

PLAT RECORDING SHEET

PLAT NAME: Indigo Sec 1 Partial Replat No. 1

PLAT NO: _____

ACREAGE: 7.051

LEAGUE: Jane Wilkins Survey

ABSTRACT NUMBER: A-96

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 32

NUMBER OF RESERVES: 3

OWNERS: 300 Acres LLC,

(DEPUTY CLERK)

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 7.051 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF INDIGO SEC 1 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 DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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, GULLIES, RAVINES, DRAINS 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, 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.

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

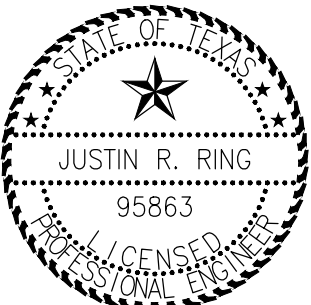
I, CAROLYN J. QUINN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, 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 SEC 1 PARTIAL REPLAT NO. 1 SUBDIVISION APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.

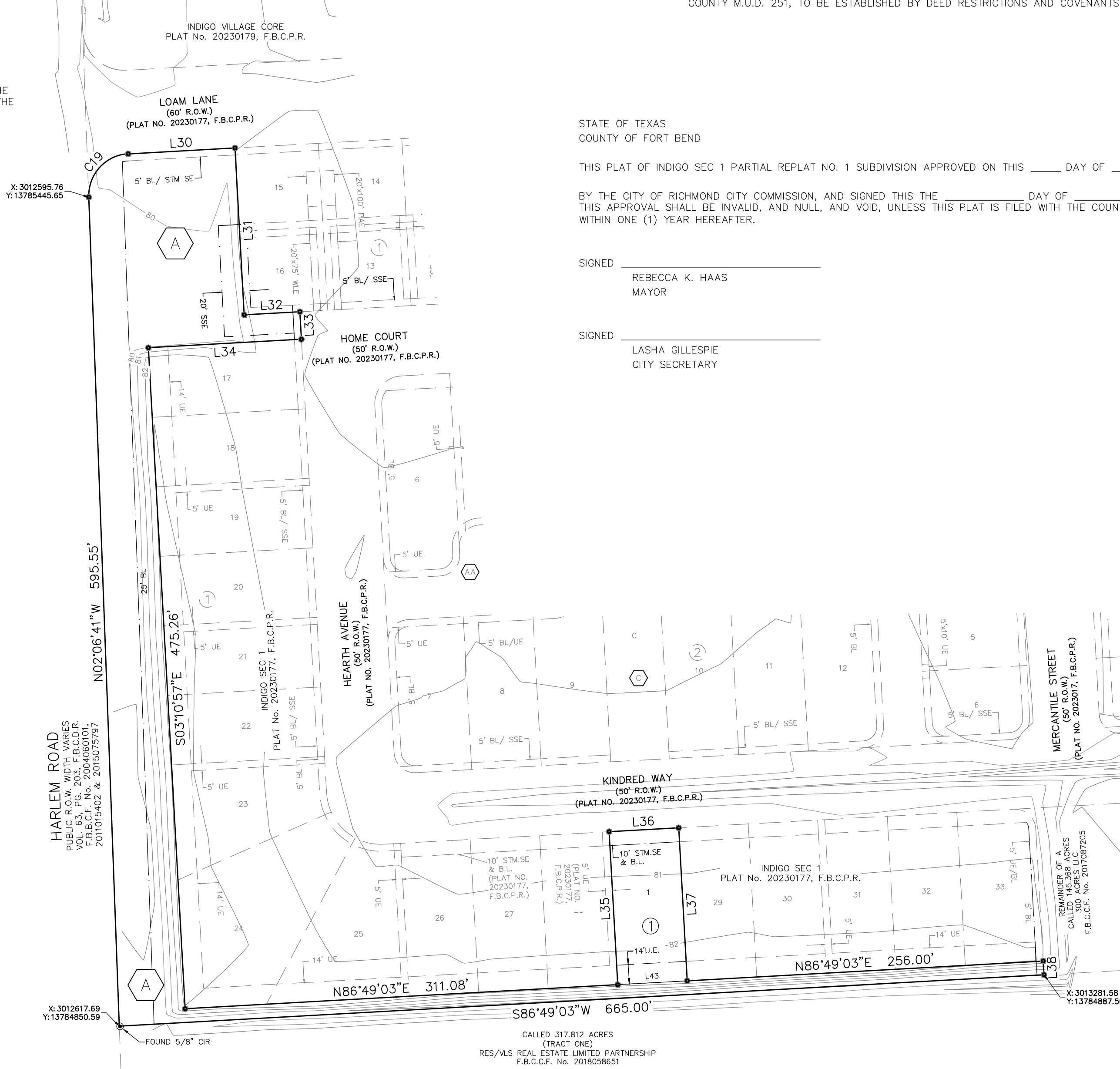
THIS THE ____ DAY OF _____, 20____

SIGNED _____
TERRI VELA
CITY MANAGER

GENERAL NOTES:

- THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE, JOB NO.:2097651-2 DATED AUGUST 31, 2023, 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; H.L.&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 SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
- ALL BUILDING LINES (B.L.) