

PLAT RECORDING SHEET

PLAT NAME: Indigo Sec 2A

PLAT NO: _____

ACREAGE: 29.08

LEAGUE: Jane Wilkins Survey

ABSTRACT NUMBER: A-96

NUMBER OF BLOCKS: 9

NUMBER OF LOTS: 164

NUMBER OF RESERVES: 17

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 29.08 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF INDIGO SEC 2A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERMETER 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 A PLANNED MIXED-USE RESIDENTIAL DEVELOPMENT 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, CULLIES, 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, CULLY, 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.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNER OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF INDIGO SEC 2A WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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____

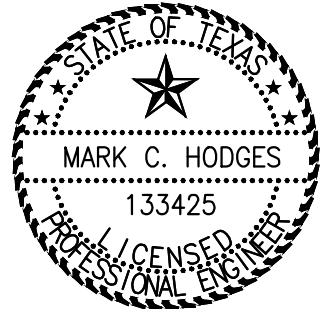
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

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, MARK C. HODGES, 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.



MARK C. HODGES
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 85404

GENERAL NOTES:

- 1. 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.
- 2. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 82.90 FEET ABOVE MEAN SEA LEVEL (NAVD83 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.
- 3. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
- 4. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 5. 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.
- 6. INDIGO SEC 2A 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.
- 7. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 8. THIS PLAT LIES WITHIN "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
- 9. 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.
- 10. THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY STEWART TITLE COMPANY, JOB NO.:2409274, EFFECTIVE DATE OF AUGUST 15, 2024, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- 11. 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.
- 12. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- 13. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- 14. 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.
- 15. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, TEXAS.
- 20. 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.
- 21. THE POLE OR STAFF OF ANY FLAG LOTS SHALL BE RESTRICTED TO ACCESS ONLY.
- 22. 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.

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF INDIGO SEC 2A 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 SEC 2A 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 _____
LOSHA GILLESPIE
CITY SECRETARY

23. DIRECT DRIVEWAY ACCESS TO CERTAIN ROADWAYS ARE HEREBY DENIED AS FOLLOWS:

LOTS 1 THROUGH 7 AND LOT 34 THROUGH 39 OF BLOCK 3, AND LOTS 1 THROUGH 5 AND LOTS 34-38 OF BLOCK 6 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO LOAM LANE.

LOT 1 THROUGH 10 OF BLOCK 10, AND LOTS 14 THROUGH 17 OF BLOCK 11, ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO CITY HEART AVENUE.

LOTS 1 THROUGH 8 OF BLOCK 7 AND LOTS 1 THROUGH 3 OF BLOCK 12, ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO INDIGO WAY.

LOTS 19 THROUGH 24 OF BLOCK 3, LOTS 14 THROUGH 23 AND 24 THROUGH 33, BLOCK 6, AND LOTS 1 THROUGH 10 AND LOTS 29 THROUGH 38, BLOCK 11 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO KINDRED WAY.

24. 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.

25. 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, SECOND AMENDMENT TO SURFACE USE WAIVER AND DRILL SITE AGREEMENT UNDER CLERK'S FILE NO. 2021176676 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY AND THIRD AMENDMENT TO SURFACE USE WAIVER AND DRILL SITE AGREEMENT UNDER CLERK'S FILE NO. 2024069341 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY.

26. PLATTED PROPERTY SUBJECT TO LIENS LISTED IN SAID TITLE REPORT, AS RECORDED UNDER CLERK'S FILE NOS. 2021118720, 2021118721, 2024060324, 2024060325, 2024061139, 2021118722, 2021118723, 2021118724, 2021118725, 2021118726, 2021118727, 2021118729, 2024074528, 2024074529, 2024076557, 2024077223, AND 2024077224, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

27. PLATTED PROPERTY SUBJECT TO TERMS AND CONDITIONS OF THE MEMORANDUM OF DEVELOPMENT AGREEMENT ENTERED INTO AS 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.

28. 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.

29. 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.

30. ACCESSORY BUILDINGS AND STRUCTURES SHALL NOT BE LOCATED WITHIN EASEMENTS UNLESS WRITTEN PERMISSION IS GRANTED FROM THE OWNER/OPERATOR OF THE EASEMENT AND PROVIDED OF SUCH PERMISSION IS PROVIDED TO THE CITY PRIOR TO THE ISSUANCE OF PERMITS OR CLEARANCES. PER U.D.C. SEC. 5.2.102.

31. PLATTED PROPERTY IS AFFECTED BY ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN ACCESS EASEMENT AGREEMENT, RECORDED IN F.B.C.C.F. No. 2021118718. (AFFECTS, BLANKET EASEMENT, UNABLE TO PLOT THE LOCATION)

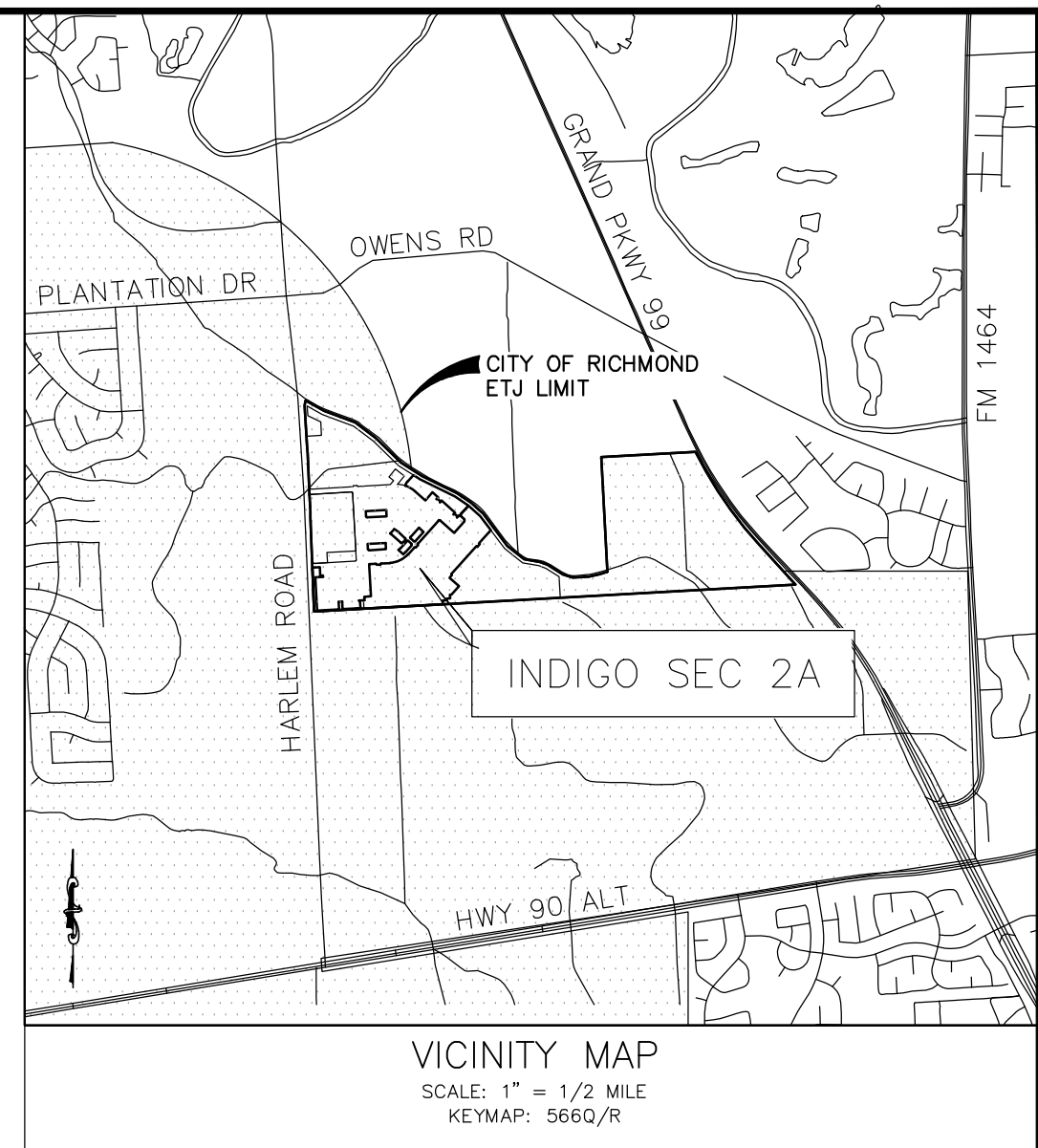
32. LOTS THAT DO NOT HAVE LABELED BUILDING LINES ON THE PLAT WILL FOLLOW LOT DETAILS SHOWN ON PAGE 2. IF BUILDING LINES ON THE PLAT ARE GREATER THAN THE DETAIL, THE GREATER BUILDING LINE WILL SUPERCEDE THE BUILDING LINE ON THE DIAGRAM AS INDICATED ON THE PLAT.

