#### PLAT RECORDING SHEET

PLAT NAME:	Indigo Sec	1 Amending Plat No. 1
PLAT NO:		
	100 =0	
<b>ACREAGE:</b>	108.50	
LEAGUE:	Jane Wilkins	Survey
ZZIIG CZ.		
ABSTRACT NU	UMBER: A-	.96
NUMBER OF E	BLOCKS:	13
NUMBER OF I	OTS:	243
NUMBER OF F	RESERVES:	29
OWNERS: 30	0 Acres LLC,	
(DEPUTY CLERK)		<del></del>
(DELCII CLEKK)		

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 PROPERTY AFFECTED AMENDING PLAT BEING INDIGO SECTION 1 AS INDICATED HEREON, DO HEREBY CONSENT TO THIS AMENDING PLAT FOR THE PURPOSES HEREIN EXPRESSED 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 30TH DAY OF SENTEMBER ,20 24 . 300 ACRES LLC, A TEXAS LIMITED LIABILITY COMPANY CLAYTON GARRETT DIVISION PRESIDENT 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 30th DAY OF September, 20 24. NOTARY PUBLIC IN AND FOR HOMES COUNTY, TEXAS NADIYAH DEBRAINE Notary ID #134572416 I, CAROLYN J. QUINN, HEREBY CERTIFY THAT THE FOLLOWING CORRECTIONS WER ELIMINATE ERRORS WHICH APPEAR ON THE PLAT OF INDIGO SECTION 1, RECORDED ON AUGUST 16TH, 2023 UNDER PLAT NO. 20230177 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. SCRIVENERS ERRORS CORRECTED: MINIMUM SLAB ELEVATION AND BUILDING LINE DIAGRAM FOR CLUSTER 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 95863 TEXAS LICENSE NO. 95863 SEE SHEET 5 STATE OF TEXAS COUNTY OF FORT BEND THIS PLAT OF INDIGO SEC 1 AMENDING PLAT NO. 1 SUBDIVISION APPROVED BY THE CITY MANAGER OF THE TERRI VELA

CITY MANAGER

STATE OF TEXAS COUNTY OF FORT BEND THIS PLAT OF INDIGO SEC 1 AMENDING PLAT NO. 1 SUBDIVISION APPROVED ON THIS 174 DAY OF October , 20\_14 BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE 114 day of 26 20 24, 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.

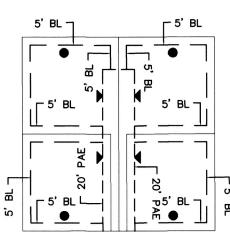
MAYOR LASHA GILLESPIE CITY SECRETARY

CORRECTED GENERAL NOTES AND DIAGRAM SEE PAGE 2 OF 7:

- 1. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF <u>82.90</u> 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,
- 2. THIS AMENDING PLAT CORRECTING THE STATED ERRORS HEREIN ONLY AMENDS THE PLAT FOR INDIGO SEC 1, AS RECORDED IN PLAT NO. 20230177, F.B.C.P.R. AND DOES NOT AMEND, ALTER, OR EFFECT THE PLAT FOR INDIGO SEC 1 PARTIAL REPLAT NO. 1, AS RECORDED IN

#### LOT DETAILS

 PEDESTRIAN ENTRANCE TO LOT **▼** VEHICULAR ENTRANCE TO LOT



I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL 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 ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER

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

PLANTATION DR CITY OF RICHMOND AMENDING PLAT VICINITY MAP SCALE: 1" = 1/2 MILE KEYMAP: 536Q

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ VINCENT M. MORALES, Jr. PRECINCT 1, COUNTY COMMISSIONER GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER KP GEORGE W.A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER DEXTER L. McCOY PRECINCT 4, COUNTY COMMISSIONER GRAPHIC SCALE WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_\_ CALLED 44.306 ACRES VICINITY MAP (TRACT 2) GRAND PARKWAY 1358 LP FBCCF No. 2021118717 FORT BEND COUNTY KEY MAP: 566Q, 566R, 567N O'CLOCK \_\_\_\_.M., IN PLAT NUMBER \_\_ \_O'CLOCK \_ PLAT RECORDS OF FORT BEND COUNTY, TEXAS. N=13,787,108.26 E= 3,017,700.45 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 SEE SHEET 10 SEE SHEET 9 REMAINDER OF A
CALLED 145.368 ACRES
(TRACT III)
300 ACRES LLC
FBCCF No. 2017087205
FBCOPR

N=13,785,165.59 E= 3,018,282.78

**DEVELOPER:** 

ENGINEER/

SURVEYOR:

Laura Richard, County Clerk Fort Bend County Texas August 16, 2023 08:43:29 AM

SHEET LIST TABLE
SHEET
NUMBER SHEET DESCRIPTION

1 COVER SHEET
2 NOTES & DIMENSION TABLES
3 LOT AREA TABLES & DETAILS SHEET

4-10 PLAT MAP SHEETS

11-12 EASEMENT DIMENSION DETAIL SHEETS

13 DEDICATORY & SIGNATURE SHEET

CALLED 186.183 ACRES (TRACT TWO) RES/VLS REAL ESTATE LIMITED PARTNERSHIP FBCCF No. 2018058651 FBCOPR

INDIGO SEC 1 A SUBDIVISION OF 108.5 ACRES OF LAND

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

MAY 2023

300 ACRES LLC,

29 RESERVES 13 BLOCKS

a Texas limited liability company

ELEVATION

land solutions

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT

AN AMENDING PLAT OF 108.5 ACRES OF LAND LOCATED IN THE JANE WILKINS SURVEY, A-96 CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS BEING A AMENDING PLAT OF INDIGO SEC 1, A SUBDIVISION OF RECORD PER PLAT NO. 20230177

DATE: AUGUST 14, 2024 SCALE: 1" = 60'

REASON FOR AMENDING PLAT:
TO CORRECT SCRIVENERS ERRORS REGARDING THE MINIMUM SLAB ELEVATION,
CORRECT NOTE NO. 21, AND BUILDING LINE DIAGRAMS FOR CLUSTER LOTS.

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



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

MillerSurvey

INDIGO SEC 1 AMENDING PLAT NO. 1

F.B.C.P.R.

243 LOTS 13 BLOCKS 29 RESERVES

**QDYSSEY** 

2500 Tanglewilde Street, Suite 300 Houston, Texas 77063 t: 281.306.0240 | www.odysseyeg.com TBPE No. F-17637 713.413.1900 | millersurvey.com

SHEET 1 OF 7

TYPICAL DETAIL FOR CLUSTER LOTS

ORIGINAL PLAT: PAGE 1 - INDIGO SEC 1 - PLAT NO. 20230177, F.B.C.P.R.

REMAINDER OF A
CALLED 145.368 ACRES
(TRACT III)
300 ACRES LLC
FBCCF No. 2017087205
FBCOPR

N=13,784,850.59 E= 3,012,617.69

SE) PER (ITY COMMENTS/MARKUPS TO REFLECT THE APPROVED PLAT.

APPROVED PLAT.

FOR COMMENTS/MARKUPS.

DE ASSAMBLES SEET AND REVISED PER OFF WENTS/MARKUPS.

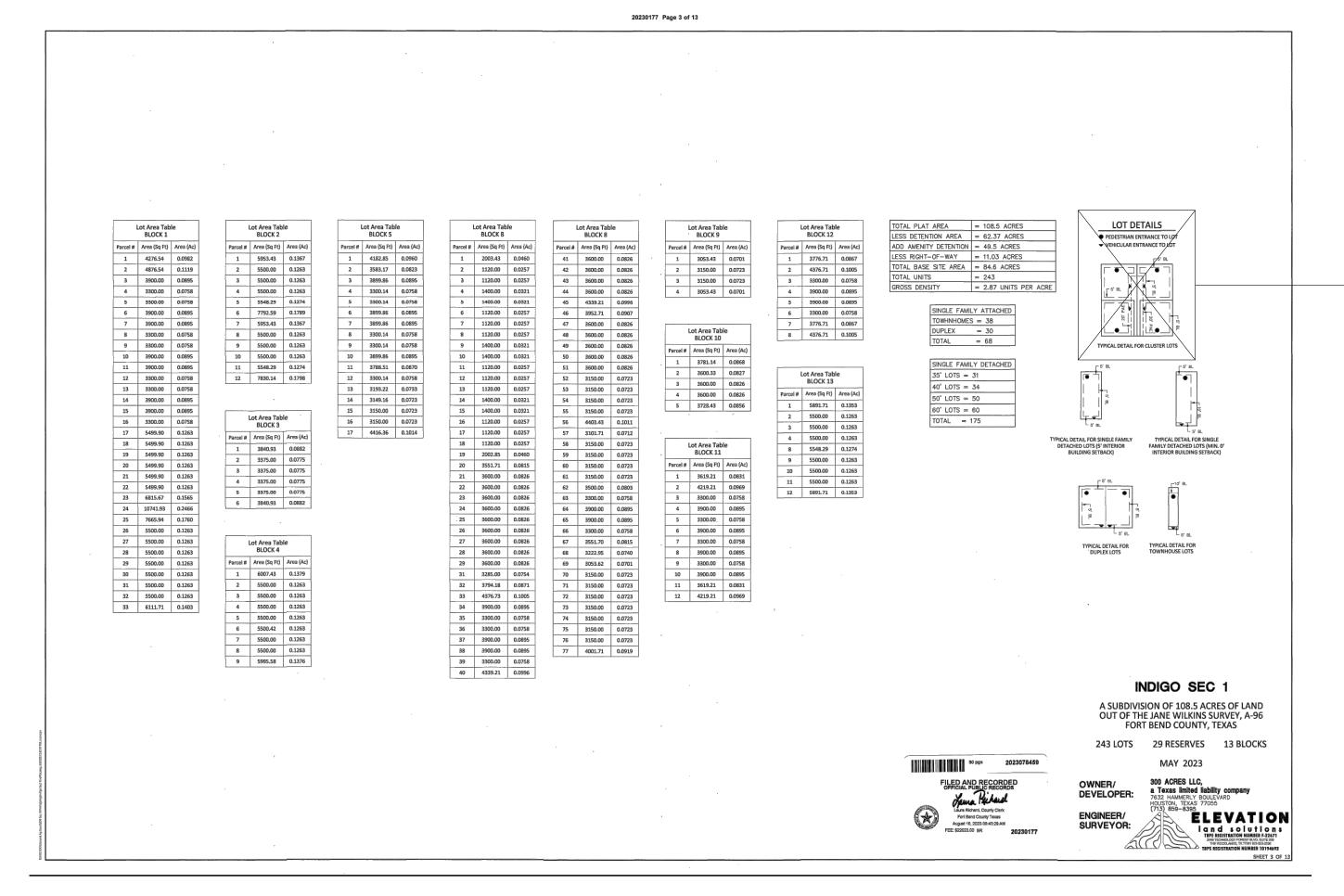
DE ASSAMBLES PER OFF UILLITY ADJUSTMENTS.

