

**PLAT RECORDING SHEET**

**PLAT NAME:** Indigo Commons Partial Replat No.1

\_\_\_\_\_

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

**ACREAGE:** 12.79

\_\_\_\_\_

**LEAGUE:** Jane Wilkins Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-96

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

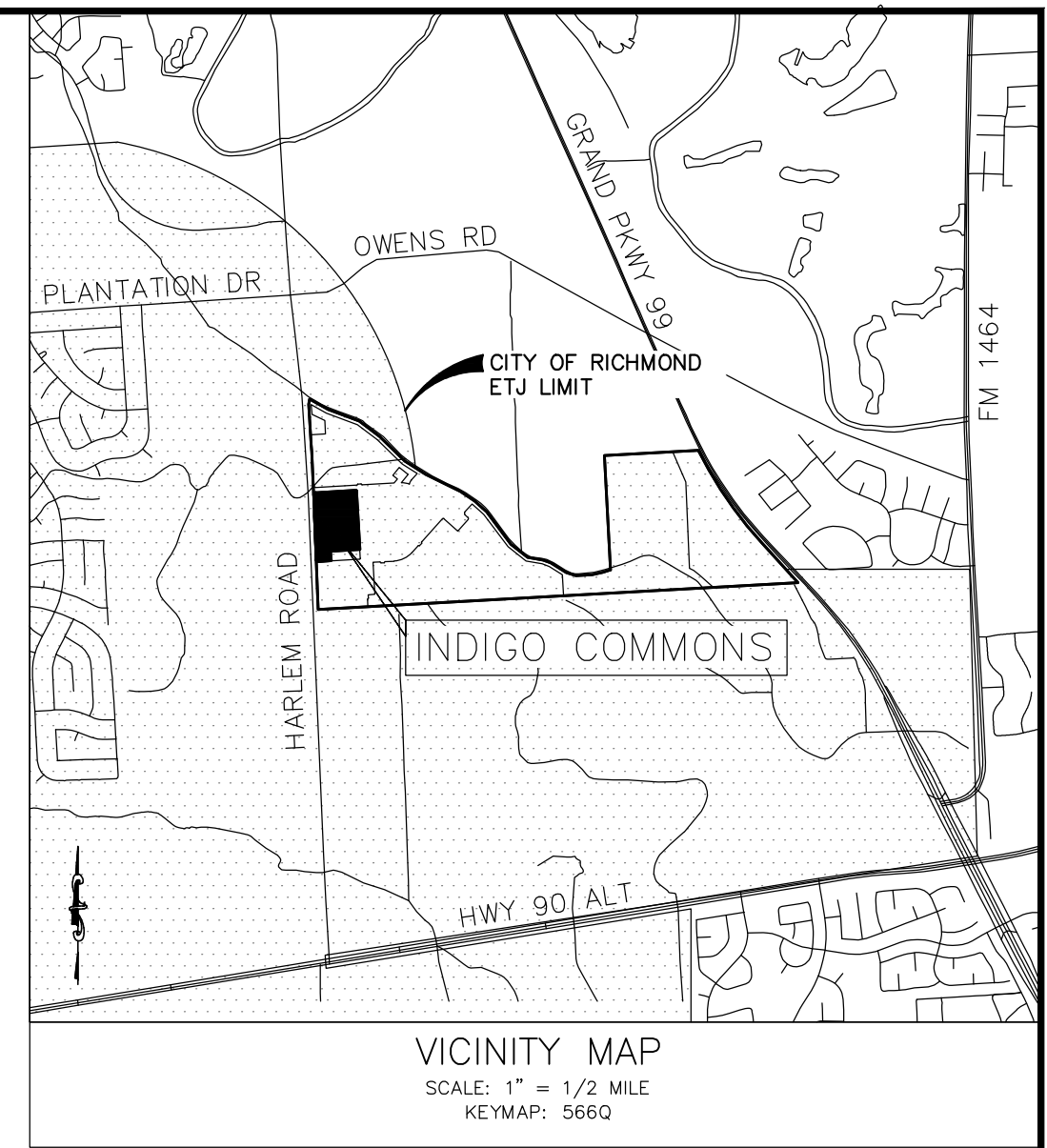
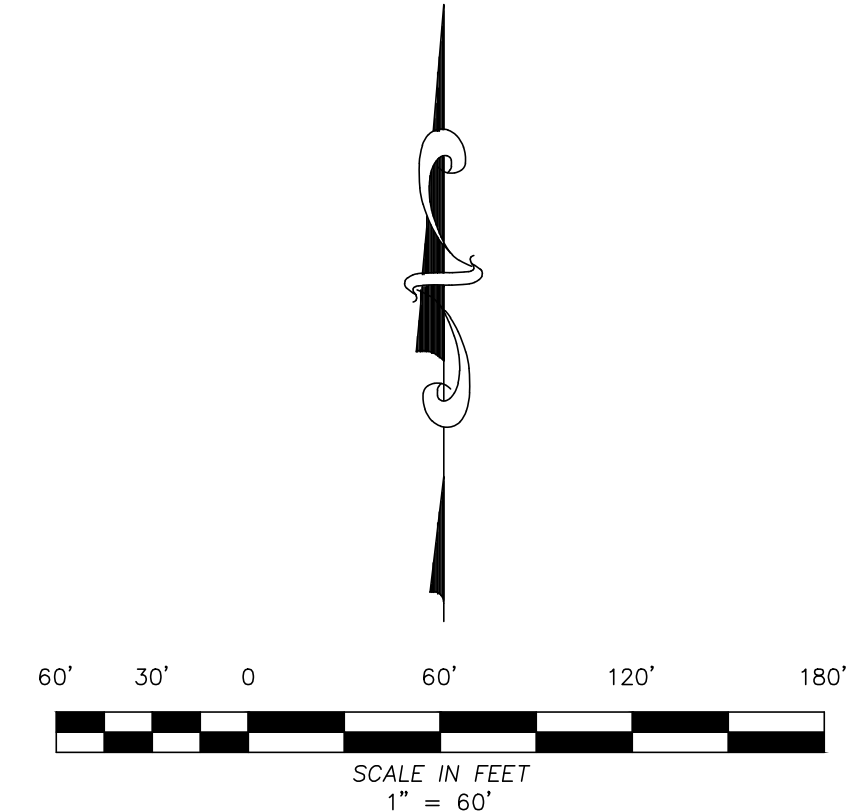
**NUMBER OF RESERVES:** 37