33. THE CITY OF RICHMOND SHALL NOT BE RESPONSIBLE FOR ANY AND ALL OF THE CONSTRUCTION OF PRIVATE OR PUBLIC IMPROVEMENTS AND/OR THE INSTALLATION OF INFRASTRUCTURE (DEVELOPMENT AGREEMENT ARTICLE I, AND ARTICLE II) BY THE DEVELOPER AND/OR PROPERTY OWNER, IT IS THE OBLIGATION OF THE DESIGNER TO USE THE PUBLIC INFRASTRUCTURE DESIGN MANUAL STANDARDS RESPONSIBLY AND PROFESSIONALLY TO PRODUCE DESIGNS CONFORMING TO COMMONLY ACCEPTED ENGINEERING PRACTICES (PDM CHAPTER 1.1)

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCD	N/A
MUD	251
LID	N/A
DID	FBODD
SCHOOL	FBISD
FIRE	RICHMOND
CITY OR ETJ	RICHMOND
UTILITY CO.	CENTERPOINT, COMCAST

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
- PC. = PAGE
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- M.E. = MAINTENANCE EASEMENT
- NO. = NUMBER
- NR = NON-RADIAL
- P.A.E. = PUBLIC ACCESS EASEMENT
- 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
- ① = BLOCK NUMBER
- = SET 5/8-INCH IRON ROD W/MGG CAP (UNLESS OTHERWISE NOTED)
- = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- ◆ = BENCHMARK
- ◁ = INDICATES ZERO LOT LINE SIDE



I, J. STACY SLAWNSKI, 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 COMMISSIONERS' 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 SLAWNSKI, P.E.
FORT BEND COUNTY ENGINEER

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 SEC 2A FINAL PLAT

A SUBDIVISION OF
29.08 ACRES OF LAND LOCATED IN THE
JANE WILKINS SURVEY, A-96
CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS

164 LOTS 9 BLOCKS 17 RESERVES

DATE: JULY 21, 2025 SCALE: 1" = 100'

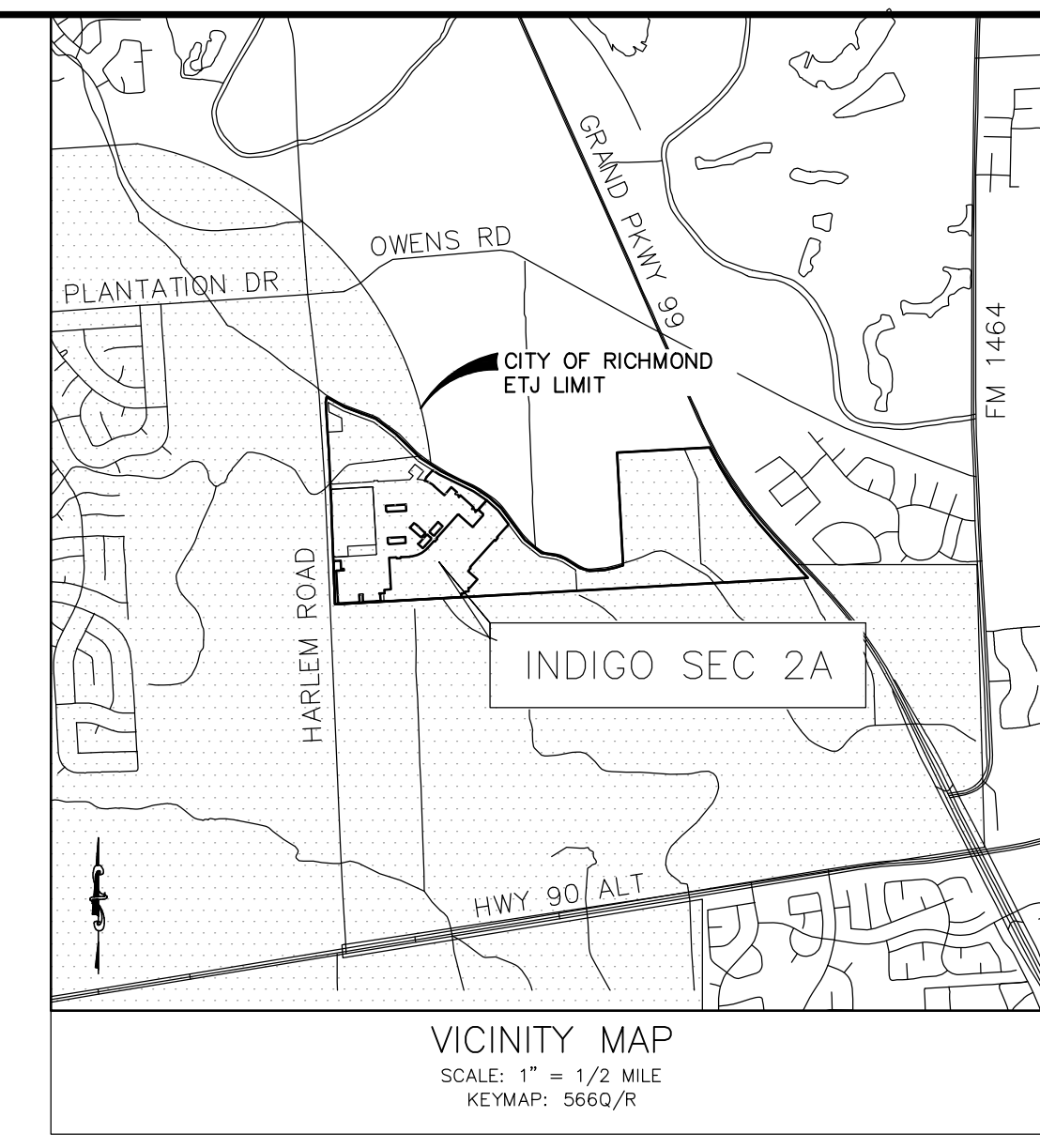
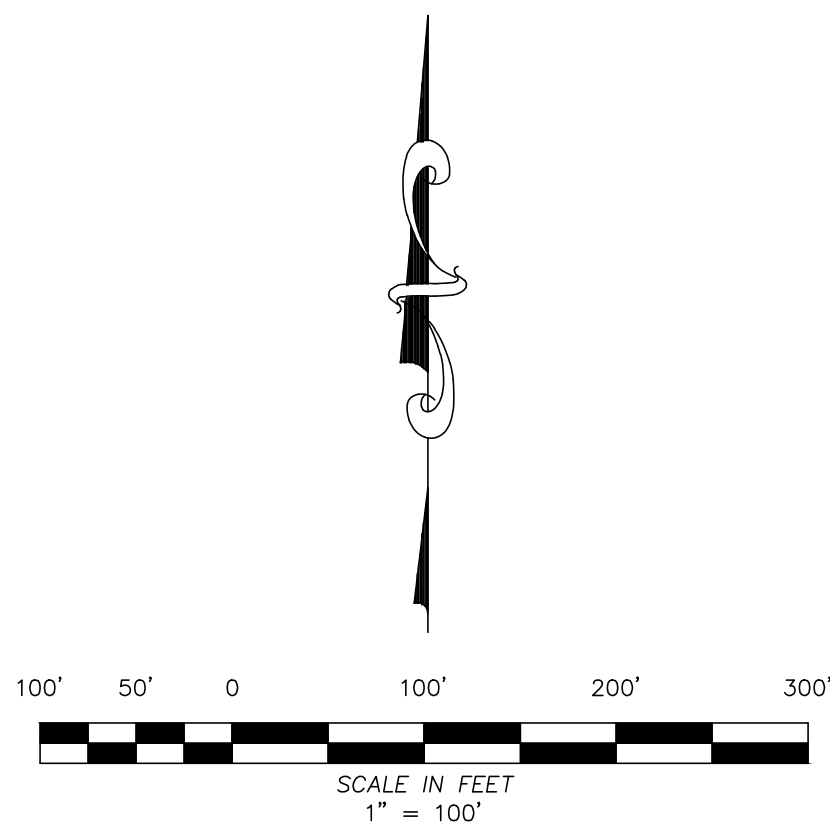
OWNER:
300 ACRES LLC,
A TEXAS LIMITED LIABILITY COMPANY
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
713.859.8395



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



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



HARLEM ROAD
PUBLIC R.O.W. WIDTH VARIANCE
F.B.C.C.F. No. 2010408101
F.B.C.C.F. No. 2010507597
201015402 & 2010507597

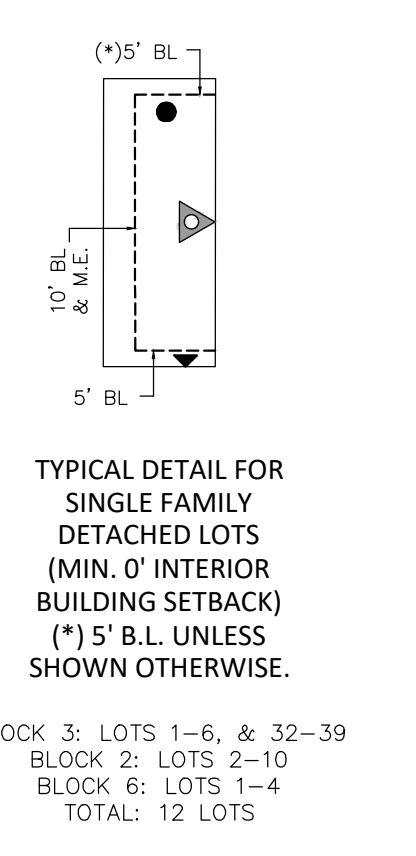
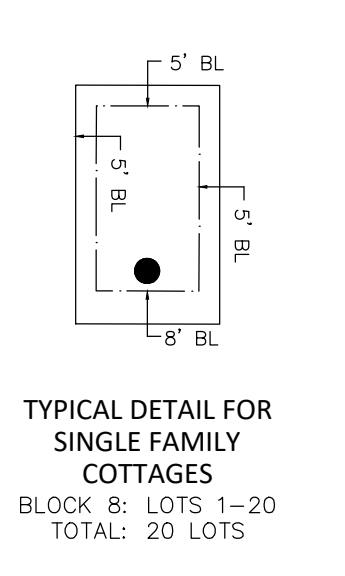
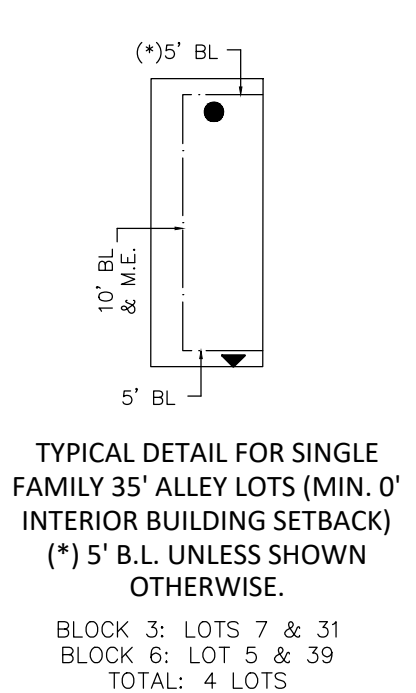
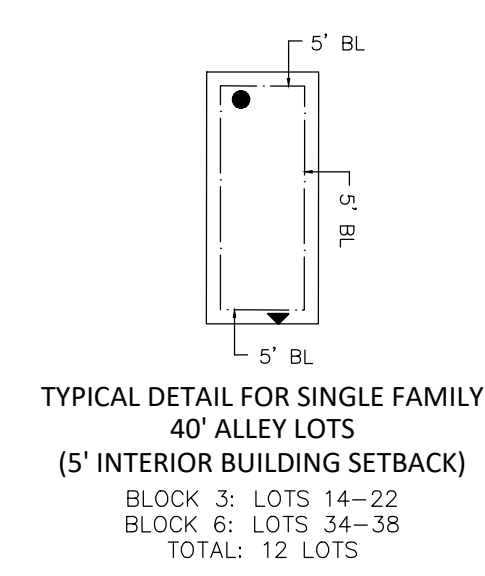
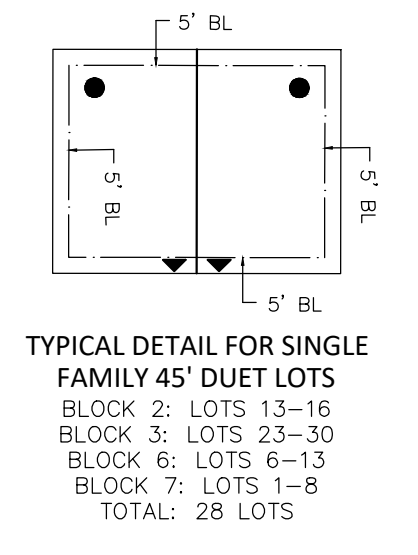
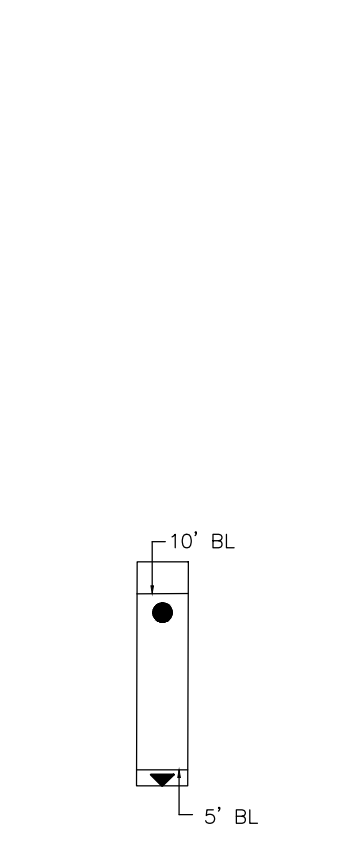
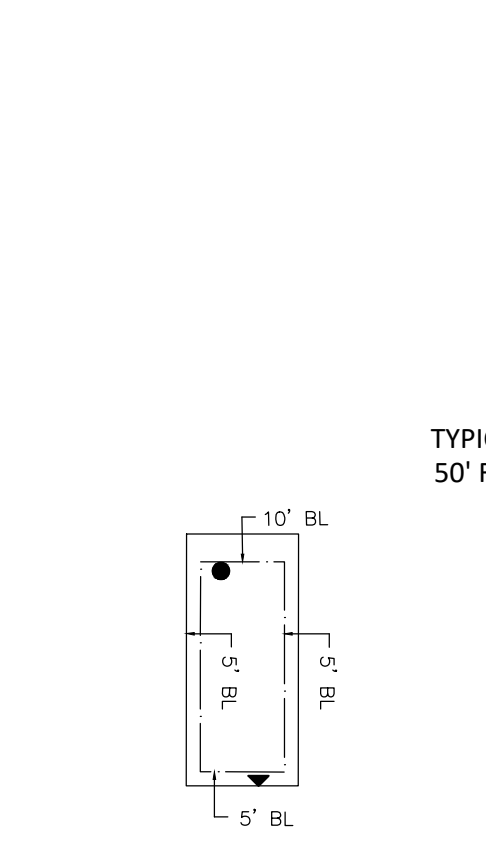
FOUND 5/8" CIR
P.O.C.
CALLED 317.812 ACRES
(TRACT ONE)
RES/VLS REAL ESTATE LIMITED PARTNERSHIP
F.B.C.C.F. No. 2018058651