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- INDIGO SEC 1 PARTIAL REPLAT NO 1 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 82.90 FEET ABOVE MEAN SEA LEVEL (NAVDB8 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 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 "L23" 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 PERMETER 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 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 HGCD578, PID NO. AX2549; STAINLESS STEEL ROD IN PVC SLEEVE LOCATED ON SUNSET STREET, ELEVATION 102.49' NORTH AMERICAN VERTICAL DATUM OF 1988.



STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF INDIGO SEC 1 PARTIAL REPLAT NO. 1 SUBDIVISION APPROVED ON THIS ____ DAY OF _____, 20____

BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS ____ 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

LEGEND

AC.	=	ACRE
A.E.	=	AERIAL EASEMENT
B.L.	=	BUILDING LINE
CHB	=	CHORD BEARING
CHD	=	CHORD LENGTH
CIR	=	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.&P.	=	HOUSTON LIGHTING AND POWER
I.R.	=	IRON ROD
I.P.	=	IRON PIPE
L.	=	LENGTH
L.E.	=	LANDSCAPE EASEMENT
LTD.	=	LIMITED
M.E.	=	MAINTENANCE EASEMENT
NR	=	NON-RADIAL
P.A.E.	=	PUBLIC ACCESS EASEMENT
P.C.	=	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
①	=	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
△	=	INDICATES ZERO LOT LINE SIDE

INDIGO SEC 1 PARTIAL REPLAT NO. 1

A SUBDIVISION OF
7.051 ACRES OF LAND LOCATED IN THE
JANE WILKINS SURVEY, A-96
CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS
BEING A PARTIAL REPLAT OF INDIGO SEC 1, A
SUBDIVISION OF RECORD PER PLAT NO. 20230177
F.B.C.P.R.

32 LOTS 6 BLOCKS 3 RESERVES

DATE: DECEMBER 15, 2023 SCALE: 1" = 60'

REASON FOR REPLAT:

TO CHANGE INTERIOR BUILDING LINE TO ZERO FOR 26 LOTS, REVISE UTILITY EASEMENT LOCATIONS, ADD A BUILDING LINE TO LOT 17, BLOCK 5, DIVIDE 1 RESERVE INTO 2 RESERVES, AND CREATE 1 LOT AND 1 RESERVE OUT OF A RESERVE.

