

PLAT RECORDING SHEET

PLAT NAME: Indigo Village Cottages

PLAT NO: _____

ACREAGE: 1.356

LEAGUE: Jane Wilkins Survey

ABSTRACT NUMBER: A-96

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 17

NUMBER OF RESERVES: 4

OWNERS: 300 Acres LLC

(DEPUTY CLERK)

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 1.356 acre tract described in the above and foregoing plat of INDIGO VILLAGE COTTAGES, 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 VILLAGE COTTAGES 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 _____, 2023

Printed: _____
Notary Public in and for the State of Texas
My Commission expires: _____

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.

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

STATE OF TEXAS
COUNTY OF FORT BEND

This plat of Indigo Village Cottages 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 Village Cottages Subdivision is approved by the City Manager of the City of

Richmond, Texas this _____ day of _____, 2023.

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

FINAL PLAT INDIGO VILLAGE COTTAGES

A SUBDIVISION OF 1.356 ACRES OF LAND
OUT OF THE JANE WILKINS SURVEY, A-96
FORT BEND COUNTY, TEXAS

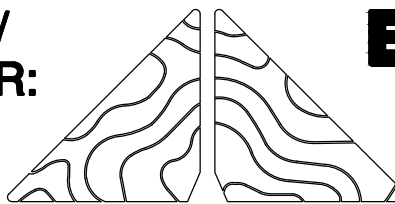
17 LOTS 4 RESERVES 1 BLOCK

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 832-825-2200
TBPS REGISTRATION NUMBER 10194692

GENERAL NOTES:

- THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY INTEGRITY TITLE, JOB NO.: 2240100A EFFECTIVE DATE OF AUGUST 7, 2022, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; HL&P INDICATES HOUSTON LIGHTING AND POWER; O.R.F.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- INDIGO VILLAGE COTTAGES LIES WITHIN ZONE "AE", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0255L, DATED APRIL 2, 2014.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 83.00 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THIS PLAT IS SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHMOND AND 300 ACRES, LLC DATED NOVEMBER 15, 2021, F.B.C.O.P.R. 2022021655.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, FORT BEND INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 251.
- THIS PLAT LIES WITHIN "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT, AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH AMERICAN DISABILITY ACT.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, TEXAS.
- THE COORDINATES SHOWN HEREON ARE THE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR 0.99986265.
- ALL EASEMENT, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, OR OTHER PERPETUAL PRIVATE ENTITY.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

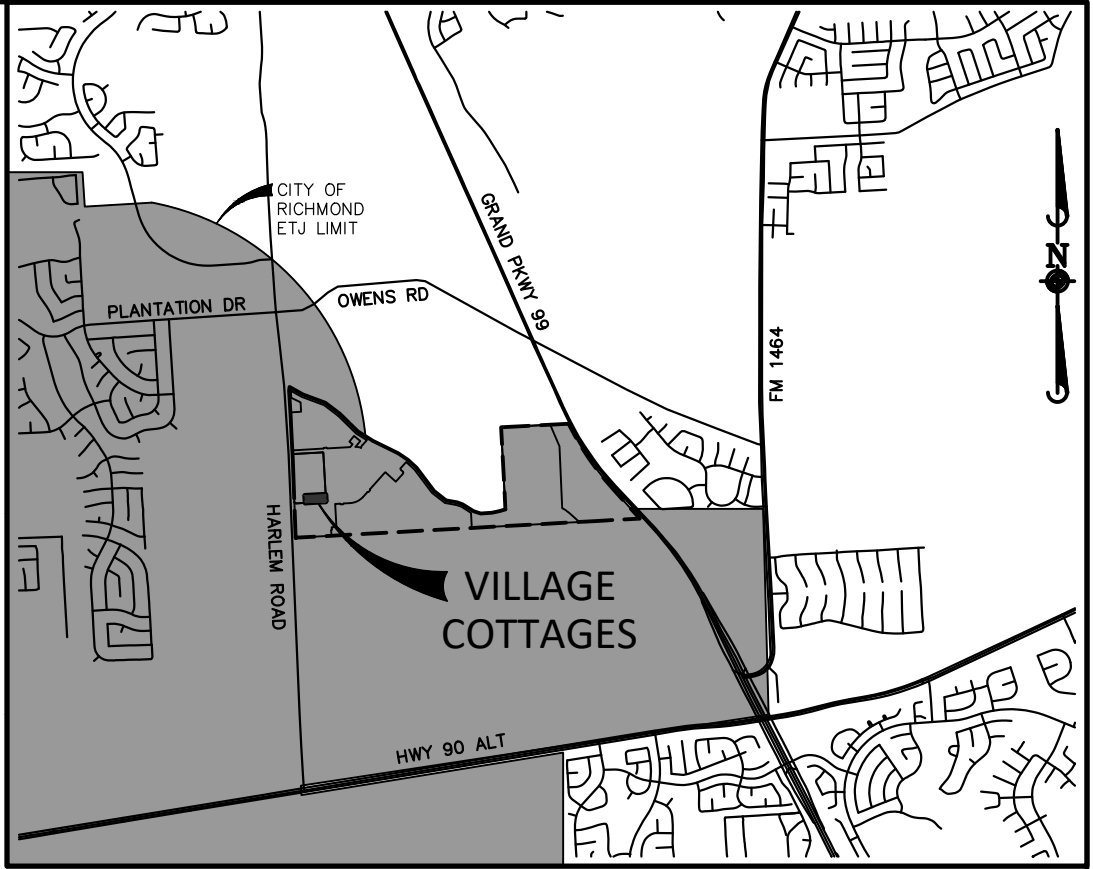
CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT HGCS078, PID NO. AX2549; STAINLESS STEEL ROD IN PVC SLEEVE LOCATED ON SUNSET STREET. ELEVATION 102.49' NORTH AMERICAN VERTICAL DATUM OF 1988.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 251 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND DRAINAGE RESERVES.
- WAIVER OF ANY CLAIM(S) AGAINST THE CITY FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.
- PER THE TERMS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHMOND AND 300 ACRES, LLC DATED NOVEMBER 15, 2021, F.B.C.O.P.R. 2022021655, THERE SHALL BE 1.5 PARKING SPACES PER DETACHED UNIT.
- ACCESSORY BUILDINGS AND STRUCTURES SHALL NOT BE LOCATED WITHIN EASEMENTS UNLESS WRITTEN PERMISSION IS GRANTED FROM THE OWNER/OPERATOR OF THE EASEMENT AND PROOF OF SUCH PERMISSIONS IS PROVIDED TO THE CITY PRIOR TO THE ISSUANCE OF PERMITS OR CLEARANCES FOR SUCH STRUCTURES.
- ALL FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12" ABOVE THE MAXIMUM EXTREME EVENT PONDING ELEVATION WITHIN THE SITE.
- LIENHOLDER'S ACKNOWLEDGEMENT
THIS PLAT IS SUBORDINATED BY:
 - SILVER HEIGHTS DEVELOPMENT, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO. _____, F.B.C.D.R.
 - WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO. _____, F.B.C.D.R.
 - EHT OF TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, AS RECORDED IN FILE NO. _____, F.B.C.D.R.
 - HIGHLAND HOMES – HOUSTON, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO. _____, F.B.C.D.R.
 - GRAND PARKWAY 1358, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN FILE NO. _____, F.B.C.D.R.