CALLED 317.812 ACRES
(TRACT ONE)
RES/VLS REAL ESTATE LIMITED PARTNERSHIP
F.B.C.C.F. No. 2018058651

*SEE PAGES 4, 5, & 6 FOR
WATERLINE, STORM SEWER
AND SANITARY SEWER, SEWER
EASEMENT DETAILS

LOT DETAILS

- PEDESTRIAN ENTRANCE TO LOT
- ▼ VEHICULAR ENTRANCE TO LOT



LEGEND

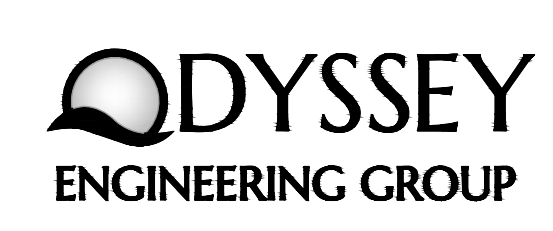
- AC = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHL = CHORD LENGTH
- CIR = CAPPED IRON ROD
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- ESMT. = EASEMENT
- F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.D. = FORT BEND COUNTY DRAINAGE DISTRICT
- F.B.C.D.R. = 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
- No. = NUMBER
- NR = NON-RADIAL
- P.A.E. = PUBLIC ACCESS EASEMENT
- PG. = 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
- ① = 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 2A
FINAL PLAT**

A SUBDIVISION OF
29.08 ACRES OF LAND LOCATED IN THE
JANE WILKINS SURVEY, A-96
CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS

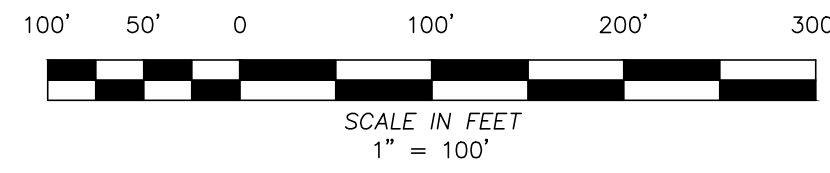
164 LOTS 9 BLOCKS 17 RESERVES
DATE: JULY 21, 2025 SCALE: 1" = 100'

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

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



RESERVE AREA TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(D)	RESTRICTED RESERVE "D"	LANDSCAPE/OPEN SPACE/UTILITIES	0.8651 AC. - 37,685 S.F.
(E)	RESTRICTED RESERVE "E"	LANDSCAPE/OPEN SPACE/UTILITIES	1.0381 AC. - 45,221 S.F.
(G)	RESTRICTED RESERVE "G"	MULTI-FAMILY RESIDENTIAL	0.7875 AC. - 34,305 S.F.
(H)	RESTRICTED RESERVE "H"	MULTI-FAMILY RESIDENTIAL	0.7898 AC. - 34,403 S.F.
(J)	RESTRICTED RESERVE "J"	LANDSCAPE/OPEN SPACE/UTILITIES	0.7440 AC. - 32,409 S.F.
(M)	RESTRICTED RESERVE "M"	LANDSCAPE/OPEN SPACE/UTILITIES	1.9629 AC. - 85,505 S.F.
(N)	RESTRICTED RESERVE "N"	LANDSCAPE/OPEN SPACE	0.0321 AC. - 1,400 S.F.
(O)	RESTRICTED RESERVE "O"	LANDSCAPE/OPEN SPACE	0.0321 AC. - 1,400 S.F.
(Q)	RESTRICTED RESERVE "Q"	LANDSCAPE/OPEN SPACE/UTILITIES	1.0194 AC. - 44,406 S.F.
TOTAL			7.271 AC. - 316,734 S.F.

RESERVE AREA TABLE ALLEYS		
SYMBOL	DESCRIPTION	AREA
(A)	PRIVATE ALLEYWAY AND UTILITIES	0.5160 AC. - 22,478 S.F.
(B)	PRIVATE ALLEYWAY AND UTILITIES	0.1837 AC. - 8,000 S.F.
(C)	PRIVATE ALLEYWAY AND UTILITIES	0.1972 AC. - 8,588 S.F.
(E)	PRIVATE ALLEYWAY AND UTILITIES	0.6007 AC. - 26,165 S.F.
(I)	PRIVATE ALLEYWAY AND UTILITIES	0.5242 AC. - 22,834 S.F.
(K)	PRIVATE ALLEYWAY AND UTILITIES	0.5481 AC. - 23,876 S.F.
(L)	PRIVATE ALLEYWAY AND UTILITIES	0.3922 AC. - 17,082 S.F.
(P)	PRIVATE ALLEYWAY AND UTILITIES	0.1922 AC. - 8,371 S.F.
TOTAL		3.1543 AC. - 137,394 S.F.

Line Table		
Line	Length	Direction
L1	104.89	N03°10'57"W
L2	80.00	N86°49'03"E
L3	50.00	N03°10'57"W
L4	95.00	N86°49'03"E
L5	95.00	N86°49'03"E
L6	50.00	N86°49'03"E
L7	125.52	N86°49'03"E
L8	127.28	N41°49'03"E
L9	50.00	N41°49'03"E
L10	57.00	N48°10'57"W
L11	16.88	S48°10'57"E
L12	55.00	S41°49'03"W
L13	17.24	N48°10'57"W
L14	50.00	S41°49'03"W
L15	23.33	S86°49'03"W
L16	54.15	S03°10'57"E
L17	50.00	S86°49'03"W
L18	23.00	S03°10'57"E
L19	58.00	S86°49'03"W
L20	55.00	S03°10'57"E
L21	120.00	S03°10'57"E
L22	4.85	S03°10'57"E
L23	70.00	S03°10'57"E
L24	5.00	S86°49'03"W
L25	20.00	S03°10'57"E
L26	25.15	S03°10'57"E
L27	70.00	S03°10'57"E
L28	5.00	N03°10'57"W