DE ASSAMBLES FOR DETAILS FOR OF LAR DIMENSIONN.

TO REPORT TO THE MARKET SET OFF OF LAR DIMENSIONN.

							20230177 Page 2 of 13			
The color of the										
Column   C							,			
The column   The										<ol> <li>THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY INTEGRITY TITLE, JOB NO.: 2239-332A EFFECTIVE DATE OF JUNE 12, 2022, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.</li> </ol>
The column							<del></del>			2. R.I. INDICATES RIII DING LINF-LIF INDICATES LITHLITY FASFMENT. A.F. INDICATES AEDIAL PASEMENT. S.C. INDICATES CANITADY SEWED FASEMENT. D.C.
		221 1000 2000			- 1102 21 00 17 10100					INDICATES DRAINAGE EASEMENT: W.L.E. INDICATES WATER LINE EASEMENT: HI &P INDICATES HOUSTON LIGHTING AND POWER: O.R.E.R.C. INDICATES OFFICIAL.
	C3 15.00' 23.56' 090'00'00" N48'10'57"W 21.21'	C63 15,00° 23.56° 090°	00'00" \$41'49'03"	W 21.21'	L3 N86'49'03"E 50.00'				L227 N48"10'57"W 20.00'	
The column						L60 N86'49'03"E 70.00'		L172 N86'49'03"E 11.78'		3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
										4. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
The content of the										
The content of the										<ol> <li>Indigo Set I Les Wilhin Zone AL AND SHAULE ZONE X, ACCORDING IO I HE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORF BEND COUNTY, TEXAS, MAP NUMBER 4815702055.</li> </ol>
The control of the	C10 120.00' 59.07' 028'12'06" N27"43'00"E 58.47'	C70 - 15.00' 25.16' 096"	05'56" S06'13'55"	E 22.31'	L10 N03'10'57"W 15.01'	L66 N03'10'57"W 16.00'	L122 S86'49'03"W 19.99'		L234 N41"49"03"E 20.00"	7. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS
							<del></del>		-	STREET PONDING DURING INTERSE RAINFALL EVENTS.
The content of the							<del></del>			18. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 84.00, FEET ABOVE MEAN SEA LEVEL (NAVORB DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE IFES STAIN 28 MINIFOLD ADDITION OF A CUIDO THE TOWNS ADDITION OF A CUIDO THE TOP OF A CUIDO
The content of the										SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12
The content of the										
The column	C16 375.00' 294.52' 045'00'00" S64'19'03"W 287.01'	C76 15.00' 23.56' 090'	00'00° S03'10'57"	E 21.21'	L16 N03'10'57"W 16.00'			L184 S03'10'57"E 23.00'	L240 N4810'57"W 20.00'	9. 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. 2022(21635)
Column   C	C17 15,00° 23,56° 090°00°00° S41°49°03"W 21.21°	C77 15.00' 23.56' 090'	00'00" N86'49'03"	E 21.21'	L17 N03'10'57"W 16.00'	L73 N41'49'03"E 24.00'	L129 S03'11'07"E 10.07'	L185 N03'10'57"W 23.00'	L241 S41'49'03"W 15.00'	10. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, FORT BEND INDEPENDENT SCHOOL DISTRICT AND FORT
The part of the										BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 251.
The column   19   19   19   19   19   19   19   1										11. THIS PLAT LIES WITHIN "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
										12. 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
The contract of the contract				<del>-   -  </del>						PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH AMERICAN DISABILITY ACT.
The control of the					L23 N0310'57"W 16.00'					13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
	C24 100.00' 78.54' 045'00'00" S64'19'03"W 76.54'	C84 15.00' 23.56' 090'	00'00" \$86'49'03"			L80 S41'49'03"W 10.00'	L136 N86'49'00"E 20.00"	L192 S86'49'03"W 10.00'		14 ALL PROPERTY TO DRAIN WITH THE DRAINAGE FASSMENT ONLY TURNING AN ADDRAIGH DRAINAGE CONTINUE.
The control of the									22.0 100 2 20.00	
The content of the										1
Street   S	C2B 15.00' 23.56' 090'00'00" S41'49'03"W 21.21'	CBB 15.00° 23.56° 090°	00'00" N41'49'03"	E 21.21'	L28 N03'10'57"W 16.00'	L84 S86*42'02"W 2.50'	L140 N03"10'59"W 10.08'	L196 S03"11"03"E 23.00"	L252 S4810'57"E 24.85'	16. THE COORDINATES SHOWN HEREON ARE THE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NADB3) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR 0.99986285.
The color   The										17. 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.
The content of the									-	18. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
The column										
1										
	C35 15.00' 23.56' 090'00'00" S41'49'03"W 21.21'	C95 15.00° 23.56° 090°	00'00" N41"49'03"	'E 21.21'	L35 N03'10'57"W 16.00'	L91 S03"10'57"E 25.00'	L147 S03'11'03"E 12.92'	L203 S41"49'03"W 5.50"	L259 N41'49'03"E 6.62'	
				<del></del>						19. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN A SUBDIVISION PLATS WHERE SICH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONVINCIONS OF SUCH DEDUCATION BETWEEN THAT WHEN THE ADJACENT PROPERTY IS SUBDIVISION.
										BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE
Col										
Col										AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
Col   160	C41 15.00' 23.56' 090'00'00" \$86'49'03"W 21.21'	C101 15.00' 23.56' 090'	00'00" \$41'49'03"	W 21.21'	L41 S03*10'57"E 16.00'	L97 S03"17'58"E 24.99'	L163 S03'11'03"E 12.93'	L209 N41'49'03"E 1.36'	L265 N4810'57"W 26.62'	21. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 251 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENT AND RESERVE
1										"S".  FORT REND COUNTY DRAINAGE DISTRICT WHI MAVE THE RIGHT TO MAINTAIN DRAINAGE FASSMENTS AND RESERVES. "G" AND "T".
Str.   Col.										
The control of the										1
Col   Str										
Col	C47 15.00° 23.56° 090'00'00" N86'49'03"E 21.21°	C107 15.00' 23.56' 090'	00'00" \$48'10'57"	E 21.21'	L47 N86'49'03"E 70.00"		L159 S42"14"23"W 22.14"	L215 N41'49'03"E 9.04'	L271 S4810'57"E 13.38'	24. 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 ENSITING STREETS AND ALLEYS TO CONFORM TO GRADES ESTABLISED IN THE SUBDIVISION.
The column	C4B 15.00' 23.56' 090'00'10" N03'11'01"W 21.21'									
## 1   1.00   1.										
23   15   15   15   16   15   16   15   16   15   16   15   16   15   16   15   16   15   16   15   16   15   16   15   16   15   16   16										1. SILVER HEIGHTS DEVELOPMENT, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO, F.B.C.D.F
Col   Sunt   S					L52 N03°10'57"W 16.00'					1
Col   1.50   1	C53 15.00' 23.56' 090'00'00" S03'10'59"E 21.21'	C113 15.00' 23.56' 090'	00'00" \$41'49'02"	'W 21.21'	L53 N03'10'57"W 16.00'	L109 \$86'49'03"W 20.00'	L165 S42"12"20"W 3.35"	L221 N41'49'03"E 9.04'		, , , , , , , , , , , , , , , , , , , ,
Set   23.45										3. EHT OF TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, AS RECORDED IN FILE NO, F.B.C.D.R.
Cot   Sept   3.86   2.86   2.80   2		C115 15.00' 23.56' 089'	59'59" N41'49'03"							4. HIGHLAND HOMES - HOUSTON, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO, F.B.C.D.R.
Co   1.500   2.500				1	L36 S0310'5/E 16.00	L112   \$86'49'03'W   20.00'	L168 N7816'00'W 20.00	L224 N41'49'03'E 9.04'		5. GRAND PARKWAY 1358, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN FILE NO, F.B.C.D.R.
Reserve Area Table Alloyways   Security		,								
Reserve Area Table Alleyways  Reserv				Reserve Area T	able					AND LOT 1 OF BLOCK 6, AND LOTS 46 THROUGH 56 OF BLOCK 8 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO LOAM LANE.
Reserve Area Table Alleyways Research Alleyways Reserve Area Table Alleywa		Reserve Letter	Area (Sq Ft)	Area (Ac)	Restriction					DENIED DIRECT DRIVEWAY ACCESS TO MERCANTILE STREET.
Reserve-Area Table Alleyways  An 4, 646-02  An 5, 646-02  An 6, 646-02		A	48,282.11	1.1084 LANDS	CAPE, OPEN SPACE, AND UTILITIES		,			LOTS 32, 33, & 46 OF BLOCK 8, AND LOTS 2, 4, 6, 8, 10, & 12 OF BLOCK 11, AND LOTS 2, 4, 5, & 8 OF BLOCK 12, AND LOTS 1, 6, 7 & 12 OF BLOCK 13 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO INDIG WAY.
Restriction	Reserve Area Table Alleyways	В	6,000.00							LOTS 1 THROUGH 6 OF BLOCK 2 AND LOT 1 OF BLOCK 3 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO HOME COURT.
Rest   13,883.4   0.395   PRIORITA LELEVANY AND UTILITIES	Reserve Letter Area (Sq Ft) Area (Ac) Restriction									LOTS 7 THROUGH 12 OF BLOCK 2 AND LOT 6 OF BLOCK 3 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO KINDRED WAY.
15,268.14   0.3505   PRIVATE ALLEYWAY AND UTILITIES	AA 6,866.24 0.1576 PRIVATE ALLEYWAY AN	AD OTILITIES				LITIES	,			LOT 17 OF BLOCK 5, AND LOTS 1 THROUGH 12 OF BLOCK 7, AND LOTS 56, 68, & 69 OF BLOCK 8, AND LOTS 1 THROUGH 4 OF BLOCK 9 AND LOTS 1 THROUGH 5 OF BLOCK 10 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO CITY HEART AVENUE.
DO   17.36.82   0.3945   PRIVATE ALLEYMAY AND UTILITIES	BB 15,268.14 0.3505 PRIVATE ALLEYWAY AP	4D OTILITIES								
DO   17.36.82   0.3945   PRIVATE ALLEYMAY AND UTILITIES	CC 47,235.31 1.084 PRIVATE ALLEYWAY AN	4D GIIGIIG	<u> </u>							INDIGO SEC 1
FF   17,285.86   0.3857   PRINATE ALLEYWAY AND UTILITIES	DD 17,186.28 0.3945 PRIVATE ALLEYWAY AP	10 01101110								
1	EE 22,185.25 0.5093 PRIVATE ALLEYWAY AF	TO OTILITIES								
1		TO OTILITIES .	<del> </del>							
10 6,787.50 0.1558 PRIVATE ALLEYWAY AND UTILITIES  11 6,787.50 0.1558 PRIVATE ALLEYWAY AND UTILITIES  12 8,320.00 0.1910 LANDSCAPE, OPEN SPACE, AND UTILITIES  13 BLOCKS  M 2,790.00 0.0640 LANDSCAPE, OPEN SPACE, AND UTILITIES  M 2,790.00 0.0640 LANDSCAPE, OPEN SPACE, AND UTILITIES  M 156,269.67 3.588 LANDSCAPE, OPEN SPACE, AND UTILITIES  O 555,612.41 12.85 DRAINAGE  P 26,877.50 0.6170 WASTEWNATER TREATMENT PLANT  Q 40,449.88 0.9286 WATER PLANT  R 5,415.87 0.1243 LANDSCAPE, OPEN SPACE, AND UTILITIES  R 5,415.87 0.1243 LANDSCAPE, OPEN SPACE, AND UTILITIES  S 521,946.46 11.98 DRAINAGE, LANDSCAPE, OPEN SPACE, AND UTILITIES  TOTAL 3,180,349.64 73.01  TOTAL 3,180,349.64 73.01  SHEET 20.000 SPACE, AND UTILITIES  SHEET 2.000 SPACE, AND UTILITIES  L 8,320.00 0.1910 LANDSCAPE, OPEN SPACE, AND UTILITIES  MAY 2023  29 RESERVES 13 BLOCKS  MAY 2023  SMAPP		TO OTILITIES	+							FORT DEIND COUNTY, TEARS
TOTAL 162,063.36 3.720  M 2,730.00 0.0,640 LANDSCAPE, OPEN SPACE, AND UTILITIES  O S5,953.12 I AND RECORDED OF SPACE, AND UTILITIES  O P 26,877.30 0.617 0.6		4D OTILITIES								243 LOTS 29 RESERVES 13 BLOCKS
N 156,269.67 3.588 LANDSCAPE, OPEN SPACE, AND UTILITIES  O 559,631.24 12.85 DRAINAGE  P 26,877.30 0.61.70 WASTEWATER TREATMENT PLANT  O 40,449.88 0.9286 WATER PLANT  R 5,415.87 0.1243 LANDSCAPE, OPEN SPACE, AND UTILITIES  T 1,634,311.52 37.52 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		4D UTILITIES								144V 2022
D   559,631.24   12.85   DRAINAGE	101AL 104,005.36 3.720									<sup>30</sup> pgs 2023078459 MAY 2023
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  TABLE REGISTRATION WATER FLOWER PLANT  THE REGISTRATION WATER FLOWER PLANT										FILED AND RECORDED OWNER/ 300 ACRES LLC,
E LEVATIO  Livins Richard, County Centr  Fort Bend County Central Centr  Fort Bend County Central Centry  Fort Bend County Centry  Fort Be										/632 HAMMERLY BUULEVARD
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  SURVEYOR:    Cand solution			+							I days Related County State Control ENGINEED!
T 1,634,311.52 37.52 DRAINAGE, LANDSCAPE, OPEN SPACE, AND UTILITIES  TOTAL 3,180,369.64 73.01  TOTAL 3,180,369.64 73.01  TOTAL 3,180,369.64 73.01		S	521,946.46	11.98 DRAIN.	AGE, LANDSCAPE, OPEN SPACE, AN	D UTILITIES				Fort Bend County Texas August 16, 2023 08:43:29 Au
TOTAL 3,180,369.64 73.01  THEY REGISTRATION NUMBER 1019469 SHEET 2 (		Т	1,634,311.52	37.52 DRAIN	AGE, LANDSCAPE, OPEN SPACE, AN	D UTILITIES	•			FEE: \$22023.00 BR 20230177 Teps REGISTRATION NUMBER F-22671
		TOTAL	3,180,369.64	73.01			*			TBPS REGISTRATION NUMBER 10194692
										SHEET 2 OF
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ORIGINAL PLAT: PAGE 3 - INDIGO SEC 1 - PLAT NO. 20230177, F.B.C.P.R.