OWNER:

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

ODYSSEY
ENGINEERING GROUP

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

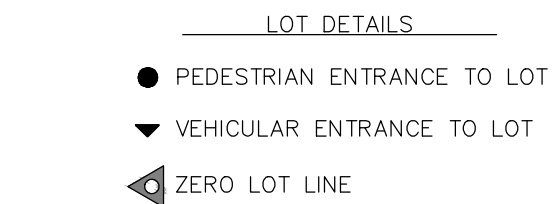
MILLER SURVEY

DCCM

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

H:\A_000_FOLDERS\4991.01 - INDIGO SECTION ONE REPLAT\DRAWINGS\DRAWINGS\4991.00 - INDIGO SEC 1 PARTIAL REPLAT NO. 1 - 11-26-2023-MVD\DWG 1/2/24.dwg, John Cornish

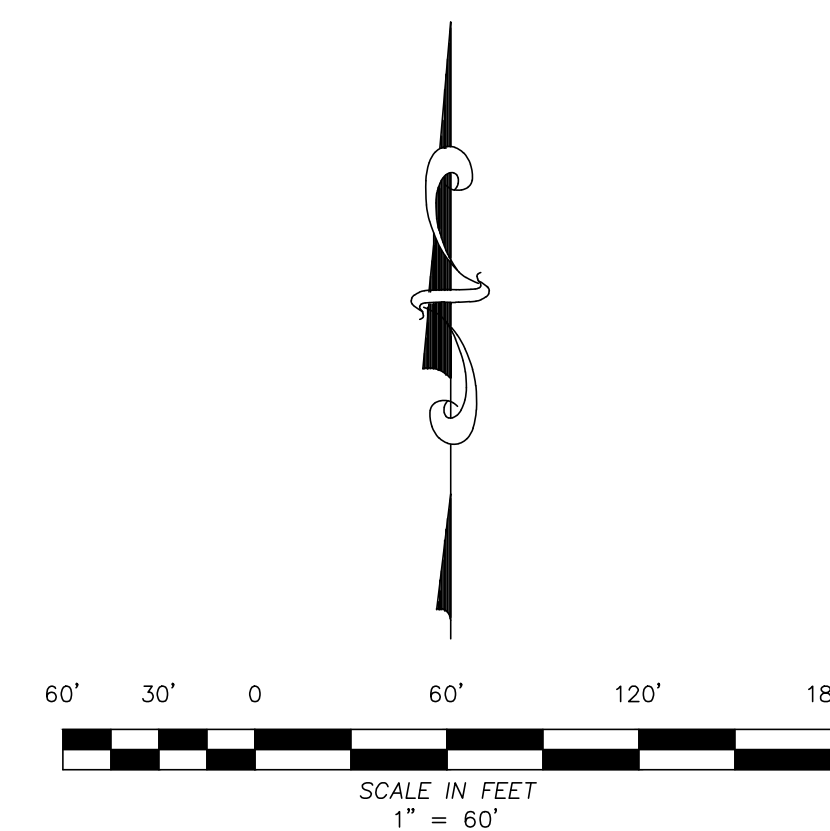
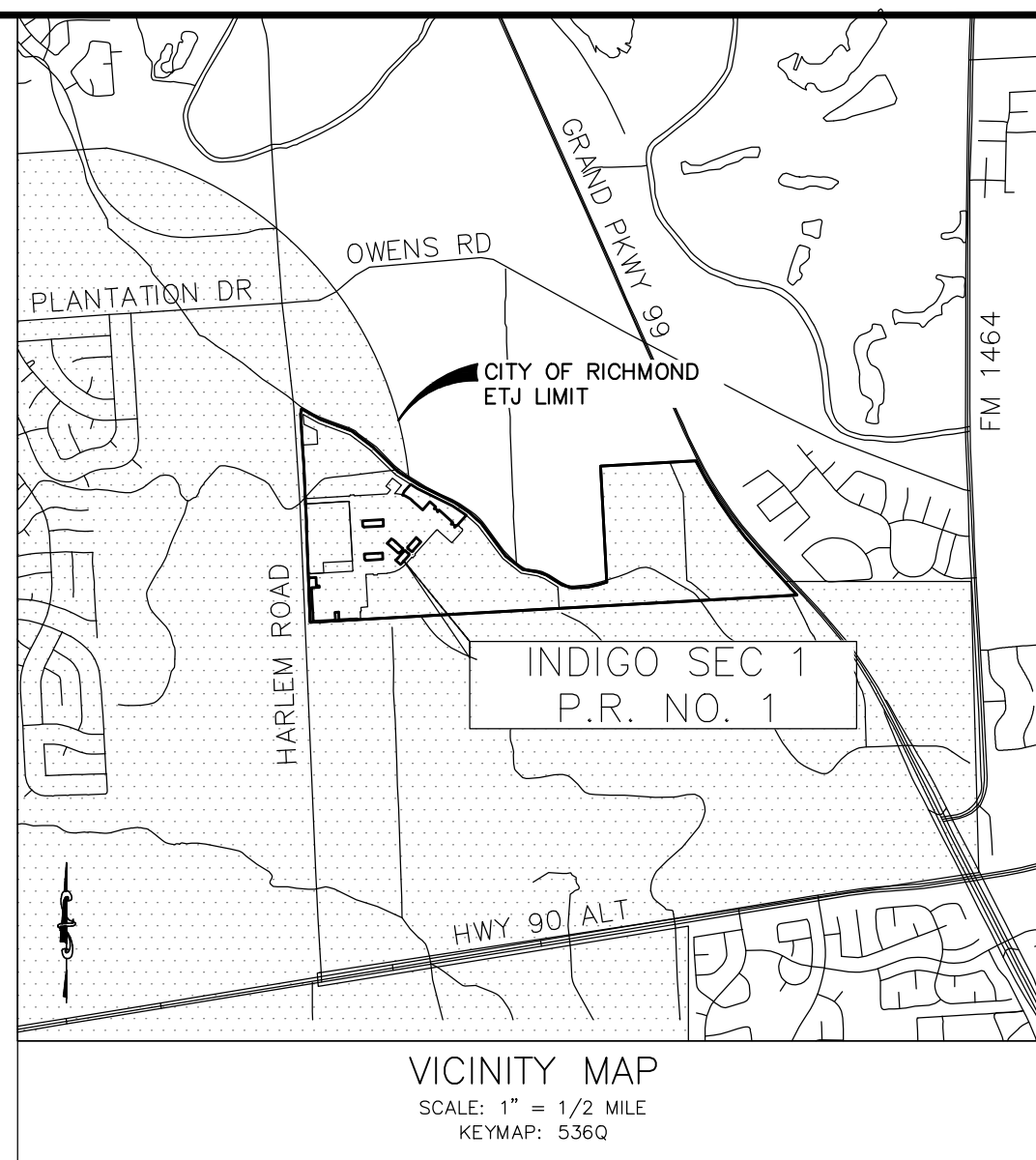
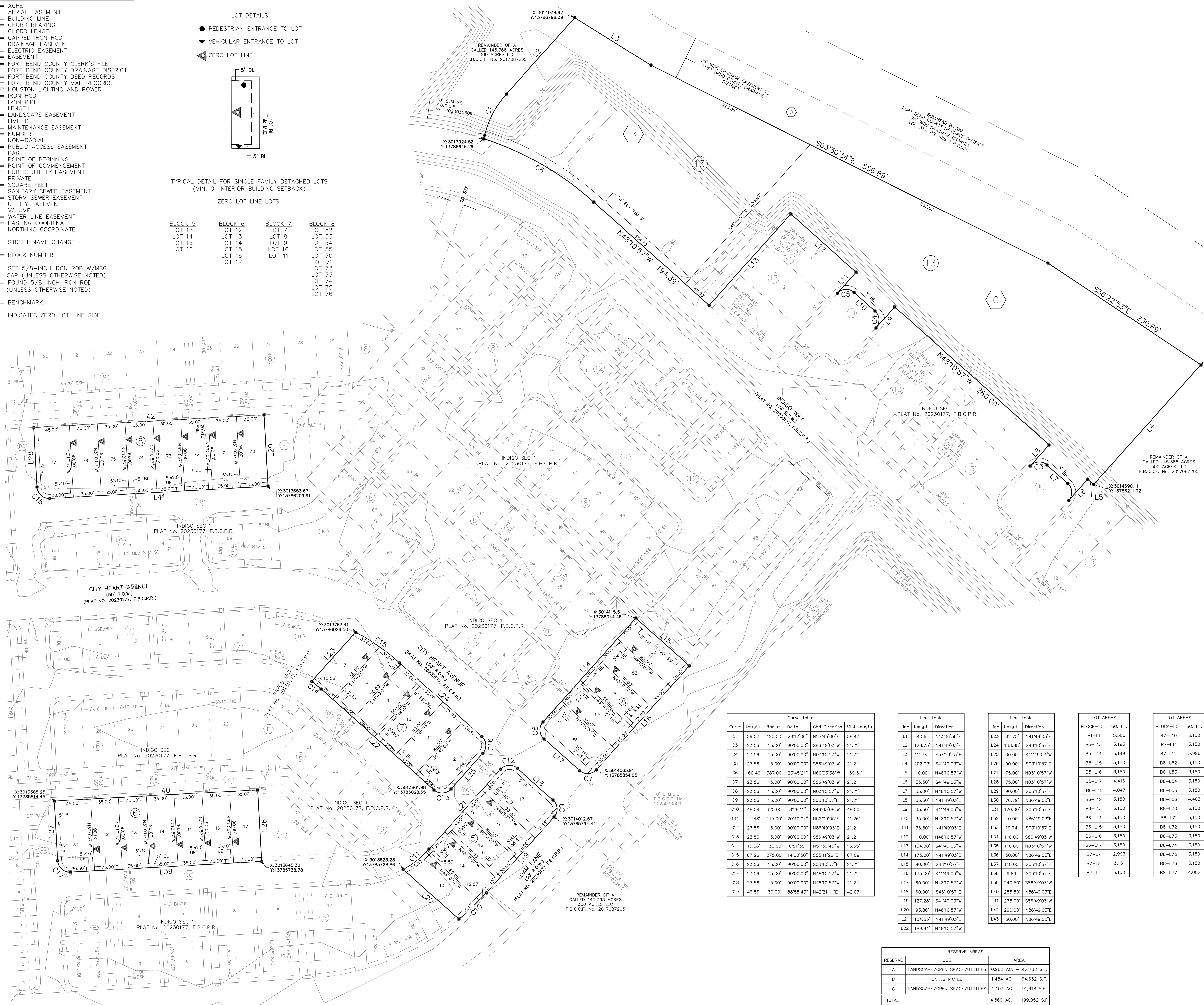
LEGEND	
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X	= EASTING COORDINATE
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1	= STREET NAME CHANGE
•	= BLOCK NUMBER
•	= SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
•	= FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
•	= BENCHMARK
•	= INDICATES ZERO LOT LINE SIDE