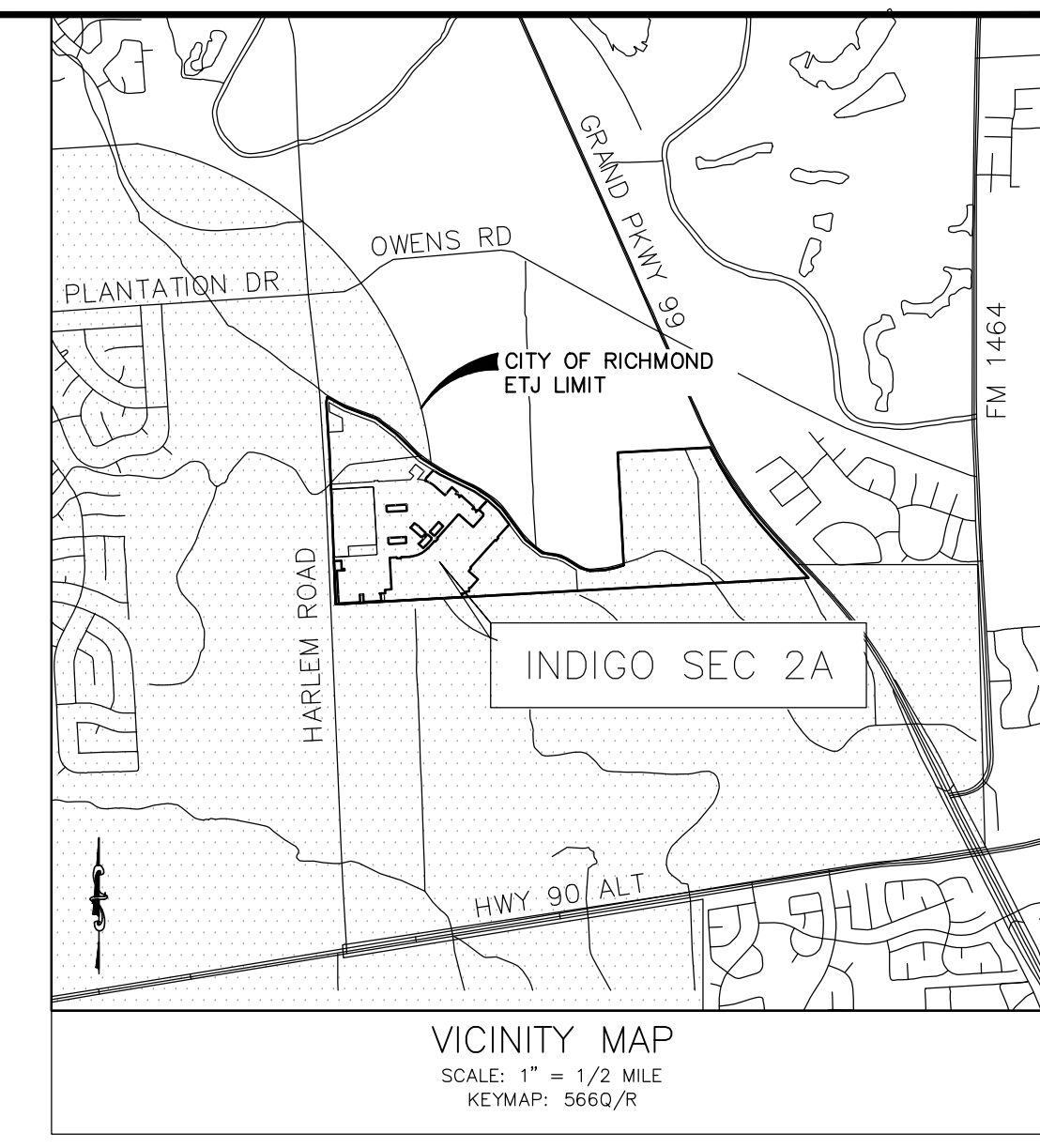
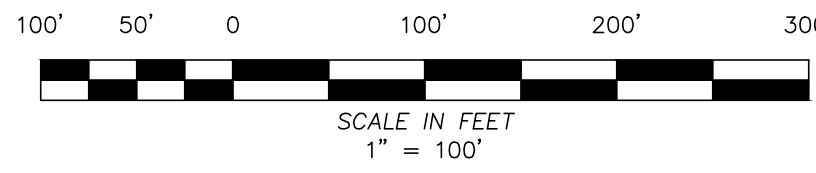
Line Table		
Line	Length	Direction
L29	281.00	S86°49'03"W
L30	281.00	S86°49'03"W
L31	30.00	N48°10'57"W
L32	30.00	S48°10'57"E
L33	30.00	N48°10'57"W
L34	30.00	S48°10'57"E
L35	83.00	N48°10'57"W
L36	64.00	N41°49'02"E
L37	83.00	N48°10'58"W
L38	60.00	S41°49'05"W
L39	44.00	N48°10'54"W
L40	42.00	N41°49'03"E
L41	48.00	S48°10'57"E
L42	58.00	N41°49'03"E
L43	35.00	S48°10'57"E
L44	58.00	S48°10'57"E
L45	35.00	N48°10'57"W
L46	125.00	S48°10'58"E
L47	35.00	N41°49'01"E
L48	70.00	S48°10'57"E
L49	1.00	N41°49'03"E
L50	24.98	S48°10'57"E
L51	97.89	S03°10'57"E
L52	86.89	S03°10'00"E
L53	78.89	S03°10'57"E
L54	119.88	N03°10'59"W
L55	125.00	S03°10'57"E
L56	5.00	S48°10'57"E

Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	23.56'	15.00'	90°00'00"	N48°10'57"W	21.21'
C2	23.56'	15.00'	90°00'00"	S48°10'57"E	21.21'
C3	23.56'	15.00'	90°00'00"	N41°49'03"E	21.21'
C4	294.52'	375.00'	45°00'00"	N64°19'03"E	287.01'
C5	23.56'	15.00'	90°00'00"	N86°49'03"E	21.21'
C6	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C7	23.56'	15.00'	90°00'00"	N86°49'03"E	21.21'
C8	39.27'	25.00'	90°00'00"	N03°10'57"W	35.36'
C9	39.27'	25.00'	90°00'00"	N03°10'57"W	35.36'
C10	23.56'	15.00'	90°00'00"	S03°10'57"E	21.21'
C11	235.62'	300.00'	45°00'00"	N64°19'03"E	229.61'
C12	23.56'	30.00'	45°00'00"	N70°40'57"W	22.96'
C13	23.56'	30.00'	45°00'00"	N25°40'57"W	22.96'
C14	23.56'	15.00'	90°00'00"	N41°49'03"E	21.21'
C15	23.56'	15.00'	90°00'00"	S48°10'57"E	21.21'
C16	35.34'	45.00'	45°00'00"	N70°40'57"W	34.44'
C17	35.34'	45.00'	45°00'00"	N25°40'57"W	34.44'
C18	23.56'	15.00'	90°00'00"	S48°10'57"E	21.21'
C19	23.56'	15.00'	90°00'00"	N41°49'01"E	21.21'
C20	11.78'	15.00'	45°00'00"	N25°40'57"W	11.48'
C21	11.78'	15.00'	45°00'00"	N70°40'57"W	11.48'
C22	23.56'	15.00'	90°00'00"	S41°49'03"W	21.21'
C23	23.56'	15.00'	90°00'00"	S48°10'57"E	21.21'
C24	23.56'	15.00'	90°00'00"	N48°10'57"W	21.21'
C25	23.56'	15.00'	90°00'00"	N41°49'03"E	21.21'
C26	23.56'	15.00'	90°00'00"	S48°10'57"E	21.21'
C27	23.56'	15.00'	90°00'00"	N48°10'57"W	21.21'
C28	23.56'	15.00'	90°00'00"	S41°49'03"W	21.21'
C29	23.56'	15.00'	90°00'00"	S48°10'57"E	21.21'
C30	23.56'	15.00'	90°00'00"	N41°49'03"E	21.21'
C31	23.56'	15.00'	90°00'00"	S41°49'03"W	21.21'
C32	23.56'	15.00'	90°00'00"	N48°10'57"W	21.21'
C33	22.06'	15.00'	84°15'39"	S38°56'52"E	20.12'
C34	22.06'	15.00'	84°15'39"	S38°56'52"W	20.12'
C35	23.56'	15.00'	90°00'00"	S48°10'57"E	21.21'
C36	215.98'	275.00'	45°00'00"	N64°19'03"E	210.48'
C37	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C38	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C39	55.64'	60.00'	53°07'48"	S74°44'51"E	53.67'
C40	51.00'	55.00'	53°07'48"	S21°37'03"E	49.19'
C41	18.55'	20.00'	53°07'48"	N21°37'03"W	17.89'

Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C42	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C43	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C44	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C45	23.56'	15.00'	90°00'00"	N86°49'03"E	21.21'
C46	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C47	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C48	23.56'	15.00'	90°00'00"	S03°10'57"E	21.21'
C49	18.55'	20.00'	53°07'48"	S74°44'51"E	17.89'
C50	51.00'	55.00'	53°07'48"	N74°44'51"W	49.19'
C51	55.64'	60.00'	53°07'48"	N21°37'03"W	53.67'
C52	13.91'	15.00'	53°07'48"	S21°37'03"E	13.42'
C53	23.56'	15.00'	90°00'00"	S03°10'57"E	21.21'
C54	23.56'	15.00'	90°00'00"	N86°49'03"E	21.21'
C55	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C56	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C57	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C58	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C59	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C60	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C61	23.56'	15.00'	90°00'00"	S03°10'57"E	21.21'
C62	23.56'	15.00'	90°00'00"	N86°49'03"E	21.21'
C63	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C64	23.56'	15.00'	90°00'00"	N86°49'03"E	21.21'
C65	23.56'	15.00'	90°00'00"	S03°10'57"E	21.21'
C66	23.56'	15.00'	90°00'00"	S03°10'57"E	21.21'
C67	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C68	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C69	23.56'	15.00'	90°00'00"	N86°49'03"E	21.21'
C70	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C71	23.56'	15.00'	90°00'00"	S03°10'57"E	21.21'
C72	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C73	23.56'	15.00'	90°00'00"	N86°49'03"E	21.21'
C74	23.56'	15.00'	90°00'00"	S03°10'57"E	21.21'
C75	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C76	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C77	255.25'	325.00'	45°00'00"	N64°19'03"E	248.74'
C78	13.91'	15.00'	53°07'48"	N74°44'51"W	13.42'
C79	23.56'	15.00'	90°00'00"	N86°49'03"E	21.21'
C80	23.56'	15.00'	90°00'00"	S41°49'03"W	21.21'
C81	23.56'	15.00'	90°00'00"	S03°10'57"E	21.21'