#### CORRECTED GENERAL NOTES:

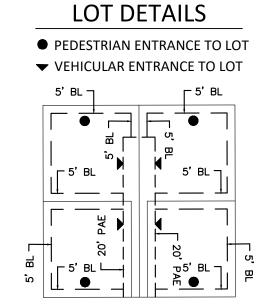
- 1. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF <u>82.90</u> FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL 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.
- FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 251 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENT AND RESERVE "S" & "T".

FORT BEND COUNTY DRAINAGE DISTRICT WILL HAVE THE RIGHT TO MAINTAIN DRAINAGE EASEMENT AND RESERVE "O".

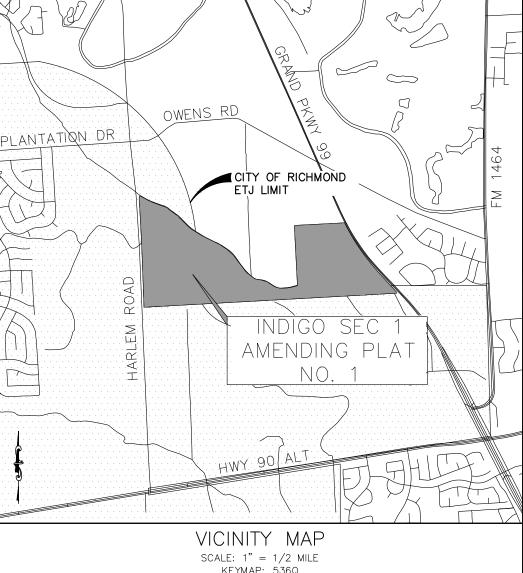
#### ADDITIONAL GENERAL NOTES:

- 1. 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.
- 2. THE PLATTED PROPERTY IS AFFECTED BY RESTRICTIONS, EASEMENTS, AND OTHER EXCEPTIONS OF RECORD IN PLAT NO. 20230177, PLAT RECORDS AND CLERK'S FILE NO, 2021118716, 2022089087, 2022089088, 2022089353, 2022089354, 2022089355, 2023008913, 2024024947, 2024024948, 2024024949, 2024037371, 2024083066, 2024037371, 2024083066, 2024100513 AND 2024100514 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY.
- 3. 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 FOR SUCH STRUCTURES.
- 4. PLATTED PROPERTY SUBJECT TO AGREEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 2024076243 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 5. THIS AMENDING PLAT CORRECTING THE STATED ERRORS HEREIN ONLY AMENDS THE PLAT FOR INDIGO SEC 1, AS RECORDED IN PLAT NO. 20230177, F.B.C.P.R. AND DOES NOT AMEND, ALTER, OR EFFECT THE PLAT FOR INDIGO SEC 1 PARTIAL REPLAT NO. 1, AS RECORDED IN PLAT NO. 20240074, F.B.C.P.R.
- 6. PLATTED PROPERTY SUBJECT TO SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES RECORDED UNDER CLERK'S FILE NO. 2024055342 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 7. PLATTED PROPERTY SUBJECT TO DECLARATION OF ACCESS EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 2024124441 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 8. PLATTED PROPERTY SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT BY AND BETWEEN 300 ACRES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND UNIVERSAL GAS, LLC, D/B/A UNIVERSAL NATURAL GAS, INC. AND CENTRIC FIBER TEXAS, LLC, AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2025005446 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 9. 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 138, PAGE 400 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. BLANKET IN NATURE.
- 10. PLATTED PROPERTY SUBJECT TO TERMS AND CONDITIONS OF THE STRATEGIC PARTNERSHIP AGREEMENT DATED JANUARY 18, 2022, BY AND BETWEEN THE CITY OF RICHMOND, TEXAS AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 251, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2022016879 OF THE OFFICIAL RECORDS OF FORT BEND
- 11. 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.
- 12. PLATTED PROPERTY SUBJECT TO AGREEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM PER CLERK'S FILE NO. 2024018610 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 13. 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.
- 14. PLATTED PROPERTY SUBJECT TO ACCESS EASEMENT GRANTED TO PERMANENT SCHOOL FUND AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2004060101 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. AFFECTS, BLANKET IN NATURE.

