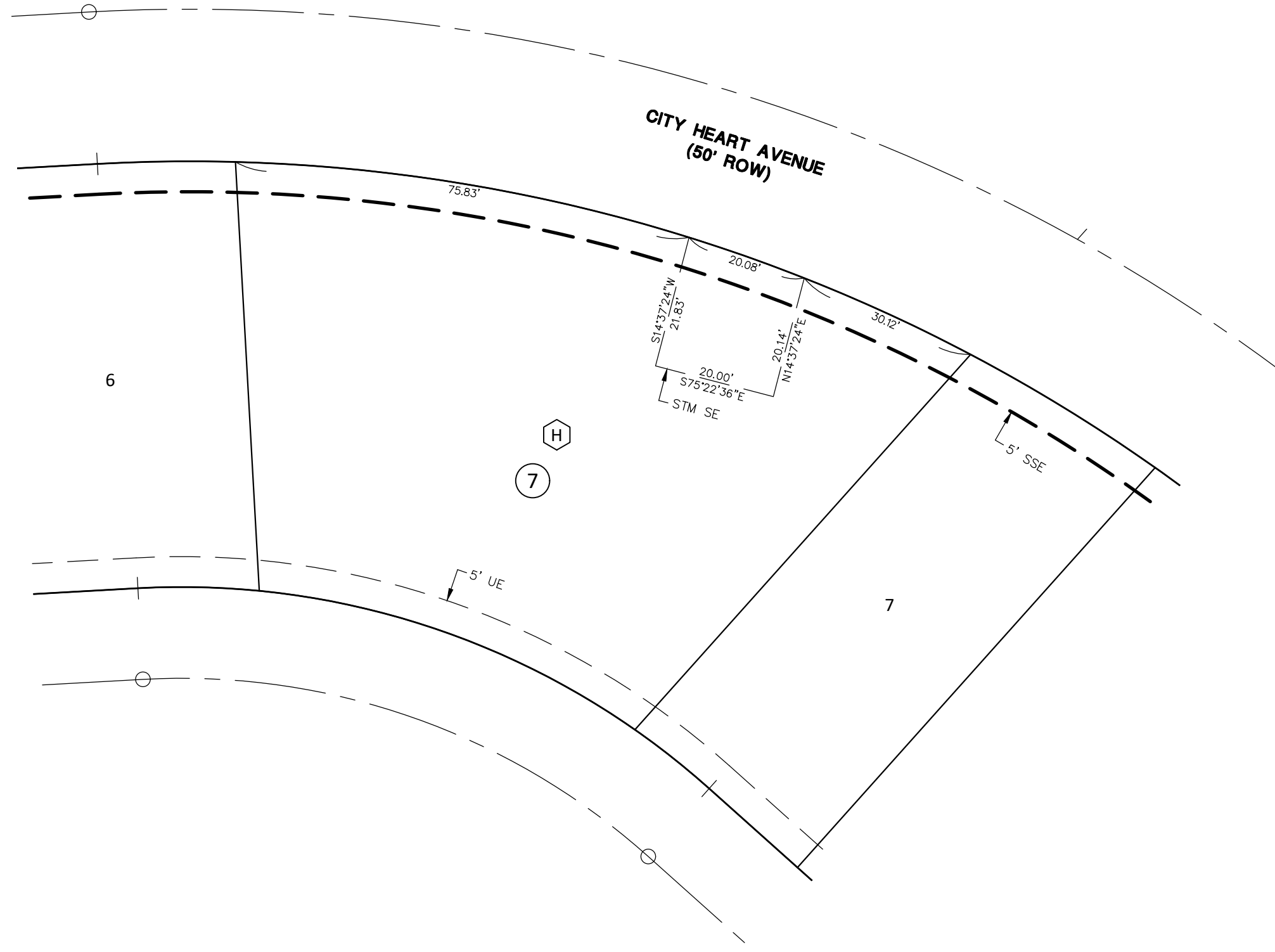
(IN FEET)
1 inch = 30 ft.