LOT AREAS	
BLOCK-LOT	SQ. FT.
BL 1 - L 1	6,002
BL 1 - L 2	5,500
BL 1 - L 3	5,500
BL 1 - L 4	5,500
BL 1 - L 5	5,500
BL 1 - L 6	5,500
BL 1 - L 7	5,500
BL 1 - L 8	5,500
BL 1 - L 9	6,002
BL 2 - L 13	3,150
BL 2 - L 14	3,150
BL 2 - L 1	6,383
BL 2 - L 2	5,400
BL 2 - L 3	5,611
BL 2 - L 4	5,611
BL 2 - L 5	5,400
BL 2 - L 6	5,843
BL 2 - L 7	6,526
BL 2 - L 8	5,412
BL 2 - L 9	5,611
BL 2 - L 10	5,611
BL 2 - L 11	5,412
BL 2 - L 12	7,187
BL 2 - L 15	3,150
BL 2 - L 16	3,648
BL 3 - L 1	4,178
BL 3 - L 2	3,325
BL 3 - L 3	3,325
BL 3 - L 4	3,325
BL 3 - L 5	3,364
BL 3 - L 6	3,510
BL 3 - L 7	4,927
BL 3 - L 8	4,782
BL 3 - L 9	3,929
BL 3 - L 10	3,809
BL 3 - L 11	3,800
BL 3 - L 12	3,800
BL 3 - L 13	4,654
BL 3 - L 14	3,867
BL 3 - L 15	3,800
BL 3 - L 16	3,600
BL 3 - L 17	3,600
BL 3 - L 18	3,600
BL 3 - L 19	3,600
BL 3 - L 20	3,600
BL 3 - L 21	3,600
BL 3 - L 22	3,867
BL 3 - L 23	3,654
BL 3 - L 24	3,375
BL 3 - L 25	3,375
BL 3 - L 26	3,375

LOT AREAS	
BLOCK-LOT	SQ. FT.
BL 3 - L 27	3,375
BL 3 - L 28	3,702
BL 3 - L 31	4,086
BL 3 - L 32	3,150
BL 3 - L 33	3,150
BL 3 - L 34	3,150
BL 3 - L 35	3,150
BL 3 - L 36	3,150
BL 3 - L 37	3,150
BL 3 - L 38	3,150
BL 3 - L 39	4,050
BL 3 - L 29	3,641
BL 3 - L 30	3,150
BL 6 - L 1	4,178
BL 6 - L 2	3,325
BL 6 - L 3	3,325
BL 6 - L 4	3,325
BL 6 - L 5	4,750
BL 6 - L 6	3,522
BL 6 - L 7	3,150
BL 6 - L 8	3,500
BL 6 - L 9	3,150
BL 6 - L 10	2,800
BL 6 - L 11	3,150
BL 6 - L 12	3,150
BL 6 - L 13	3,522
BL 6 - L 14	2,001
BL 6 - L 15	1,120
BL 6 - L 16	1,120
BL 6 - L 17	1,120
BL 6 - L 18	1,400
BL 6 - L 19	1,400
BL 6 - L 20	1,120
BL 6 - L 21	1,120
BL 6 - L 22	1,120
BL 6 - L 23	1,400
BL 6 - L 24	2,002
BL 6 - L 25	1,120
BL 6 - L 26	1,120
BL 6 - L 27	1,120
BL 6 - L 28	1,400
BL 6 - L 33	1,400
BL 6 - L 34	4,275
BL 6 - L 35	3,800
BL 6 - L 36	3,800
BL 6 - L 37	3,800
BL 6 - L 38	4,178



Line Table	Line Table	Line Table	Line Table	Line Table	Line Table	Line Table	Curve Table
Line Length Direction	Line Length Direction	Line Length Direction	Line Length Direction	Line Length Direction	Line Length Direction	Line Length Direction	Curve Length Radius Delta Chd Direction Chd Length
L100 95.86' N03°10'57"W	L131 341.74' S48°10'57"E	L162 33.47' S54°22'21"E	L194 18.18' S41°49'03"W	L225 41.44' N48°27'19"W	L256 20.89' S38°49'00"E	L523 15.70' S48°10'57"E	C100 20.21' 275.00' 412°39' N78°33'36"E 20.21'
L101 20.00' N86°49'03"E	L132 63.88' S86°49'03"E	L163 22.02' S57°18'31"E	L195 73.90' N41°49'03"E	L226 35.47' N41°36'12"E	L257 24.80' N42°24'55"E	L524 42.91' N41°49'03"E	C101 19.28' 45.00' 24°32'35" N60°27'15"W 19.13'
L102 26.71' S03°10'57"E	L133 63.40' N03°10'57"W	L164 33.09' S48°10'57"E	L196 11.82' N41°49'03"E	L227 41.31' S47°01'58"E	L258 5.16' N03°10'57"W	L525 15.71' N48°10'57"W	C102 17.78' 25.00' 40°45'05" N21°28'30"E 17.41'
L103 72.16' S86°49'03"W	L134 5.53' N48°10'57"W	L165 68.67' S48°10'57"E	L197 148.28' N41°49'03"E	L228 10.00' S41°49'03"W	L259 5.00' S86°49'03"W	L526 10.00' S41°49'03"W	C103 20.51' 325.00' 3°36'55" N54°28'47"E 20.50'
L104 67.03' S48°10'57"E	L135 28.28' N48°10'57"W	L166 13.82' N41°49'03"E	L198 20.00' S48°10'57"E	L229 41.27' S47°01'58"E	L260 23.00' S03°10'57"E	L527 15.71' S48°10'57"E	C122 45.23' 140.00' 18°30'36" S63°37'39"E 45.03'
L105 27.00' S41°49'03"W	L136 120.89' S03°10'57"E	L167 10.00' S48°10'57"E	L199 13.57' S41°49'21"W	L230 59.58' N41°36'12"E	L261 11.00' S86°49'03"W	L528 12.85' N41°49'03"E	C123 36.38' 160.00' 13°01'36" N66°22'09"W 36.30'
L106 10.00' S48°10'57"E	L137 31.90' N86°49'03"E	L168 13.82' N41°49'03"E	L200 82.36' S48°10'57"E	L231 41.04' S48°36'17"E	L262 14.80' N03°10'57"W	L529 13.93' N48°10'57"W	C124 16.43' 160.00' 5°35'05" N45°14'25"W 16.43'
L107 27.00' S41°49'03"W	L138 7.07' S41°49'03"E	L169 13.82' S41°49'03"W	L201 22.47' S39°20'35"E	L232 10.00' N41°49'03"E	L263 18.35' N47°35'05"W	L530 18.18' S41°49'03"E	C125 14.38' 140.00' 5°35'05" N45°14'25"W 14.37'
L108 34.77' S48°10'57"E	L139 7.07' S48°10'57"E	L170 10.00' S48°10'57"E	L202 54.11' N22°49'52"W	L233 41.01' N48°36'17"E	L264 97.49' N42°24'55"E	L531 10.00' N48°10'57"W	C126 31.40' 140.00' 12°51'03" N66°27'25"W 31.33'
L109 27.00' N41°49'03"E	L140 31.90' S86°49'03"W	L171 10.00' S48°10'57"E	L203 42.15' N22°49'52"W	L234 19.90' N41°36'12"E	L265 63.97' N53°27'12"E	L532 18.18' N41°49'03"E	C127 51.69' 160.00' 18°30'36" N63°37'39"E 51.47'
L110 10.00' S48°10'57"E	L141 67.53' S03°10'57"E	L172 13.82' S41°49'03"W	L204 28.49' N41°36'37"E	L235 51.93' N48°10'57"W	L266 102.96' N41°49'03"E	L533 75.00' N48°10'57"W	
L111 27.00' S41°49'03"W	L142 87.17' N78°03'28"E	L173 13.82' S41°49'03"W	L205 10.00' S48°18'25"E	L236 10.00' S41°49'03"W	L267 17.14' S48°16'28"E	L534 18.18' S41°49'03"E	
L112 54.52' S48°10'57"E	L143 6.20' S48°10'57"E	L174 10.00' S48°10'57"E	L206 30.75' S41°37'52"W	L237 11.00' S48°10'57"E	L268 17.23' N41°58'10"E	L535 10.00' N48°10'57"W	
L113 27.00' S41°49'08"W	L144 5.00' S11°56'32"E	L175 13.82' S41°49'03"W	L207 12.24' N39°20'35"E	L238 23.00' N41°49'03"E	L269 10.00' S48°10'57"E	L536 18.18' N41°49'03"E	
L114 10.00' S48°10'57"E	L145 92.38' S78°03'28"W	L176 13.82' S41°49'03"W	L208 81.58' S48°10'57"E	L239 10.00' N48°10'57"W	L270 17.21' S41°58'10"E	L537 85.00' N48°10'57"W	
L115 27.00' S41°49'08"W	L146 85.95' S03°10'57"E	L177 83.00' N48°10'57"W	L209 55.09' N41°48'58"E	L240 23.00' N41°49'03"E	L271 52.68' S48°16'28"E	L538 18.18' S41°49'03"E	
L116 70.00' S48°10'57"E	L147 97.80' S03°10'57"E	L178 13.82' S41°49'03"W	L210 15.71' N48°10'57"W	L241 50.89' S48°10'57"E	L272 17.07' N42°25'13"E	L539 10.00' N48°10'57"W	
L117 27.00' N41°49'03"E	L148 20.00' N86°49'03"E	L179 10.00' N48°10'57"W	L211 88.00' S48°10'57"E	L242 138.34' N41°36'12"E	L273 10.00' S48°10'57"E	L540 18.18' N41°49'03"E	
L118 10.00' S48°10'57"E	L149 97.80' S03°10'57"E	L180 13.82' S41°49'03"W	L212 20.00' S41°49'03"W	L243 16.83' S47°37'26"E	L274 17.17' N42°25'13"E	L541 67.99' N48°10'57"W	
L119 27.00' S41°49'03"W	L150 20.00' S86°49'03"W	L181 57.55' N48°10'57"W	L213 60.00' S86°49'03"W	L244 10.00' S41°49'03"E	L275 43.02' S48°16'28"E	L542 18.18' S41°41'43"W	
L120 70.00' S48°10'57"E	L151 20.00' S86°49'03"W	L182 10.00' S48°10'57"E	L214 112.00' N41°49'03"E	L245 15.22' N48°10'57"W	L276 17.02' N41°58'10"E	L543 10.00' N48°18'17"W	
L121 27.00' N41°49'03"E	L152 40.00' S03°10'57"E	L183 10.00' S48°10'57"E	L215 20.00' S48°10'57"W	L246 30.06' S38°08'00"W	L277 10.00' S48°10'57"E	L544 18.20' N41°41'43"E	
L122 10.00' S48°10'57"E	L153 12.00' N86°49'03"E	L184 44.45' N48°10'57"W	L216 99.99' N41°49'03"E	L247 20.00' S48°10'45"E	L278 17.05' N41°58'10"E	L545 3.51' N48°10'57"W	
L123 27.00' S41°49'03"W	L154 10.00' N03°11'25"W	L185 40.52' S42°17'53"E	L217 17.06' S42°17'53"E	L248 125.00' N41°49'03"E	L279 16.80' N48°16'28"W	L546 19.97' N57°18'31"W	
L124 11.77' S48°10'57"E	L155 12.00' S86°49'03"W	L186 8.96' N48°10'58"W	L218 10.00' N41°49'03"E	L249 4.12' S48°10'57"E	L280 20.00' N41°33'32"E	L549 35.64' N54°22'21"W	
L125 21.29' S03°10'57"E	L156 239.85' S03°10'57"E	L187 20.00' S86°49'03"W	L219 17.06' S48°10'57"W	L250 43.65' S53°27'12"E	L281 164.15' S48°16'28"E		
L126 49.57' N73°47'43"E	L157 10.00' S86°49'03"W	L188 9.99' N48°10'58"W	L220 22.01' N41°49'03"E	L251 39.85' S42°45'55"W	L282 158.15' S41°49'03"W		
L127 11.79' S48°10'57"E	L158 10.00' N03°10'57"E	L189 9.99' N48°10'58"W	L221 20.04' N48°10'57"W	L252 17.63' S38°49'00"E	L283 10.00' S41°49'03"W		
L128 58.13' N73°47'43"E	L159 20.00' S86°49'03"W	L190 41.54' N42°17'53"W	L222 23.43' N38°08'00"E	L253 9.82' N89°50'45"E	L284 12.00' N41°49'03"E		
L129 142.12' N03°10'57"E	L160 14.63' S03°10'57"E	L191 41.44' S48°10'57"E	L223 42.42' N48°20'36"W	L254 10.01' S03°10'57"E	L285 15.70' N48°10'57"W		
L130 168.28' S03°10'57"E	L161 20.12' N41°49'03"E	L192 10.00' S48°10'57"E	L224 10.00' S41°49'03"W	L255 15.65' N89°50'45"E	L286 10.00' S41°49'03"W		