#### AMENDED DIAGRAM:



TYPICAL DETAIL FOR CLUSTER LOTS



KEYMAP: 536Q

### INDIGO SEC 1 AMENDING PLAT NO. 1

AN AMENDING PLAT OF 108.5 ACRES OF LAND LOCATED IN THE JANE WILKINS SURVEY, A-96 CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS BEING A AMENDING PLAT OF INDIGO SEC 1, A SUBDIVISION OF RECORD PER PLAT NO. 20230177 F.B.C.P.R.

13 BLOCKS 29 RESERVES 243 LOTS

REASON FOR AMENDING PLAT: TO CORRECT SCRIVENERS ERRORS REGARDING THE MINIMUM SLAB ELEVATION, CORRECT NOTE NO. 21, AND BUILDING LINE DIAGRAMS FOR CLUSTER LOTS.

DATE: OCTOBER 8, 2024 SCALE: 1" = 60'

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



2500 Tanglewilde Street, Suite 300

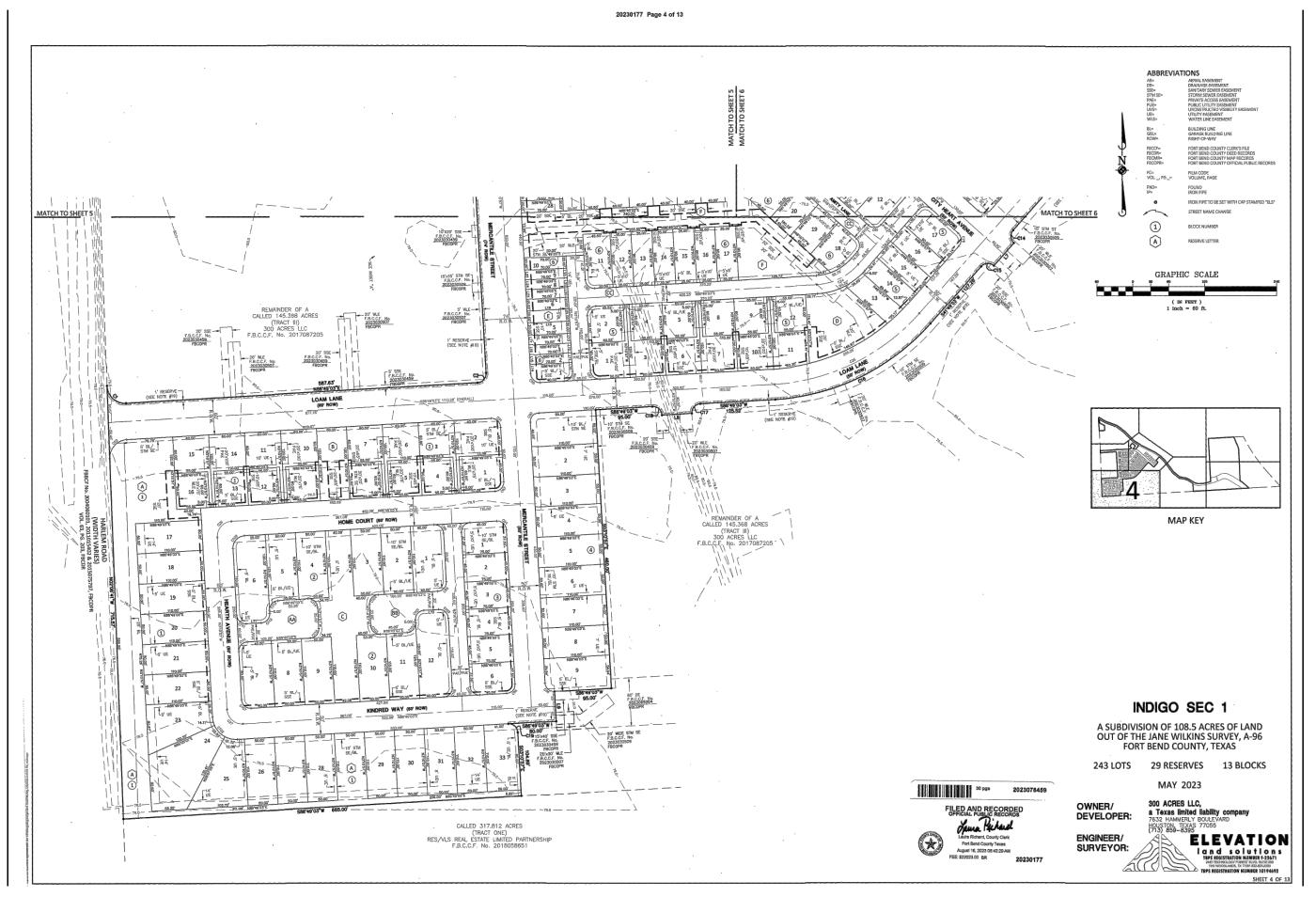
Houston, Texas 77063 t: 281.306.0240 | www.odysseyeg.com

TBPE No. F-17637

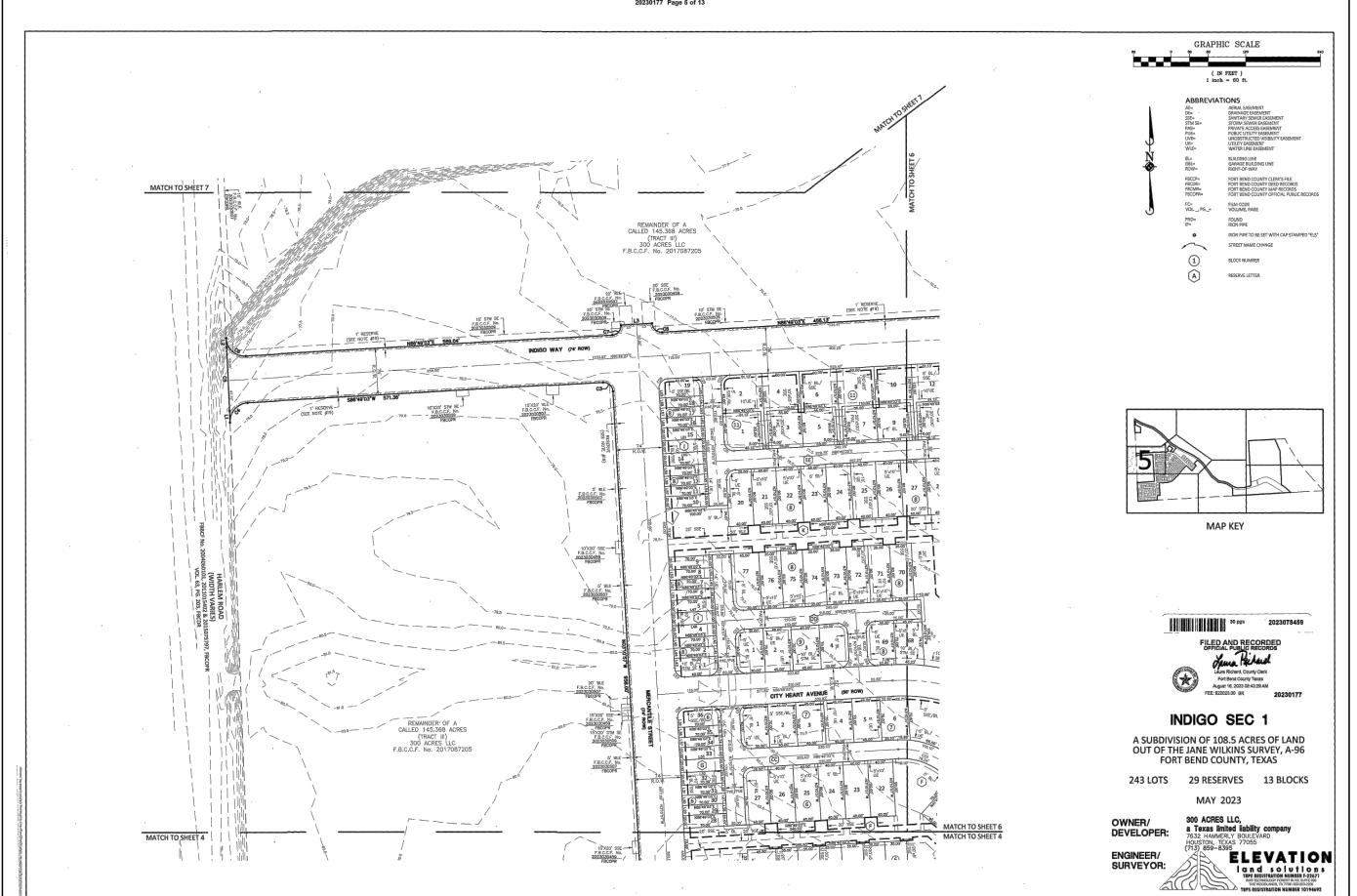
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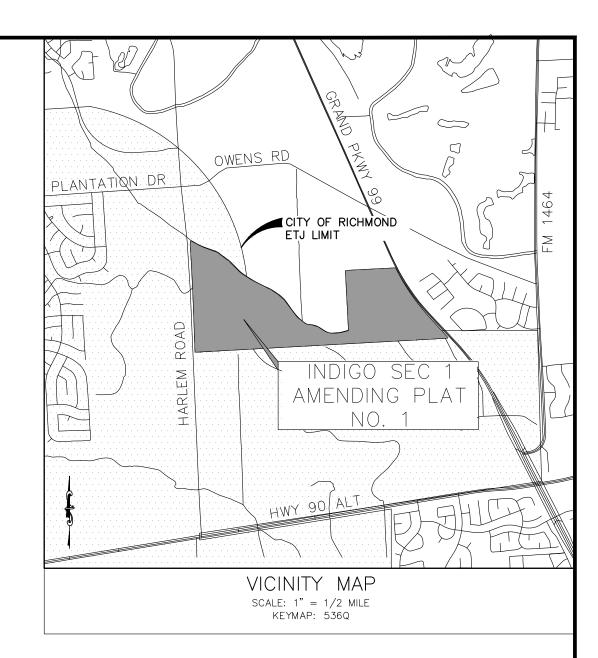
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ORIGINAL PLAT: PAGE 4 — INDIGO SEC 1 — PLAT NO. 20230177, F.B.C.P.R.