ABBREVIATIONS

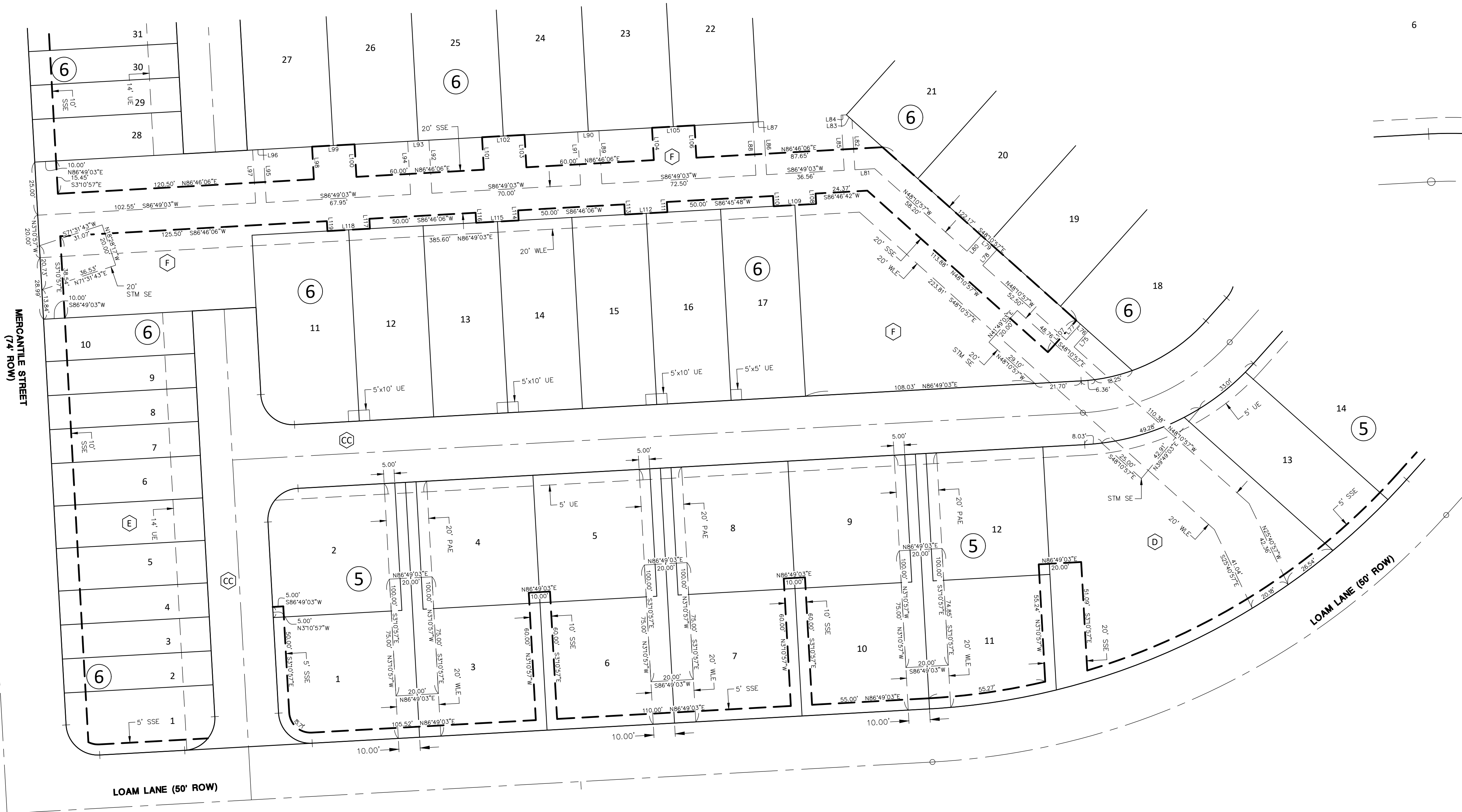
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	STREET NAME CHANGE
1	BLOCK NUMBER
A	RESERVE LETTER



EASEMENT DETAIL "A"
SCALE: 1"=30'



EASEMENT DETAIL "C"
SCALE: 1"=20'



EASEMENT DETAIL "B"
SCALE: 1"=30'

INDIGO SEC 1

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OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

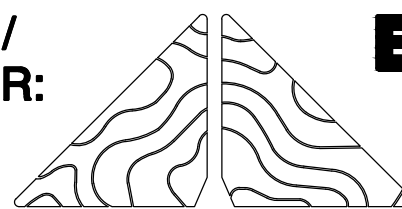
243 LOTS 29 RESERVES 13 BLOCKS

MAY 2023

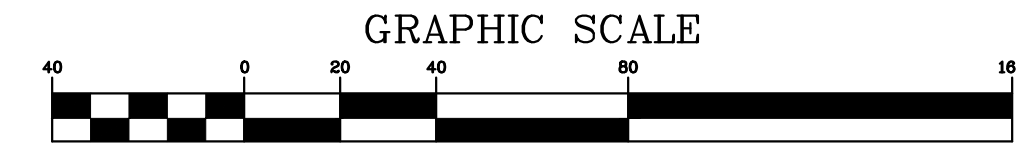
**OWNER/
DEVELOPER:**

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a Texas limited liability company
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
(713) 859-8395