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.P. = IRON PIPE
- L. = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- No. = NUMBER
- NR = NON-RADIAL
- P.A.E. = PUBLIC ACCESS EASEMENT
- PG. = 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
- ① = BLOCK NUMBER
- = SET 5/8-INCH IRON ROD W/MSSG CAP (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- ◆ = BENCHMARK
- ◁ = INDICATES ZERO LOT LINE SIDE

INDIGO SEC 2A FINAL PLAT

A SUBDIVISION OF
 29.08 ACRES OF LAND LOCATED IN THE
 JANE WILKINS SURVEY, A-96
 CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS

164 LOTS 9 BLOCKS 17 RESERVES
 DATE: JULY 21, 2025 SCALE: 1" = 100'

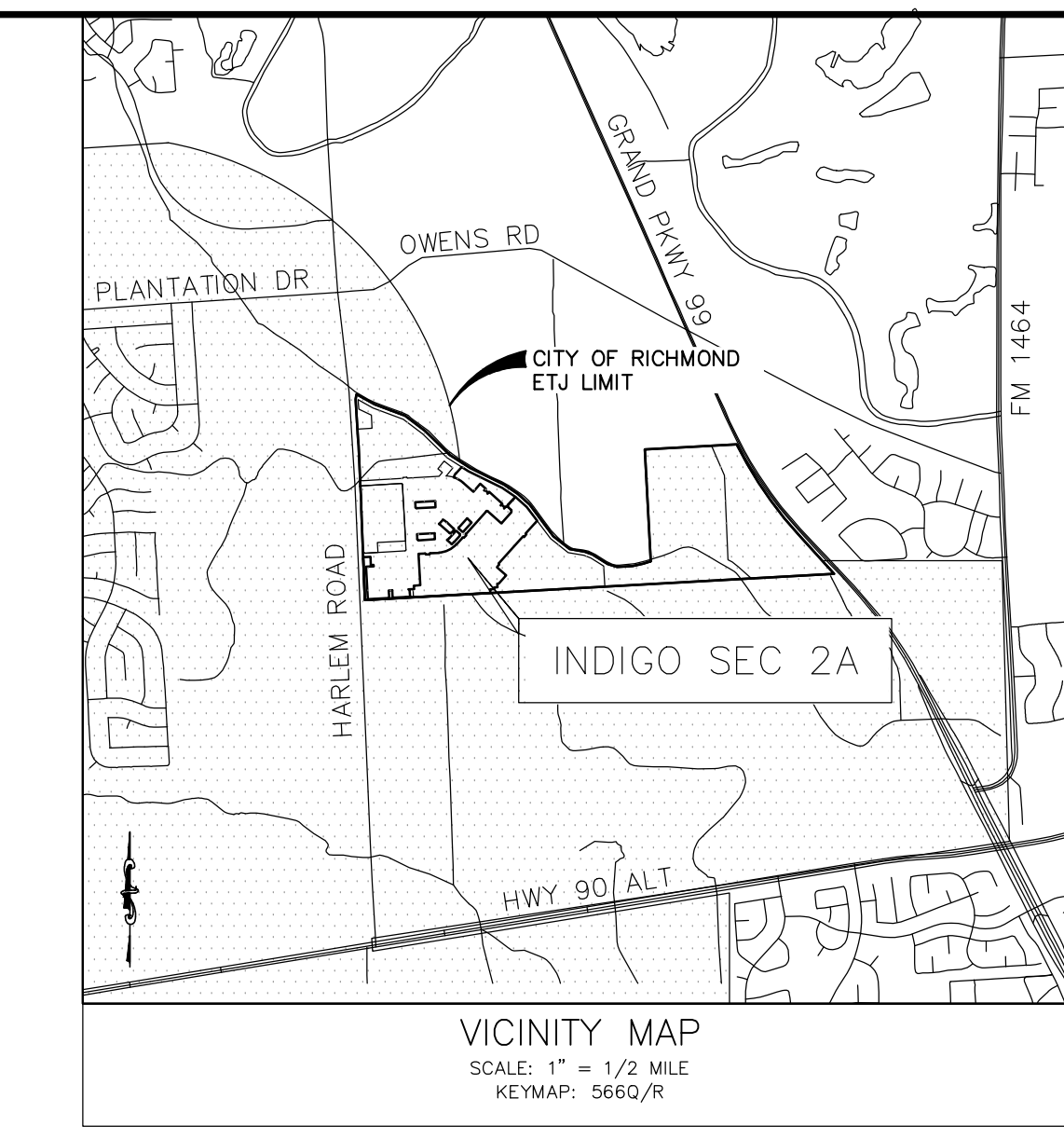
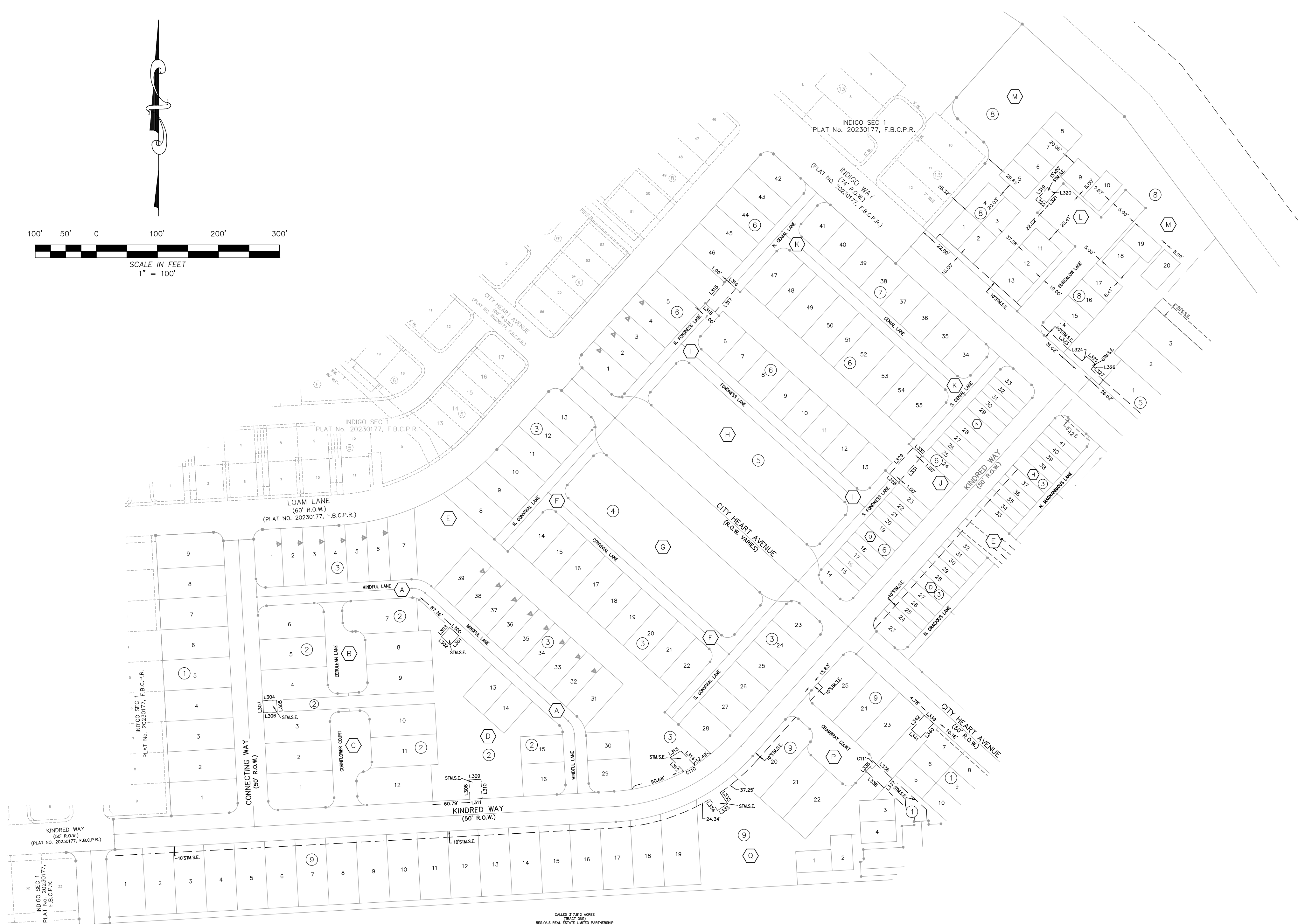
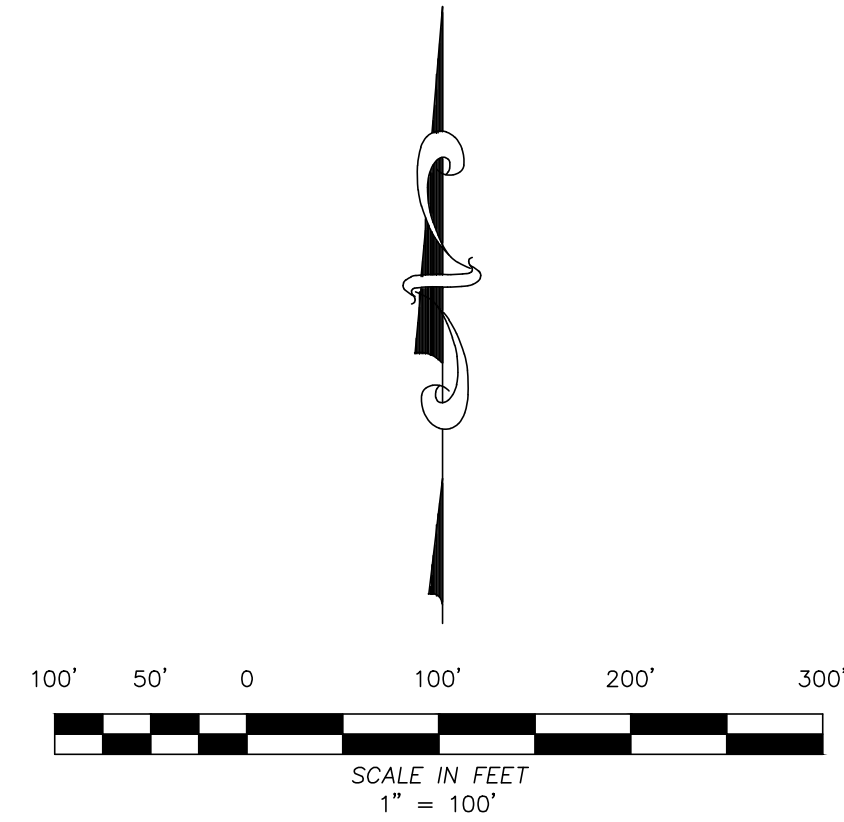
OWNER:
 300 ACRES LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 7632 HAMMERLY BOULEVARD
 HOUSTON, TEXAS 77055
 713.859.8395