ORIGINAL PLAT: PAGE 5 - INDIGO SEC 1 - PLAT NO. 20230177, F.B.C.P.R.





## INDIGO SEC 1 AMENDING PLAT NO. 1

AN AMENDING PLAT OF

108.5 ACRES OF LAND LOCATED IN THE

JANE WILKINS SURVEY, A-96

CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS

BEING A AMENDING PLAT OF INDIGO SEC 1, A

SUBDIVISION OF RECORD PER PLAT NO. 20230177

F.B.C.P.R.

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OWNER:

300 ACRES LLC,

A TEXAS LIMITED LIABILITY COMPANY

7632 HAMMERLY BOULEVARD

HOUSTON, TEXAS 77055 — (713) 859—8395



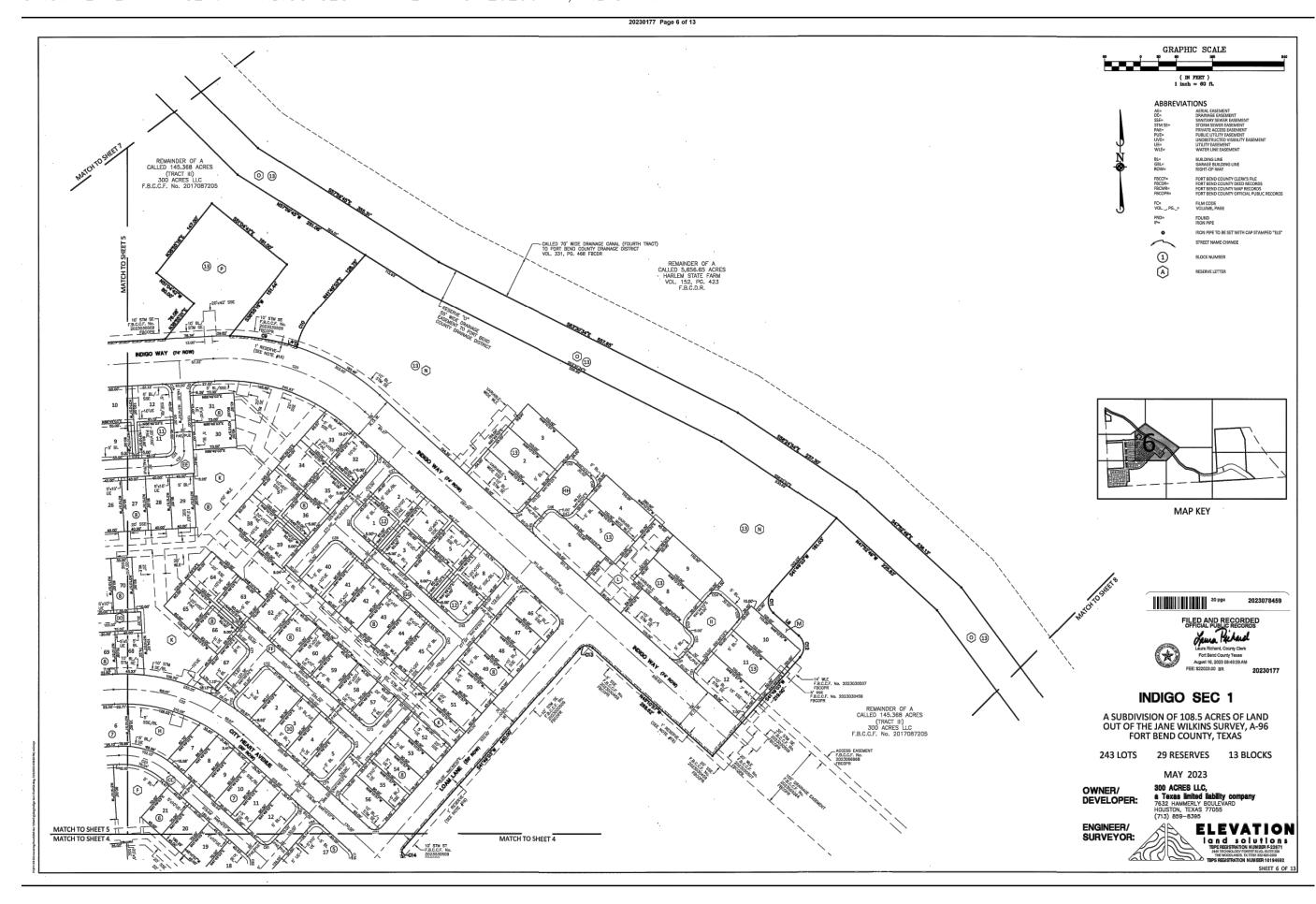
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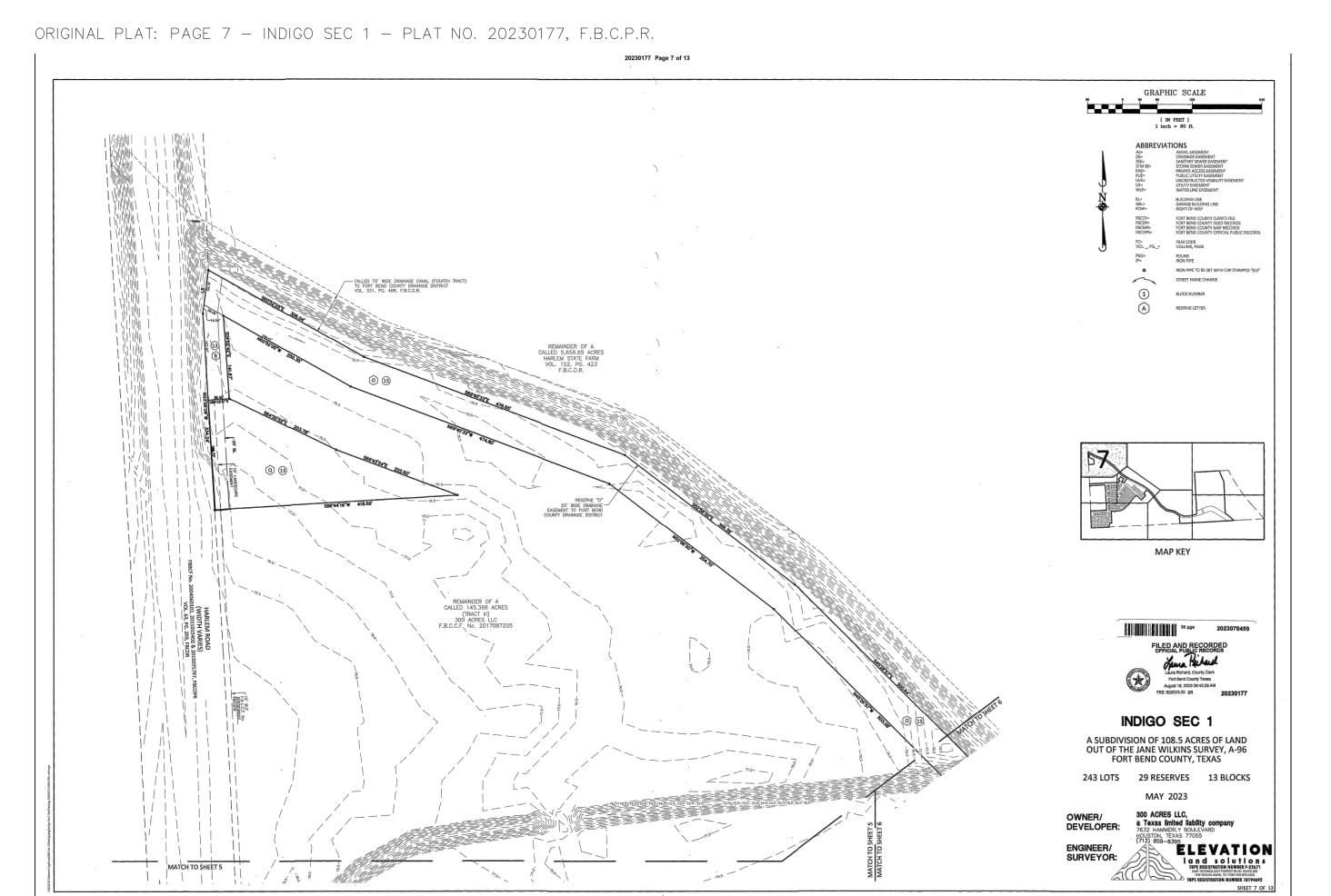
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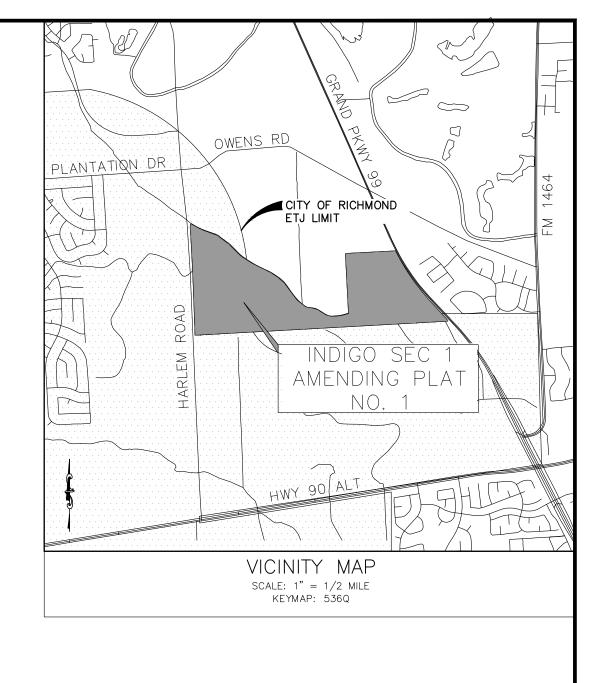
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SHFFT 3 OF