\_\_\_\_\_

**OWNERS:** 300 Acres LLC,

\_\_\_\_\_

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



Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	46.69'	30.00'	89°10'05"	N42°14'00"E	42.12'
C2	23.56'	15.00'	90°00'00"	S48°10'57"E	21.21'
C3	47.68'	30.00'	91°04'17"	N47°38'49"W	42.82'
C4	100.26'	23,989.95'	0°14'22"	N02°13'52"W	100.26'

RESERVE AREAS		
RESERVE	USE	AREA
K	UNRESTRICTED	0.023 AC - 1,000 S.F.
KK	UNRESTRICTED	0.440 AC - 19,158 S.F.
L	UNRESTRICTED	0.023 AC - 1,000 S.F.
M	UNRESTRICTED	0.023 AC - 1,000 S.F.
N	UNRESTRICTED	0.023 AC - 1,000 S.F.
O	ACCESS/PARKING	1.437 AC - 62,580 S.F.
P	UNRESTRICTED	0.544 AC - 23,661 S.F.
Q	UNRESTRICTED	0.389 AC - 16,944 S.F.
R	ACCESS/PARKING/STORM	1.245 AC - 54,226 S.F.
S	ACCESS/PARKING	1.150 AC - 50,077 S.F.
T	UNRESTRICTED	0.119 AC - 5,119 S.F.
U	DRAINAGE/RECREATION/LANDSCAPE	1.325 AC - 57,710 S.F.
V	UNRESTRICTED	0.148 AC - 6,424 S.F.
W	UNRESTRICTED	0.388 AC - 16,876 S.F.
X	UNRESTRICTED	0.416 AC - 18,086 S.F.
Y	UNRESTRICTED	0.214 AC - 9,279 S.F.
Z	UNRESTRICTED	0.023 AC - 1,000 S.F.
TOTAL		12.790 AC - 557,081 S.F.