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

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

WATERLINE EASEMENT (W.L.E.) EXHIBIT



Line	Length	Direction
L300	20.00'	N48°10'57"W
L301	21.11'	N42°06'58"E
L302	20.00'	S47°27'59"E
L303	20.86'	S42°06'38"W
L304	22.87'	S86°49'03"W
L305	20.00'	N03°10'57"W
L306	22.87'	N86°49'03"E
L307	20.00'	S03°10'57"E
L308	31.98'	N03°17'47"W
L309	20.00'	N86°49'03"E
L310	32.02'	N03°17'47"W
L311	20.00'	N86°49'03"E
L312	32.65'	N44°43'05"W
L313	20.51'	N58°04'47"E
L314	33.25'	S44°43'05"E
L315	51.99'	S41°49'02"W
L316	20.00'	N48°10'57"W
L317	51.99'	N41°49'02"E
L318	20.00'	S48°10'57"E
L319	20.00'	S41°49'03"W
L320	15.00'	N48°10'57"W
L321	20.00'	N41°49'02"E

Line	Length	Direction
L322	15.00'	S48°10'57"E
L323	88.76'	S48°10'57"E
L324	11.00'	N41°49'03"E
L325	20.00'	S48°10'57"E
L326	11.00'	S41°49'03"W
L327	26.62'	S48°10'57"E
L328	20.00'	S48°10'57"E
L329	58.05'	S41°49'03"W
L330	20.00'	N48°10'57"W
L331	58.05'	N41°49'03"E
L332	21.95'	N34°05'34"W
L333	20.00'	N05°48'26"E
L334	22.51'	S34°05'34"E
L335	9.54'	N41°49'03"E
L336	44.24'	N47°55'33"W
L337	20.00'	S41°49'03"W
L338	39.96'	N47°55'33"W
L339	20.00'	S48°10'57"E
L340	31.92'	S41°30'29"W
L341	20.00'	S48°10'57"E
L342	31.97'	S41°30'29"W

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C110	20.65'	275.00'	4°18'12"	N59°41'13"E	20.65'
C111	11.61'	15.00'	44°20'30"	N19°38'57"E	11.32'

- 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
 - No. = NUMBER
 - NR = NON-RADIAL
 - P.A.E. = PUBLIC ACCESS EASEMENT
 - Pg. = 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
 - ① = BLOCK NUMBER
 - = SET 5/8-INCH IRON ROD W/MSSG CAP (UNLESS OTHERWISE NOTED)
 - ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
 - ◆ = BENCHMARK
 - ◁ = INDICATES ZERO LOT LINE SIDE

STORM SEWER EASEMENT AND LOT DETAILS (STM.S.E.) EXHIBIT

INDIGO SEC 2A FINAL PLAT

A SUBDIVISION OF
 29.08 ACRES OF LAND LOCATED IN THE
 JANE WILKINS SURVEY, A-96
 CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS

164 LOTS 9 BLOCKS 17 RESERVES

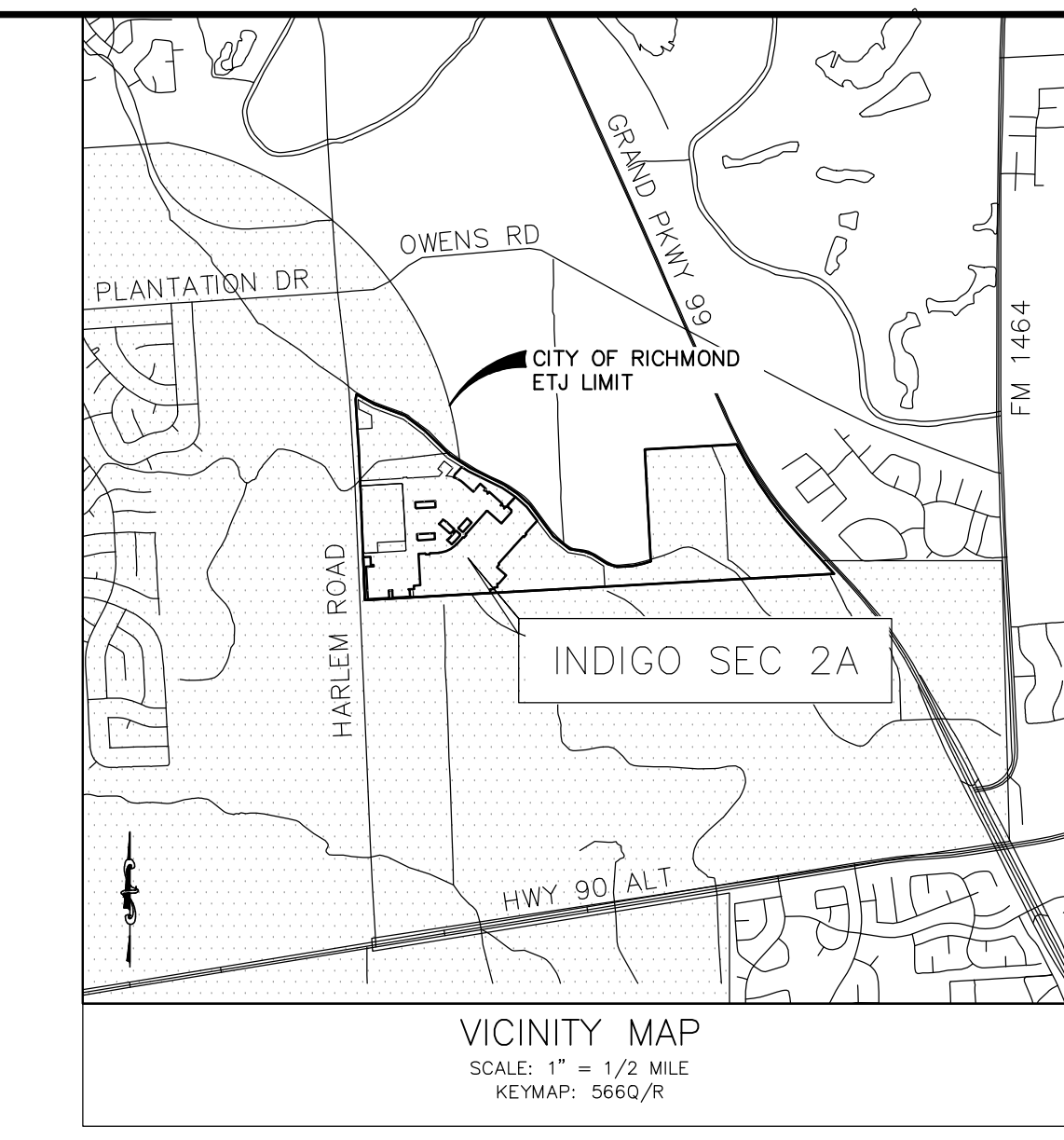
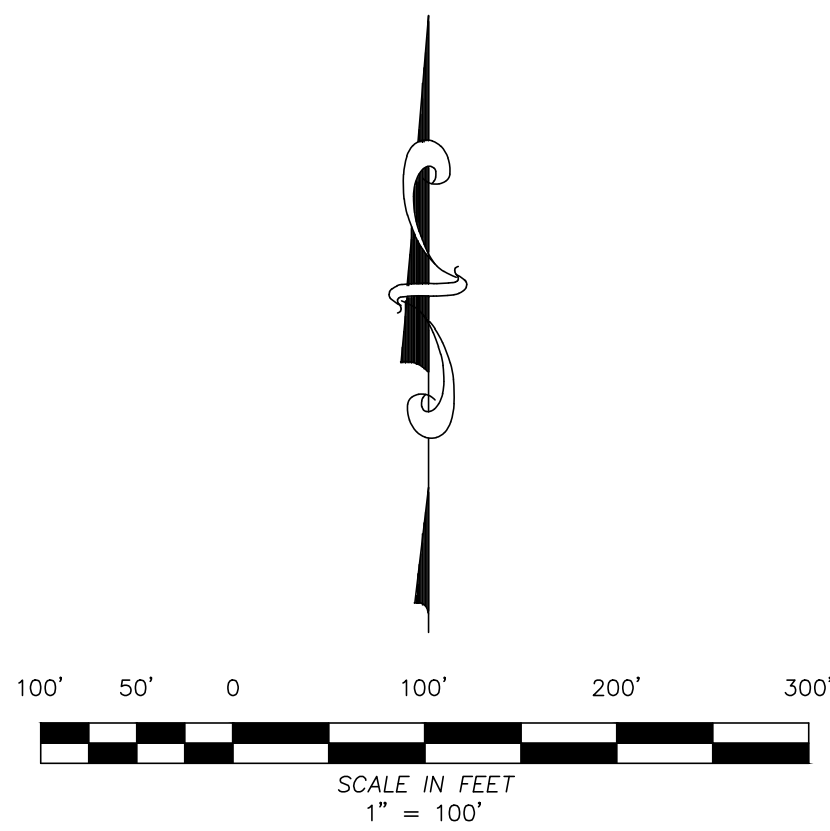
DATE: JULY 21, 2025 SCALE: 1" = 100'