## INDIGO SEC 1 AMENDING PLAT NO. 1

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108.5 ACRES OF LAND LOCATED IN THE

JANE WILKINS SURVEY, A-96

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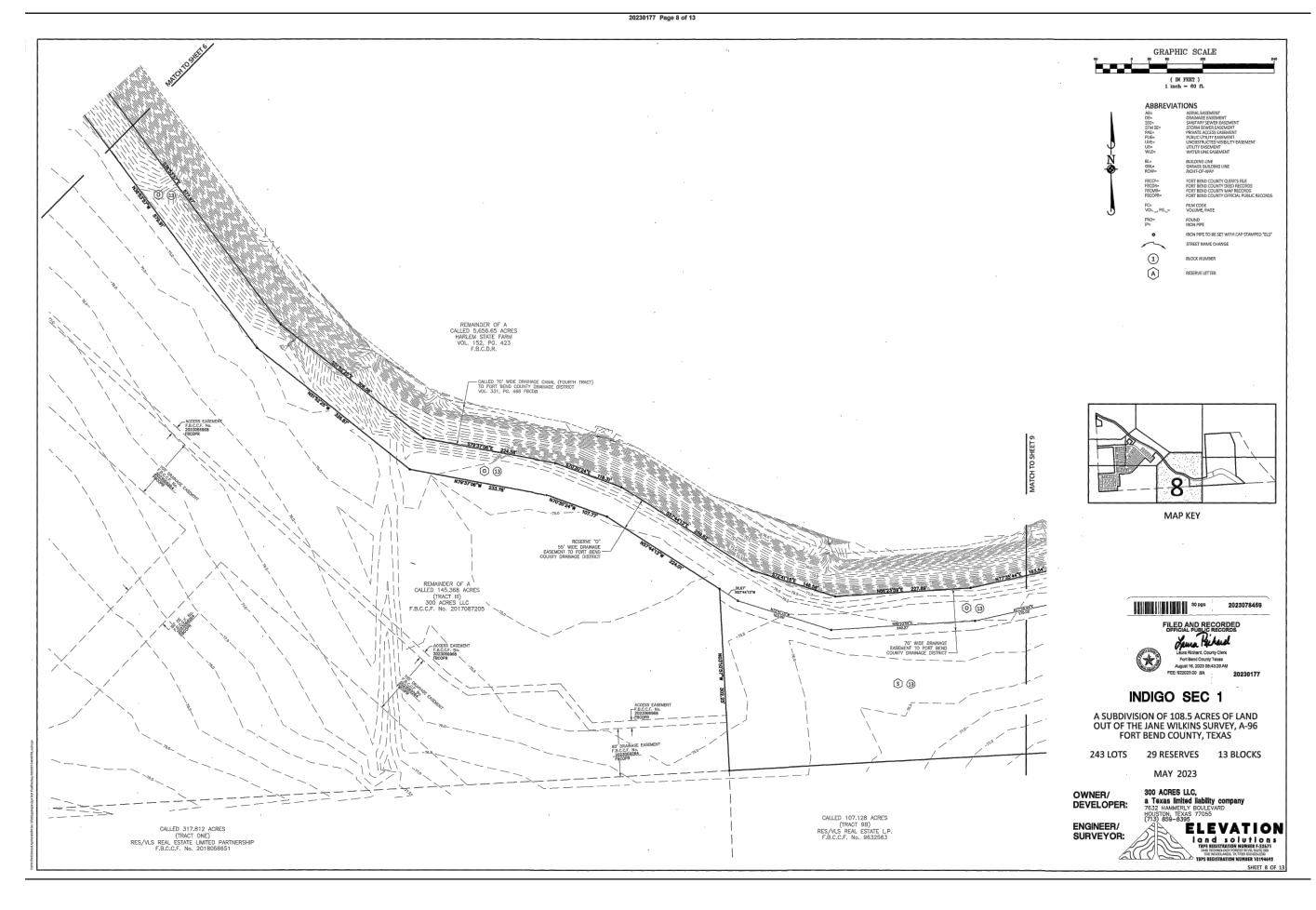
2500 Tanglewilde Street, Suite 300 Houston, Texas 77063 t: 281.306.0240 | www.odysseyeg.com TBPE No. F-17637

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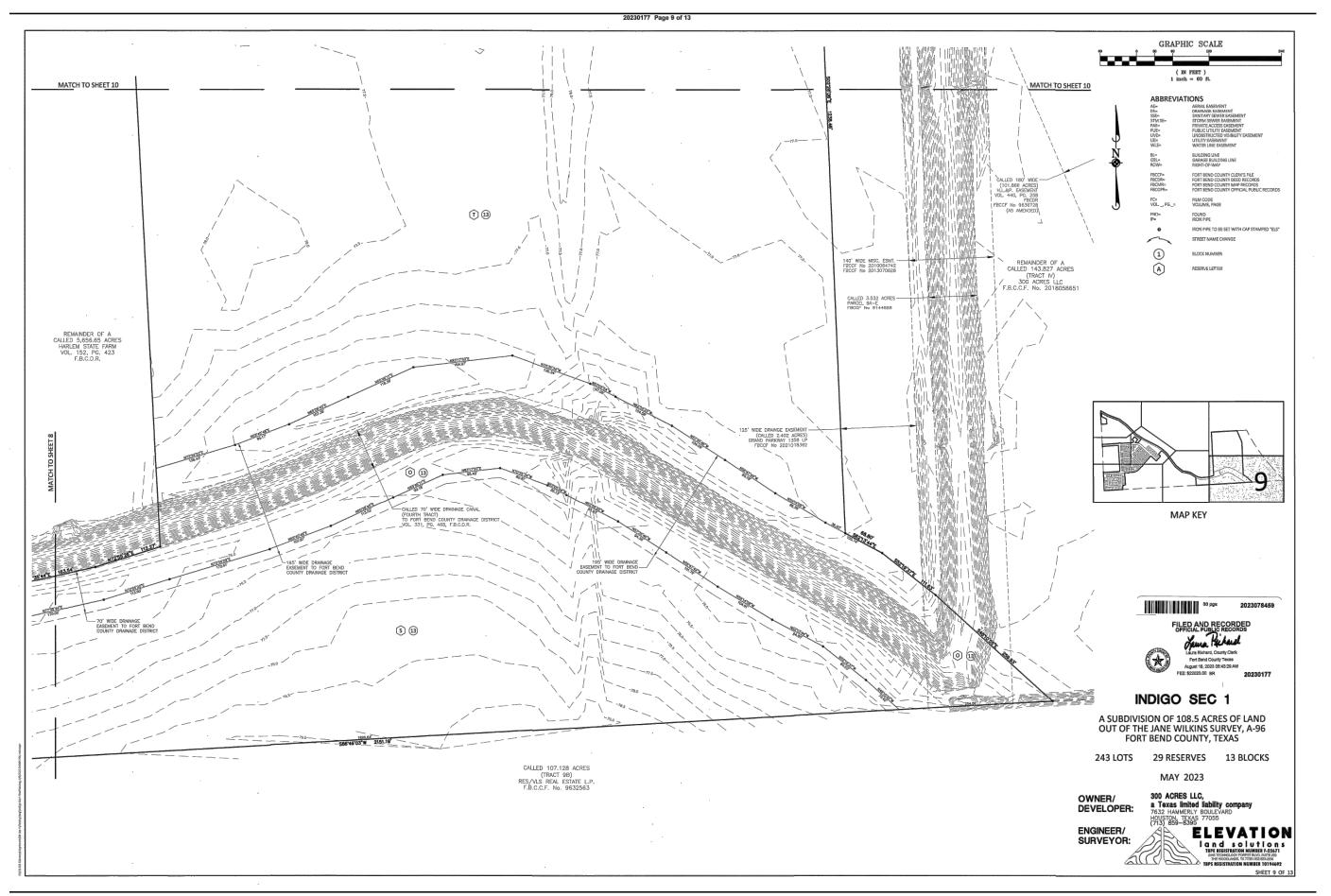
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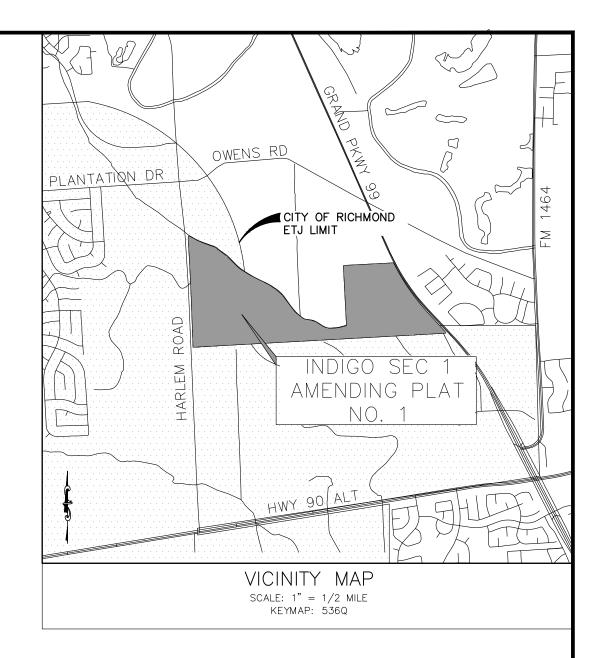
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HEET 4 OF 7