HARLEM ROAD (NORTH YARIES)
FBCCF No. 2006080001, 2010155402 & 2015075797, FBCCPR
VOL. 63, PG. 203, FBCCPR

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	RESTRICTION
A	14,376.92	0.3300	LANDSCAPE, OPEN SPACE, AND UTILITIES
B	313.72	0.0072	LANDSCAPE, OPEN SPACE, AND UTILITIES
TOTAL	14,690.64	0.3372	

Reserve Area Table Alleyways			
Reserve Letter	Area (Sq Ft)	Area (Ac)	RESTRICTION
AA	4,940.44	0.1134	PRIVATE PARKING AND UTILITIES
BB	4,970.30	0.1141	PRIVATE PARKING AND UTILITIES
TOTAL	9,910.74	0.2275	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	15.00'	23.56'	090°00'00"	S41°49'03"W	21.21'
C2	5.00'	7.85'	090°00'08"	N41°49'07"E	7.07'
C3	15.00'	10.95'	041°48'37"	S17°43'21"W	10.70'
C4	15.00'	12.62'	048°11'23"	S62°43'21"W	12.25'



VICINITY MAP
FORT BEND COUNTY KEY MAP: 566Q
NOT TO SCALE

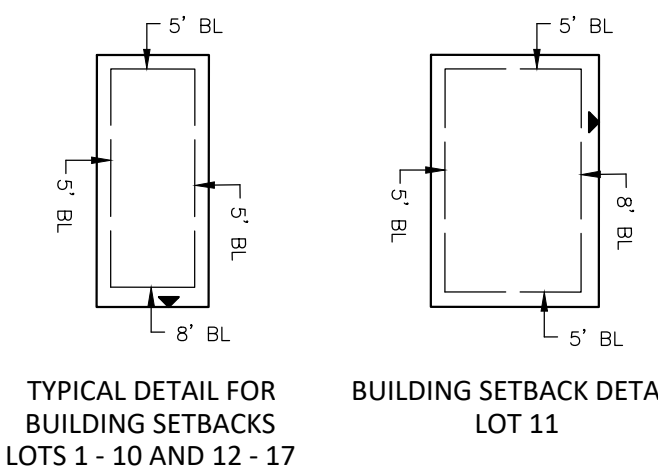


(IN FEET)
1 inch = 40 ft.

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
- BL= BUILDING LINE
- GBL= GARAGE BUILDING LINE
- ROW= RIGHT-OF-WAY
- FBCCF= FORT BEND COUNTY CLERK'S FILE
- FBCCDR= FORT BEND COUNTY DEED RECORDS
- FBCCMR= FORT BEND COUNTY MAP RECORDS
- FBCCPR= FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- FC= FILM CODE
- VOL= VOLUME, PAGE
- FND= FOUND
- IP= IRON PIPE
- IP= IRON PIPE TO BE SET WITH CAP STAMPED "ELS"
- SC= STREET NAME CHANGE
- BLK= BLOCK NUMBER
- RES= RESERVE LETTER

▼ FRONT OF LOT



FINAL PLAT
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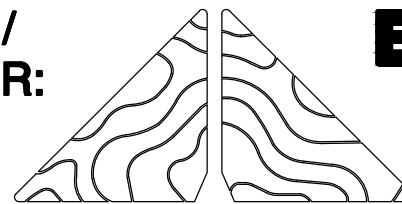
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MAY 2023

OWNER/
DEVELOPER:

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

ENGINEER/
SURVEYOR:



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