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

ZERO LOT LINE LOTS:

BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 8
LOT 13	LOT 12	LOT 7	LOT 52
LOT 14	LOT 13	LOT 8	LOT 53
LOT 15	LOT 14	LOT 9	LOT 54
LOT 16	LOT 15	LOT 10	LOT 55
	LOT 16	LOT 11	LOT 70
			LOT 71
			LOT 72
			LOT 73
			LOT 74
			LOT 75
			LOT 76



INDIGO SEC 1 PARTIAL REPLAT NO. 1

A SUBDIVISION OF
7.051 ACRES OF LAND LOCATED IN THE
JANE WILKINS SURVEY, A-96
CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS
BEING A PARTIAL REPLAT OF INDIGO SEC 1, A
SUBDIVISION OF RECORD PER PLAT NO. 20230177
F.B.C.P.R.

32 LOTS 6 BLOCKS 3 RESERVES
DATE: DECEMBER 15, 2023 SCALE: 1" = 60'

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REVISE UTILITY EASEMENT LOCATIONS, ADD A BUILDING LINE TO
LOT 17, BLOCK 5, DIVIDE 1 RESERVE INTO 2 RESERVES, AND
CREATE 1 LOT AND 1 RESERVE OUT OF A RESERVE.

OWNER:
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DCCM

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

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

Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	59.07'	120.00'	287°2'08"	N27°43'00"E	58.47'
C3	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C4	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C5	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C6	160.46'	387.00'	23°45'21"	N60°03'38"W	159.31'
C7	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C8	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C9	23.56'	15.00'	90°00'00"	S03°10'57"W	21.21'
C10	48.04'	325.00'	87°28'11"	S46°03'08"W	46.00'
C11	41.48'	115.00'	20°40'04"	N52°09'05"E	41.26'
C12	23.56'	15.00'	90°00'00"	N86°49'03"E	21.21'
C13	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C14	15.56'	130.00'	8°51'35"	N61°36'45"W	15.55'
C15	67.26'	275.00'	14°05'00"	S55°11'22"E	67.09'
C16	23.56'	15.00'	90°00'00"	S03°10'57"E	21.21'
C17	23.56'	15.00'	90°00'00"	N48°10'57"W	21.21'
C18	23.56'	15.00'	90°00'00"	N48°10'57"W	21.21'
C19	46.56'	30.00'	88°55'43"	N42°21'11"E	42.03'

Line Table		
Line	Length	Direction
L1	4.56'	N13°36'56"E
L2	128.75'	N41°49'03"E
L3	112.93'	S57°59'45"E
L4	202.03'	S41°49'03"W
L5	10.00'	N48°10'57"W
L6	35.50'	S41°49'03"W
L7	35.50'	N48°10'57"W
L8	35.50'	N41°49'03"E
L9	35.50'	S41°49'03"W
L10	35.50'	N48°10'57"W
L11	35.50'	N41°49'03"E
L12	110.00'	N48°10'57"W
L13	154.00'	S41°49'03"W
L14	175.00'	N41°49'03"E
L15	90.00'	S48°10'57"E
L16	175.00'	S41°49'03"W
L17	60.00'	N48°10'57"W
L18	60.00'	S48°10'57"E
L19	127.28'	S41°49'03"W
L20	93.86'	N48°10'57"W
L21	134.55'	N41°49'03"E
L22	189.94'	N48°10'57"W

Line Table		
Line	Length	Direction
L23	82.75'	N41°49'03"E
L24	138.88'	S48°10'57"E
L25	60.00'	S41°49'03"W
L26	90.00'	S03°10'57"E
L27	75.00'	N03°10'57"W
L28	75.00'	N03°10'57"W
L29	90.00'	S03°10'57"E
L30	76.79'	N86°49'03"E
L31	120.00'	S03°10'57"E
L32	40.00'	N86°49'03"E
L33	19.74'	S03°10'57"E
L34	110.00'	S86°49'03"W
L35	110.00'	N03°10'57"W
L36	50.00'	N86°49'03"E
L37	110.00'	S03°10'57"E
L38	9.89'	S48°10'57"E
L39	240.50'	S86°49'03"W
L40	255.00'	N86°49'03"E
L41	275.00'	S86°49'03"W
L42	290.00'	N86°49'03"E
L43	50.00'	N86°49'03"E

LOT AREAS	
BLOCK-LOT	SQ. FT.
B1-L1	5,500
B5-L13	3,193
B5-L14	3,149
B5-L15	3,150
B5-L16	3,150
B5-L17	4,416
B6-L11	4,047
B6-L12	3,150
B6-L13	3,150
B6-L14	3,150
B6-L15	3,150
B6-L16	3,150
B6-L17	3,150
B7-L7	2,993
B7-L8	3,131
B7-L9	3,150

LOT AREAS	
BLOCK-LOT	SQ. FT.
B7-L10	3,150
B7-L11	3,150
B7-L12	3,996
B8-L52	3,150
B8-L53	3,150
B8-L54	3,150
B8-L55	3,150
B8-L56	4,403
B8-L70	3,150
B8-L71	3,150
B8-L72	3,150
B8-L73	3,150
B8-L74	3,150
B8-L75	3,150
B8-L76	3,150
B8-L77	4,002

RESERVE AREAS		
RESERVE	USE	AREA
A	LANDSCAPE/OPEN SPACE/UTILITIES	0.982 AC. - 42,782 S.F.
B	UNRESTRICTED	1.484 AC. - 64,652 S.F.
C	LANDSCAPE/OPEN SPACE/UTILITIES	2.103 AC. - 91,618 S.F.
TOTAL		4.569 AC. - 199,052 S.F.