ORIGINAL PLAT: PAGE 9 - INDIGO SEC 1 - PLAT NO. 20230177, F.B.C.P.R.





## INDIGO SEC 1 AMENDING PLAT NO. 1

AN AMENDING PLAT OF

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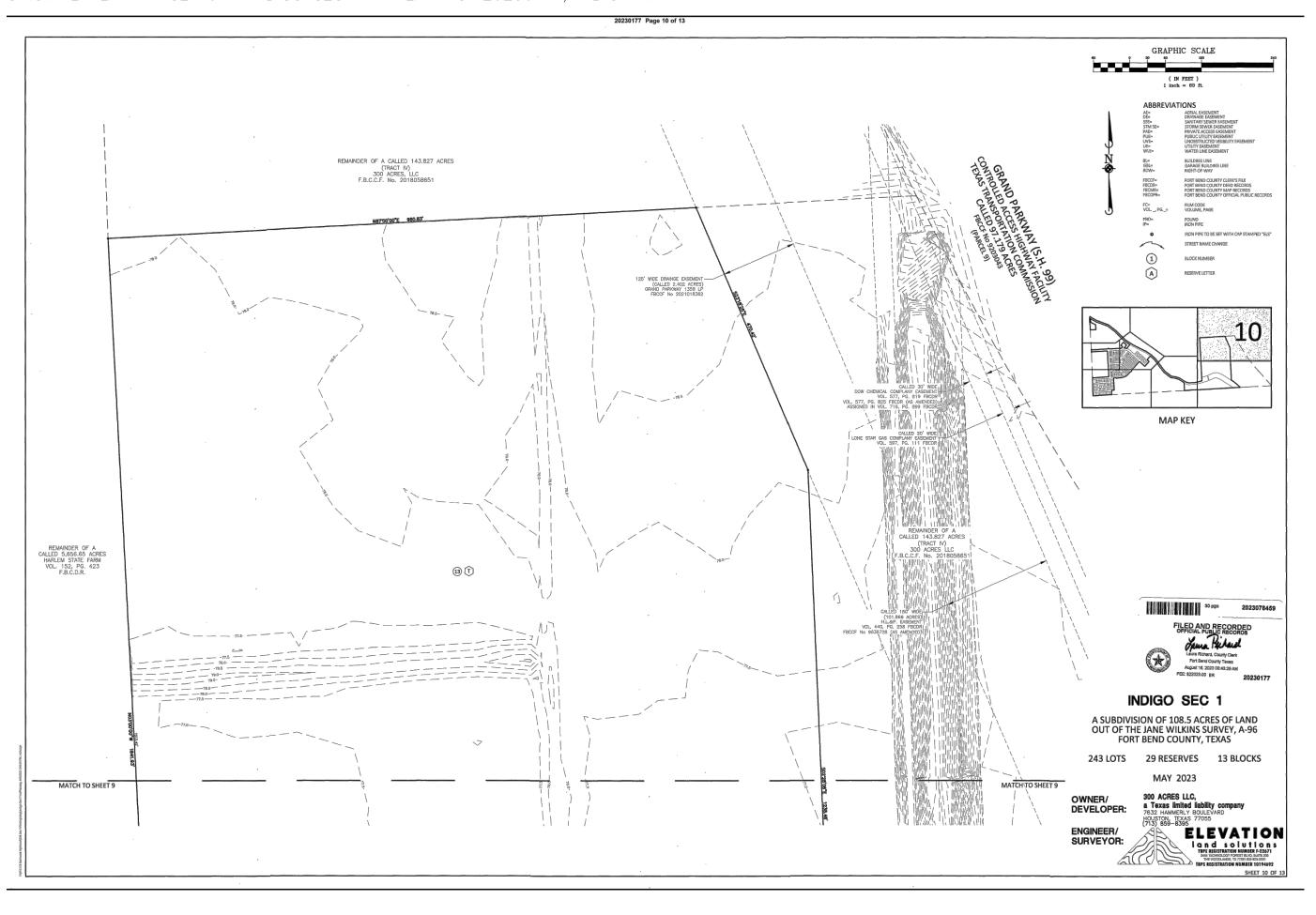
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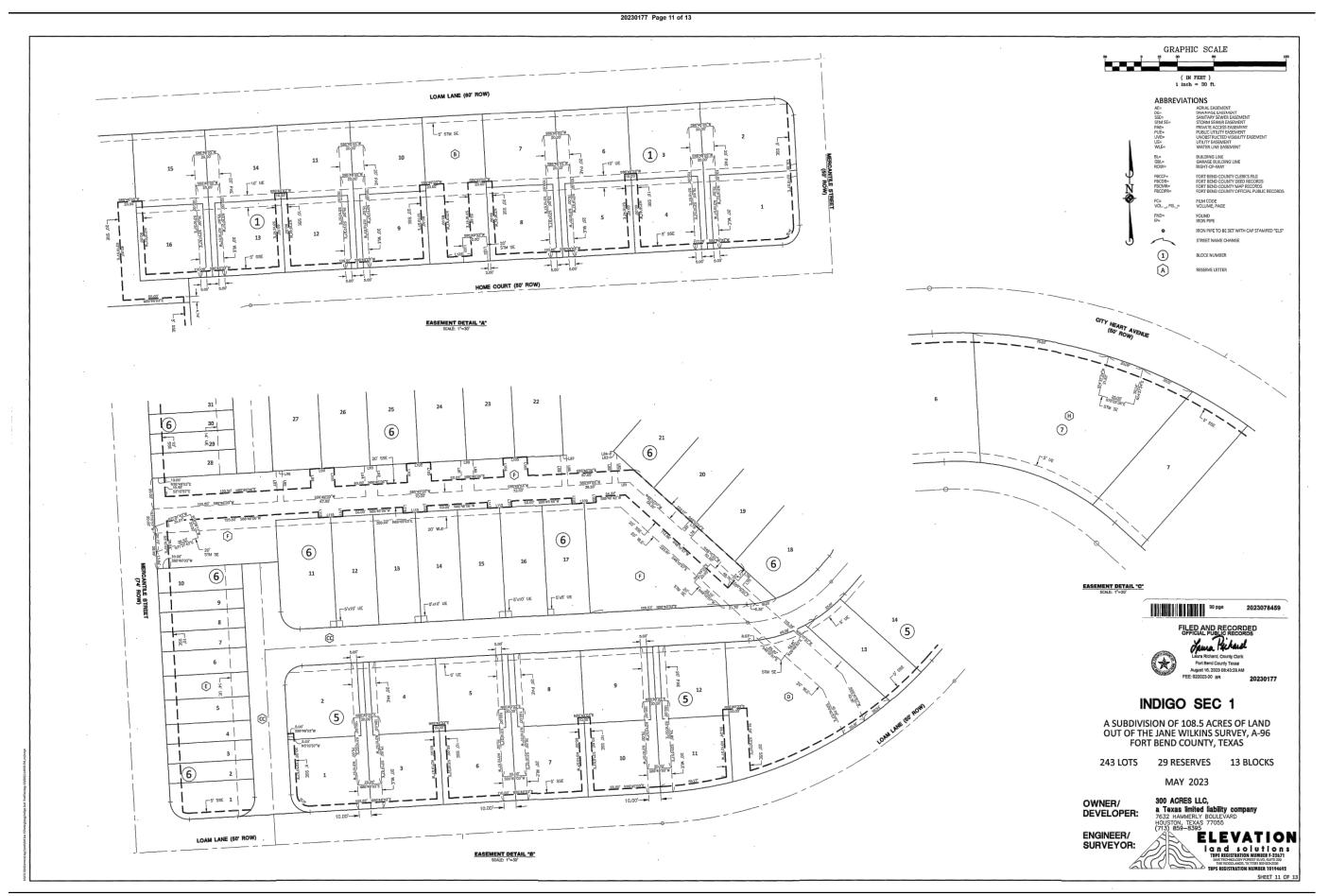
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SHFFT 5 OF

ORIGINAL PLAT: PAGE 10 - INDIGO SEC 1 - PLAT NO. 20230177, F.B.C.P.R.