Line Table		
Line	Length	Direction
L1	20.50"	S03.07°57"W
L2	17.49"	N86.49°03"E
L3	21.66"	N86.49°03"E
L4	33.90"	N86.49°03"E
L5	13.84'	S03.07°57"E
L6	118.18'	S03.07°57"E
L7	27.09'	N86.49°03"E
L8	30.00'	N86.49°03"E
L9	24.03'	N86.49°03"E
L10	79.30'	N03.07°57"W
L11	14.68'	N03.07°57"E
L12	87.74'	N03.07°57"W
L13	78.01'	N86.49°03"E
L14	146.08'	N86.49°03"E
L15	140.85'	N86.49°03"E
L16	309.70'	N86.49°03"E
L17	111.12'	N86.49°03"E
L18	22.45'	S48.07°57"E
L19	42.28'	S03.07°57"E

Line	Line Table	
	Length	Direction
L20	4.99'	N86°49'40"E
L21	10.00'	S03°10'57"E
L22	9.99'	S86°49'40"W
L23	66.21'	S03°10'57"E
L24	10.66'	N29°55'00"W
L25	28.42'	S03°10'57"E
L26	310.77'	N86°49'03"E
L27	310.77'	N86°49'03"E
L28	37.64'	S03°10'57"E
L29	20.00'	N86°49'03"E
L30	81.30'	S03°10'57"E
L31	10.66'	N29°55'00"W
L32	114.96'	S03°10'57"E
L33	5.88'	S48°01'57"E
L34	124.84'	N86°49'03"E
L35	329.70'	S03°10'57"E
L36	319.47'	S86°49'03"W
L37	20.00'	S03°10'57"E
L38	319.47'	S86°49'03"W

Line	Line Table	
	Length	Direction
L39	20.00'	S86°49'03"W
L40	24.03'	N03°10'57"W
L41	26.72'	S86°49'03"E
L42	46.72'	N86°49'03"E
L43	44.03'	S03°10'57"E
L44	35.00'	N03°10'57"W
L45	48.00'	N03°10'57"W
L46	40.37'	N03°10'57"W
L47	10.79'	S48°10'49"E
L48	35.00'	S86°49'11"W
L49	399.59'	S03°10'57"E
L50	399.59'	S03°10'57"E
L51	20.00'	N86°49'03"E
L52	77.98'	N03°10'57"W
L53	24.03'	N03°10'57"W
L54	2.62'	S86°49'11"W
L55	43.37'	N86°49'11"E

RESERVE AREAS				
RESERVE	USE	AREA		
A	UNRESTRICTED	4.010 AC	=	174.674 S.F.
AA	UNRESTRICTED	0.023 AC	=	1,000 S.F.
B	UNRESTRICTED	0.237 AC	=	10,317 S.F.
BB	UNRESTRICTED	0.023 AC	=	1,000 S.F.
C	UNRESTRICTED	0.023 AC	=	1,000 S.F.
CC	UNRESTRICTED	0.023 AC	=	1,000 S.F.
D	UNRESTRICTED	0.023 AC	=	1,000 S.F.
DD	UNRESTRICTED	0.023 AC	=	1,000 S.F.
E	UNRESTRICTED	0.023 AC	=	1,000 S.F.
EE	UNRESTRICTED	0.023 AC	=	1,000 S.F.
F	UNRESTRICTED	0.023 AC	=	1,000 S.F.
FF	UNRESTRICTED	0.023 AC	=	1,000 S.F.
G	UNRESTRICTED	0.023 AC	=	1,000 S.F.
GG	UNRESTRICTED	0.023 AC	=	1,000 S.F.
H	UNRESTRICTED	0.023 AC	=	1,000 S.F.
HH	UNRESTRICTED	0.023 AC	=	1,000 S.F.
I	UNRESTRICTED	0.023 AC	=	1,000 S.F.
II	UNRESTRICTED	0.023 AC	=	1,000 S.F.
J	UNRESTRICTED	0.023 AC	=	1,000 S.F.
JJ	UNRESTRICTED	0.206 AC	=	8,949 S.F.

CITY HEART AVENUE  
(50' R.O.W.)  
(PLAT No. 20230177  
F.B.C.P.R.)

MERCANTILE STREET (74' R.O.W.)  
 20230177, F.B.C.P.R.)

INDIGO SEC 1  
PLAT No. 20230177, F.B.C.P.R.

# INDIGO COMMONS PARTIAL REPLAT NO.1

A SUBDIVISION OF  
12.79 ACRES OF LAND LOCATED IN THE  
JANE WILKINS SURVEY, A-96  
CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS  
BEING A REPLAT OF INDIGO VILLAGE CORE, A  
SUBDIVISION OF RECORD PER PLAT NO. 20230179  
F.B.C.P.R.