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

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



Line	Length	Direction
L360	28.28'	S48°10'57"E
L361	55.22'	N03°10'35"W
L362	34.26'	N86°49'03"E
L363	10.00'	N03°10'57"W
L364	14.26'	N86°49'03"E
L365	65.22'	N03°10'35"W
L366	14.37'	N86°49'03"E
L367	347.82'	S48°10'57"E
L368	10.00'	S41°49'03"W
L369	53.34'	S48°10'57"E
L370	40.00'	N41°52'30"E
L371	19.85'	N48°10'57"W
L372	32.00'	N86°49'03"E
L373	91.27'	S03°10'57"E
L374	20.33'	S82°51'08"E
L375	10.16'	S03°10'57"E
L376	20.33'	S82°51'08"E
L377	10.29'	N87°42'38"E
L378	53.44'	N53°48'32"E
L379	10.22'	S48°10'57"E
L380	50.48'	N53°48'32"E
L381	95.66'	N03°10'57"W
L382	43.48'	S03°10'57"E
L383	20.00'	N86°49'12"E
L384	10.00'	N03°10'57"W
L385	20.00'	N86°49'12"E
L386	114.53'	S03°10'57"E
L387	59.14'	S48°10'57"E
L388	16.00'	S40°38'52"W
L389	10.00'	N48°10'57"W
L390	16.00'	S40°38'52"W
L391	59.99'	S48°10'57"E
L392	16.00'	S40°40'01"W
L393	10.00'	N48°10'57"W
L394	16.00'	S40°40'01"W
L395	59.99'	S48°10'57"E
L396	16.00'	N40°54'09"E
L397	10.00'	N48°10'57"W
L398	16.00'	N40°54'09"E
L399	59.99'	S48°10'57"E
L400	16.00'	N40°55'04"E
L401	10.00'	N48°10'57"W
L402	16.00'	N40°55'04"E
L403	25.00'	S48°10'57"E
L404	16.00'	N40°55'32"E
L405	10.00'	N48°10'57"W
L406	16.00'	N40°55'32"E
L407	29.75'	S48°10'57"E
L408	20.00'	S41°49'03"W
L409	63.48'	S48°10'57"E
L410	11.00'	S41°49'03"W
L411	10.00'	S41°49'03"W
L412	11.00'	S41°49'03"W
L413	44.57'	S48°10'57"E
L414	11.00'	S41°49'03"W
L415	10.00'	S48°10'57"E
L416	11.00'	S41°49'03"W
L417	69.62'	S48°10'57"E
L418	11.01'	S43°46'11"W
L419	10.01'	S48°10'57"E
L420	11.01'	S43°46'11"W
L421	70.37'	S48°10'57"E
L422	11.00'	S41°49'03"W
L423	10.00'	S48°10'57"E
L424	11.00'	S41°49'03"W
L425	61.00'	S48°10'57"E
L426	13.52'	N77°20'08"E
L427	12.29'	S48°10'57"E
L428	20.13'	N77°20'08"E
L429	164.27'	S03°10'57"E
L430	32.00'	N41°49'03"E
L431	66.67'	N48°10'57"W
L432	32.00'	S41°49'03"W
L433	51.76'	S41°49'03"W
L434	10.00'	S49°31'56"E
L435	32.00'	S41°49'03"W
L436	35.48'	S48°10'57"E
L437	32.00'	N41°49'03"E
L438	10.00'	S48°10'57"E
L439	32.00'	S41°49'03"W
L440	83.00'	S48°10'57"E
L441	32.00'	S41°49'03"W
L442	10.00'	N48°10'57"W
L443	72.18'	S41°49'03"W
L444	20.00'	N48°10'57"W
L445	20.00'	N48°10'57"W
L446	116.00'	N41°49'03"E
L447	85.68'	N48°10'57"W
L448	128.93'	N41°49'03"E
L449	20.00'	S48°10'57"E
L450	108.90'	S41°49'03"W
L451	64.55'	S48°10'57"E
L452	63.04'	N35°52'04"E
L453	62.01'	N86°48'58"E
L454	47.80'	S03°12'13"E
L455	34.37'	N86°49'03"E
L456	10.00'	S03°10'57"E
L457	14.37'	S86°49'03"W
L458	37.83'	S03°12'34"E
L459	59.68'	N41°49'03"E
L460	68.06'	S48°10'57"E
L461	10.00'	S41°49'03"W
L462	48.06'	N48°10'57"W
L463	48.64'	S41°49'03"W
L464	73.96'	S35°52'04"W
L465	44.03'	S41°49'03"W
L466	17.06'	S47°45'14"E
L467	10.00'	S41°49'03"W
L468	17.06'	N47°45'14"W
L469	35.00'	N41°49'03"E
L470	5.00'	N48°10'57"W
L471	10.00'	N41°49'03"E
L472	5.00'	S48°10'57"E
L473	60.00'	N41°49'03"E
L474	5.00'	N48°10'57"W
L475	10.00'	N41°49'03"E
L476	5.00'	S48°10'57"E
L477	33.46'	N41°49'03"E
L478	15.99'	N48°10'57"W
L479	52.95'	N41°49'03"E
L480	42.95'	S41°49'04"W
L481	10.90'	S48°10'57"E
L482	19.95'	N42°06'36"E
L483	10.90'	S48°10'57"E
L484	8.82'	S42°06'36"W
L485	9.95'	S48°10'57"E
L486	40.04'	S55°27'23"E
L487	20.00'	S41°36'12"W
L488	36.32'	N55°27'24"W
L489	40.09'	S41°55'24"W
L490	36.19'	S48°10'57"E
L491	10.00'	S41°36'12"W
L492	39.96'	N48°10'57"W
L493	5.00'	N41°49'03"E
L494	24.94'	S41°49'03"W
L495	19.96'	S48°10'57"E
L496	10.00'	S41°49'03"W
L497	19.96'	N48°10'57"W
L498	24.93'	S41°49'03"W
L499	19.98'	S47°58'44"E
L500	10.00'	S41°55'09"W
L501	19.96'	N47°58'44"W
L502	120.29'	S41°49'03"W
L503	23.10'	S47°02'42"E
L504	14.40'	S03°10'57"E
L505	38.29'	N47°01'16"W
L506	23.20'	S41°49'03"W
L507	32.75'	S48°11'41"E
L508	14.14'	S86°49'03"W
L509	22.75'	N48°10'57"W
L510	55.28'	S41°49'03"W
L511	10.44'	S86°49'03"W
L512	119.88'	N48°10'59"W
L513	20.00'	N41°49'03"E
L514	107.26'	S48°10'57"E
L515	111.82'	N41°49'03"E
L516	36.24'	N48°23'48"W
L517	158.00'	N41°49'06"E
L518	50.00'	S41°55'24"W
L519	53.33'	S48°10'57"E
L520	10.00'	S48°10'57"E
L521	32.00'	S41°49'03"W
L522	61.66'	S48°10'57"E
L523	37.83'	S48°10'57"E
L524	59.68'	N41°49'03"E
L525	10.00'	S41°49'03"E
L526	39.96'	N48°10'57"W
L527	32.00'	S41°49'03"E
L528	10.00'	S41°49'03"E
L529	99.50'	S42°57'25"E
L530	20.08'	S41°49'03"W
L531	100.42'	N42°57'25"W

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C120	20.48'	275.00'	476°05'	N74°23'15"E	20.48'
C121	12.61'	15.00'	481°03'32"	N65°54'28"E	12.24'

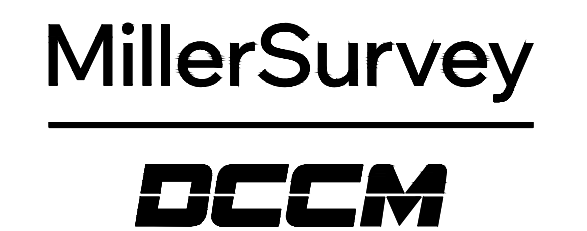
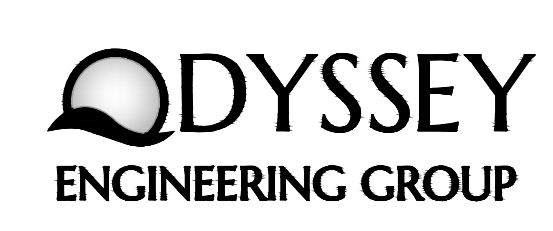
- LEGEND**
- AC. = ACRE
 - A.E. = AERIAL EASEMENT
 - B.L. = BUILDING LINE
 - CHB = CHORD BEARING
 - CHD = CHORD LENGTH
 - CIR = CAPPED IRON ROD
 - D.E. = DRAINAGE EASEMENT
 - E.E. = ELECTRIC EASEMENT
 - ESMT. = EASEMENT
 - F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.D. = FORT BEND COUNTY DRAINAGE 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
 - No. = NUMBER
 - NR = NON-RADIAL
 - P.A.E. = PUBLIC ACCESS EASEMENT
 - PG. = 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
 - ① = BLOCK NUMBER
 - = SET 5/8-INCH IRON ROD W/MSSG CAP (UNLESS OTHERWISE NOTED)
 - ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
 - ◆ = BENCHMARK
 - ◁ = INDICATES ZERO LOT LINE SIDE

INDIGO SEC 2A FINAL PLAT

A SUBDIVISION OF
29.08 ACRES OF LAND LOCATED IN THE
JANE WILKINS SURVEY, A-96
CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS

164 LOTS 9 BLOCKS 17 RESERVES
DATE: JULY 21, 2025 SCALE: 1" = 100'

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

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

SANITARY SEWER EASEMENT (S.S.E.) EXHIBIT