ORIGINAL PLAT: PAGE 11 - INDIGO SEC 1 - PLAT NO. 20230177, F.B.C.P.R.



# PLANTATION DR OWENS RD O

## INDIGO SEC 1 AMENDING PLAT NO. 1

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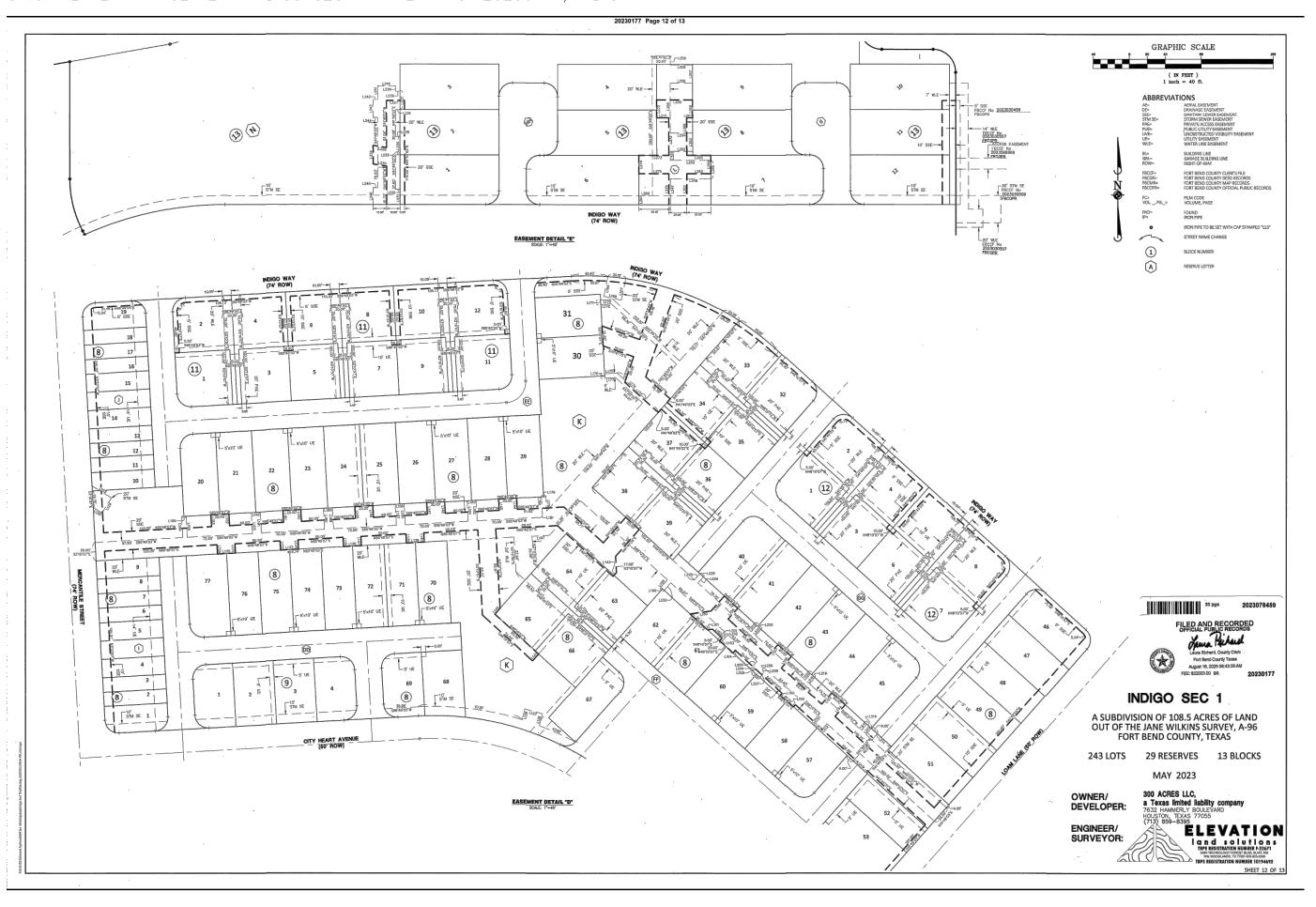
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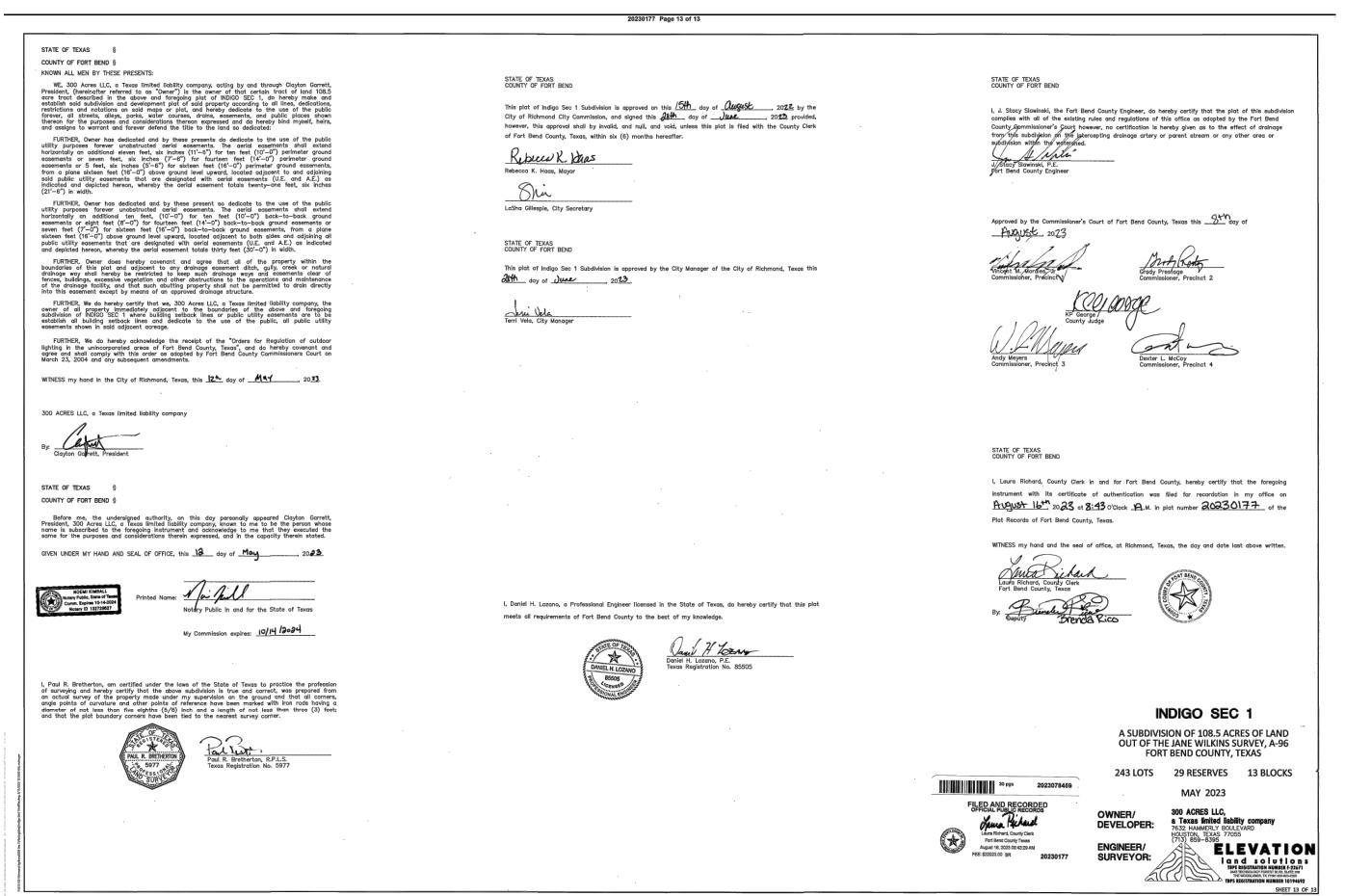
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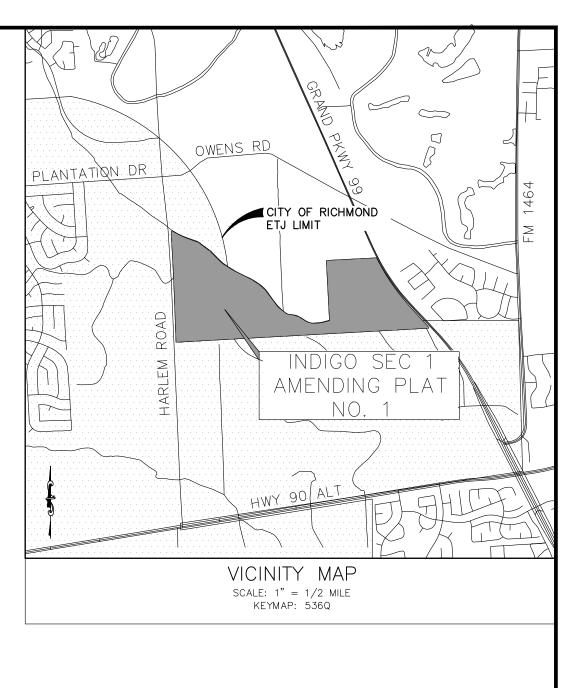
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SHFFT 6 OF 7



ORIGINAL PLAT: PAGE 13 - INDIGO SEC 1 - PLAT NO. 20230177, F.B.C.P.R.





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