**ENGINEER/
SURVEYOR:**



ELEVATION
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THE WOODLANDS, TX 77381 832-825-2200
TBPB REGISTRATION NUMBER 10194692



(IN FEET)
1 inch = 40 ft.

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	STREET NAME CHANGE
1	BLOCK NUMBER
A	RESERVE LETTER



EASEMENT DETAIL "E"
SCALE: 1"=40'

EASEMENT DETAIL "D"
SCALE: 1"=40'

INDIGO SEC 1

A SUBDIVISION OF 108.5 ACRES OF LAND
OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

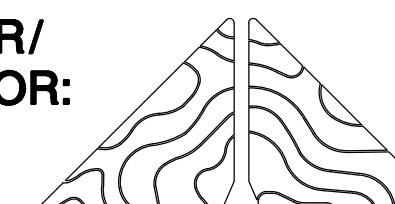
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MAY 2023

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STATE OF TEXAS §

COUNTY OF FORT BEND §

KNOWN ALL MEN BY THESE PRESENTS:

WE, 300 Acres LLC, a Texas limited liability company, acting by and through Clayton Garrett, President, (hereinafter referred to as "Owner") is the owner of that certain tract of land 108.5 acre tract described in the above and foregoing plat of INDIGO SEC 1, 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, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations thereon expressed and do hereby bind myself, heirs, and assigns to warrant and forever defend the title to the land so dedicated:

FURTHER, Owner has dedicated and by these presents do dedicate to the use of the 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 5 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, Owner has dedicated and by these present so dedicate to the use of the 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, Owner does 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 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 certify that we, 300 Acres LLC, a Texas limited liability company, the owner of all property immediately adjacent to the boundaries of the above and foregoing subdivision of INDIGO SEC 1 where building setback lines or public utility easements are to be 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 amendments.

WITNESS my hand in the City of Richmond, Texas, this ____ day of _____, 20____.

300 ACRES LLC, a Texas limited liability company

By: _____
Clayton Garrett, President

STATE OF TEXAS §

COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Clayton Garrett, President, 300 Acres LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that they 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 _____, 20____.

Printed Name: _____

Notary Public in and for the State of Texas

My Commission expires: _____

Paul R. Bretherton, R.P.L.S.
Texas Registration No. 5977

I, Paul R. Bretherton, am certified 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 corners, angle points of curvature and other points of reference have been marked with iron rods having a 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 nearest survey corner.

STATE OF TEXAS
COUNTY OF FORT BEND

This plat of Indigo Sec 1 Subdivision is approved on this ____ day of _____, 20____, by the City of Richmond City Commission, and signed this ____ day of _____, 20____, provided, however, this approval shall by invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

Rebecca K. Haas, Mayor

LaSha Gillespie, City Secretary

STATE OF TEXAS
COUNTY OF FORT BEND

This plat of Indigo Sec 1 Subdivision is approved by the City Manager of the City of Richmond, Texas this ____ day of _____, 20____.

Terri Vela, City Manager

STATE OF TEXAS
COUNTY OF FORT BEND

I, J. Stacy Slawinski, the 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 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 _____, 20____.

Vincent M. Morales, Jr
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

Andy Meyers
Commissioner, Precinct 3

Dexter L. McCoy
Commissioner, Precinct 4

STATE OF TEXAS
COUNTY OF FORT BEND

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 _____, 20____, at ____ O'Clock ____M. in plat number _____ of the Plat Records of Fort Bend County, Texas.

WITNESS my hand and the seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

I, Daniel H. Lozano, a Professional Engineer licensed in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Daniel H. Lozano, P.E.
Texas Registration No. 85505

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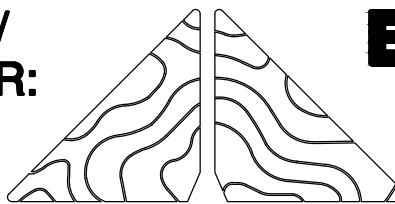
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MAY 2023

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