1 BLOCK      37 RESERVES

DATE: DECEMBER 14, 2023      SCALE: 1" = 60'

REASON FOR REPLAT:  
TO CREATE 37 RESERVES

OWNER:  
300 ACRES LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
7632 HAMMERLY BOULEVARD  
HOUSTON, TEXAS 77055 - (713) 859-8395





# MILLER SURVEY

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## DCCM

**Miller Survey | Firm Reg. No. 10047100**  
1760 W. Sam Houston Pkwy N.  
Houston, TX 77043  
713.413.1900 | millersurvey.com

# LEGEND

AC.	=	ACRE
A.E.	=	AERIAL EASEMENT
B.L.	=	BUILDING LINE
CHB	=	CHORD BEARING
CHD	=	CHORD LENGTH
CH	=	CAPPED IRON ROD
D.E.	=	DRAINAGE EASEMENT
E.E.	=	ELECTRIC EASEMENT
ESMT.	=	EASEMENT
F.B.C.C.F.	=	FORT BEND COUNTY CLERK'S FILE
F.B.C.D.D.	=	FORT BEND COUNTY DRAINAGE DISTRICT
F.B.C.D.R.	=	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	=	FORT BEND COUNTY MAP RECORDS
H.L.X.P.	=	HOUSTON LIGHTING AND POWER
I.R.	=	IRON ROD
I.P.	=	IRON PIPE
L	=	LENGTH
L.E.	=	LANDSCAPE EASEMENT
LTD.	=	LIMITED
No.	=	NUMBER
NC	=	NON-RADIAL
PC	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.U.E.	=	PUBLIC UTILITY EASEMENT
PVT.	=	PRIVATE
S.F.	=	SQUARE FEET
S.S.E.	=	SANITARY SEWER EASEMENT
STM.S.E.	=	STORM SEWER EASEMENT
U.E.	=	UTILITY EASEMENT
VOL.	=	VOLUME
W.L.E.	=	WATER LINE EASEMENT
X	=	EASTING COORDINATE
Y	=	NORTHING COORDINATE
	=	STREET NAME CHANGE
	=	BLOCK NUMBER
●	=	SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
⊙	=	FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
⬤	=	BENCHMARK



STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF RICHMOND

I, CLAYTON GARRETT, ITS PRESIDENT, BEING AN OFFICER OF 300 ACRES LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE 12.79 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF INDIGO COMMONS PARTIAL REPLAT NO. 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 (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 PURPOSE 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 THE 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 PURPOSE 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES 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 DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, CULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES 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 THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, CREEK, 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.

IN TESTIMONY WHEREOF, 300 ACRES LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CLAYTON GARRETT, ITS DIVISION PRESIDENT, HEREUNTO AUTHORIZED,

AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

300 ACRES LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
CLAYTON GARRETT  
DIVISION PRESIDENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLAYTON GARRETT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

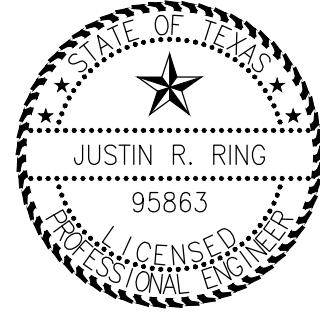
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS

I, CAROLYN J. QUINN, 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 (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.



CAROLYN J. QUINN, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6033

I, JUSTIN R. RING, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.



JUSTIN R. RING  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 95863

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS PLAT OF INDIGO COMMONS PARTIAL REPLAT NO. 1 SUBDIVISION APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED \_\_\_\_\_  
TERRI VELA  
CITY MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND

THIS PLAT OF INDIGO COMMONS SUBDIVISION APPROVED ON \_\_\_\_\_ BY THE CITY OF

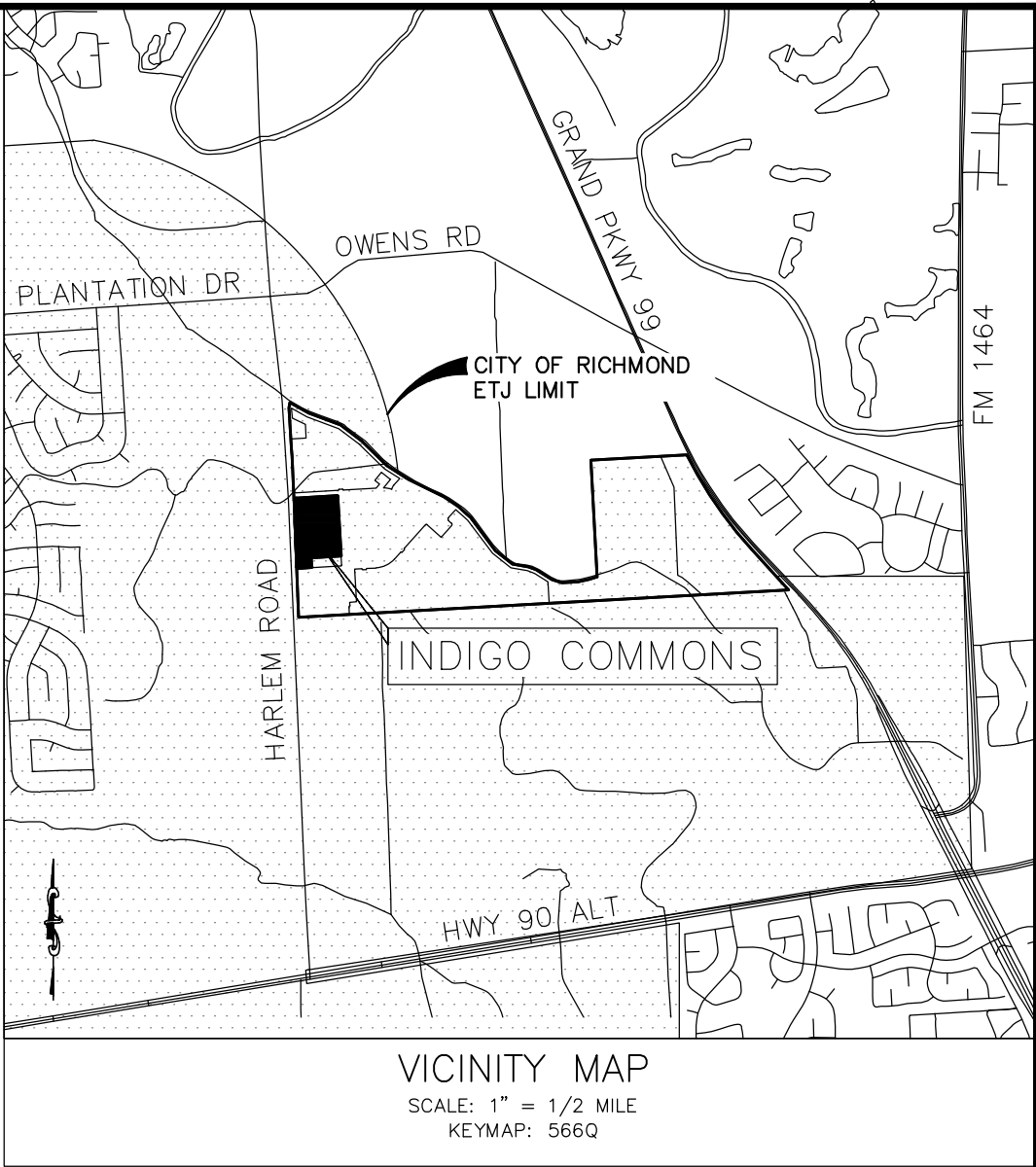
RICHMOND CITY COMMISSION, AND SIGNED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, AND NULL, AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

SIGNED \_\_\_\_\_  
REBECCA K. HAAS  
MAYOR

SIGNED \_\_\_\_\_  
LASHA GILLESPIE  
CITY SECRETARY

GENERAL NOTES:

- "1' RES." INDICATES ONE FOOT RESERVE. DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.
- NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT, EXCEPT AS SHOWN.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 82.90 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
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48157C0255L, REVISED DATE OF 04/02/2014, THE SURVEYED PROPERTY LIES WITHIN "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATION DETERMINED.
- ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SURFACE COORDINATES. TO CONVERT TO GRID MULTIPLY THE AVERAGE COMBINED SCALE FACTOR: 0.999862650
- THIS PROPERTY LIES WITHIN LIGHTING ZONE LZ3 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING" OF FORT BEND COUNTY.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WHOLLY WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF RICHMOND ETJ, AND FORT BEND COUNTY.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 1988. CONTROL BENCHMARK: NGS MONUMENT HGCD72; STAINLESS STEEL IRON ROD IN PVC SLEEVE LOCATED ON SMITHERS LAKE ROAD. ELEVATION 69.6, NAVD-88.
- UNRESTRICTED RESERVES "A","AA", "B", "BB", "C", "CC", "D", "DD", "E", "EE", "F", "FF", "G", "GG", "H", "HH", "I", "II", "J", "JJ", "K", "KK", "L", "LL", "M", "MM", "N", "NN", "O", "OO", "P", "PP", "Q", "QQ", "R", "RR", "S", "SS", "T", "TT", "U", "UU", "V", "VV", "W", "WW", "X", "XX", "Y", "YY", "Z", "ZZ" TO BE MAINTAINED BY OWNER, AND RESTRICTED RESERVES "O", "H", "S", AND UNRESTRICTED RESERVE "U" TO BE MAINTAINED BY THE COMMERCIAL ASSOCIATION, AND RESTRICTED RESERVE "U" TO BE ESTABLISHED BY FORT BEND COUNTY M.U.D. 251, TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- ALL SIDEWALKS SHALL BE BUILT PER SECTION 4.5.201 OF THE CITY OF RICHMOND U.D.C.
- 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.C.F. NO. 2022021655.
- FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 251 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND DRAINAGE RESERVES.
- A 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 CITY PLANNING LETTER, FILE NO. 2096945-2, DATED AUGUST 31, 2023, THE PLATTED PROPERTY IS AFFECTED BY RESTRICTIONS, EASEMENTS, AND OTHER EXCEPTIONS OF RECORD IN 2021118716, 2022089087, 2022089088, 2022089353, 2022089354, 2022089355, AND 2023008913.
- PLATTED PROPERTY SUBJECT TO ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN MEMORANDUM OF AGREEMENT BETWEEN TEXAS PRISON BOARD AND BRAZOS VALLEY IRRIGATION CO., RECORDED IN/UNDER VOLUME 136, PAGE 400 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. BLANKET IN NATURE.
- PLATTED PROPERTY SUBJECT TO SURFACE USE WATER AND DRILL SITE AGREEMENT RECORDED UNDER CLERK'S FILE NO. 2014038105 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. FIRST AMENDMENT TO SURFACE USE WAIVER AND DRILL SITE AGREEMENT UNDER CLERK'S FILE NO. 2017071265 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY.
- PLATTED PROPERTY SUBJECT TO CONSENT AND SUBORDINATION BY LIENHOLDER RECORDED UNDER CLERK'S FILE NO. 2023066969 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. AFFECTS, BLANKET IN NATURE.
- PLATTED PROPERTY SUBJECT TO TERMS AND CONDITIONS OF THE MEMORANDUM OF DEVELOPMENT AGREEMENT ENTERED INTO AS A OF NOVEMBER 15, 2021 BY AND BETWEEN THE CITY OF RICHMOND, TEXAS, AND 300 ACRES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2022021655 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- PLATTED PROPERTY SUBJECT TO CITY OF RICHMOND ORDINANCE NO. 2022-08, SECTION 42.022 OF THE TEXAS LOCAL GOVERNMENT CODE AUTHORIZING THE EXPANSION OF A CITY'S EXTRA TERRITORIAL JURISDICTION UPON REQUEST BY OWNERS OF THE LAND AND SET FORTH AND DESCRIBED FURTHER IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2022070930 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- 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 PERMISSION IS PROVIDED TO THE CITY PRIOR TO THE ISSUANCE OF PERMITS OR CLEARANCES. PER U.D.C. SEC. 5.2.102.
- PLATTED PROPERTY SUBJECT TO TERMS AND CONDITIONS OF THE MEMORANDUM OF DEVELOPMENT AGREEMENT ENTERED INTO AS A OF NOVEMBER 15, 2021 BY AND BETWEEN THE CITY OF RICHMOND, TEXAS, AND 300 ACRES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2022021655 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 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.
- 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.
- 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.



APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

W.A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY  
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_, 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

## INDIGO COMMONS PARTIAL REPLAT NO.1

A SUBDIVISION OF  
12.79 ACRES OF LAND LOCATED IN THE  
JANE WILKINS SURVEY, A-96  
CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS  
BEING A REPLAT OF INDIGO VILLAGE CORE, A  
SUBDIVISION OF RECORD PER PLAT NO. 20230179  
F.B.C.P.R.

1 BLOCK 37 RESERVES

DATE: DECEMBER 14, 2023 SCALE: 1" = 60'

REASON FOR REPLAT:  
TO CREATE 37 RESERVES

OWNER:  
300 ACRES LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
7632 HAMMERLY BOULEVARD  
HOUSTON, TEXAS 77055 - (713) 859-8395

**ODYSSEY**  
ENGINEERING GROUP

**MILLER SURVEY**

**DCCM**

www.odysseyeng.com  
2500 TANGLEWILDE STREET, SUITE 300 HOUSTON, TEXAS 77063  
OFFICE: 281-306-0240  
TBP# NO. F-17637

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