

PLAT RECORDING SHEET

PLAT NAME: Indigo Sec 1 Partial Replat No. 2 Amending Plat No. 1

PLAT NO: _____

ACREAGE: 0.1527

LEAGUE: Jane Wilkins Survey

ABSTRACT NUMBER: A-96

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: Nicholas Lee Rubenstein & Jeffrey David Rubenstein

(DEPUTY CLERK)

WE, NICHOLAS LEE RUBENSTEIN AND JEFFREY DAVID RUBENSTEIN, OWNERS OF THE 0.1527 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF INDIGO SEC 1 PARTIAL REPLAT NO. 2 AMENDING PLAT 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 (OR THE PLACEMENT OF MOBILE HOMES) 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, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, 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 ADJUTING 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 COMMISSIONER'S COURT ON MARCH 23, 2004.

WITNESS MY HAND IN THE CITY OF Richmond, TEXAS,
THIS 6th DAY OF March, 2026

Nick
NICHOLAS LEE RUBENSTEIN
OWNER

WITNESS MY HAND IN THE CITY OF Richmond, TEXAS,
THIS 6th DAY OF MARCH, 2026

Jeffrey David Rubenstein
JEFFREY DAVID RUBENSTEIN
OWNER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICHOLAS LEE RUBENSTEIN KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS 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 6th DAY OF March, 2026

Deborah K Brown
DEBORAH K BROWN
Notary ID #11211847
My Commission Expires August 19, 2028
NOTARY PUBLIC IN AND FOR
Brazoria COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFREY DAVID RUBENSTEIN KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS 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 6th DAY OF March, 2026

Deborah K Brown
DEBORAH K BROWN
Notary ID #11211847
My Commission Expires August 19, 2028
NOTARY PUBLIC IN AND FOR
Brazoria COUNTY, TEXAS

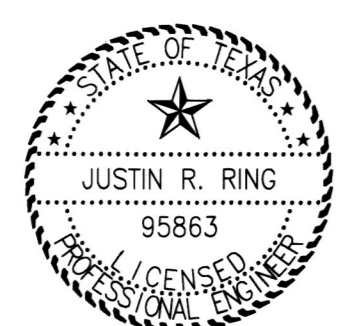
I, CAROLYN J. QUINN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, 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 01-27-2026
CAROLYN J. QUINN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033



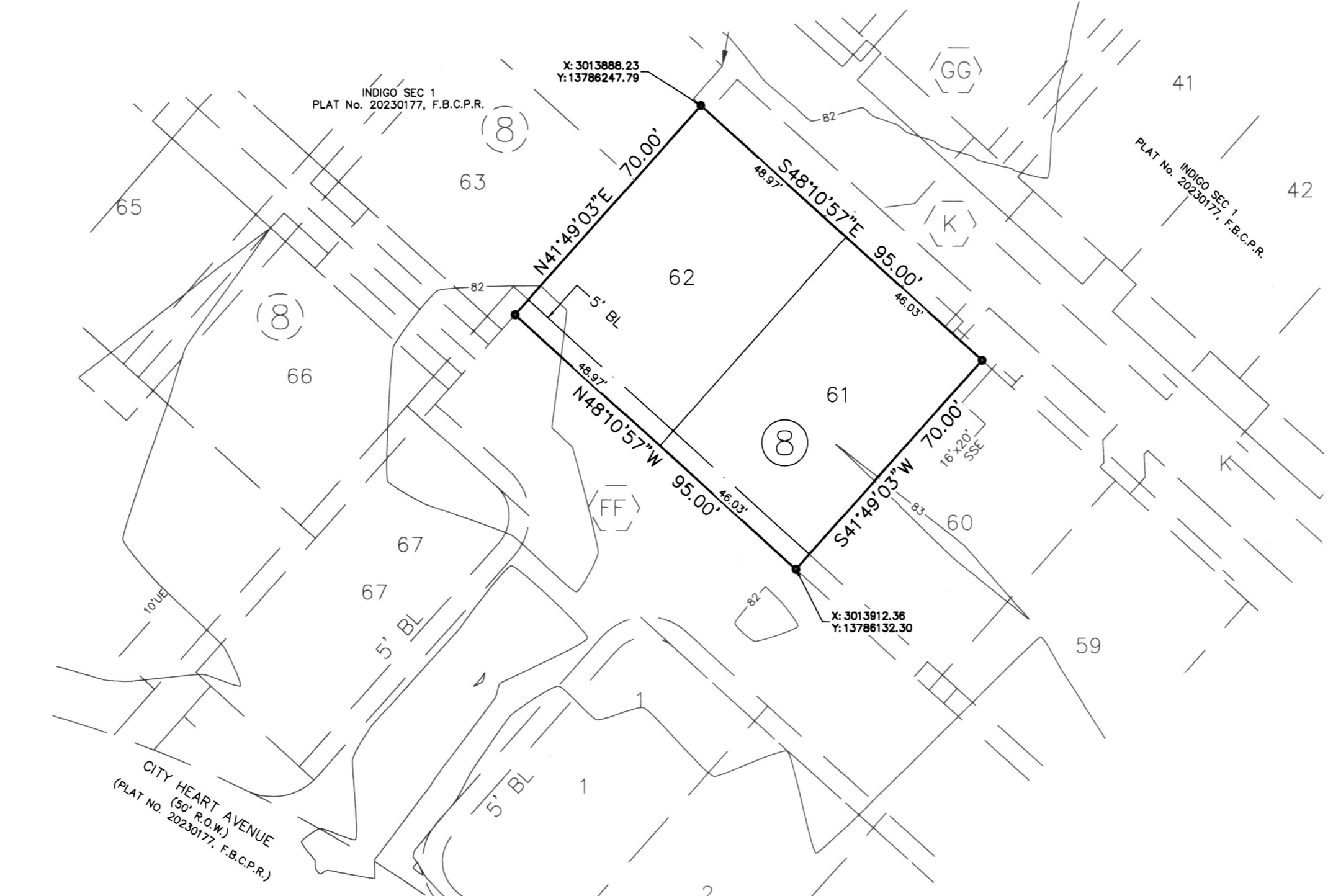
I, JUSTIN R. RING, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

Justin R. Ring 1/24/26
JUSTIN R. RING
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 95863



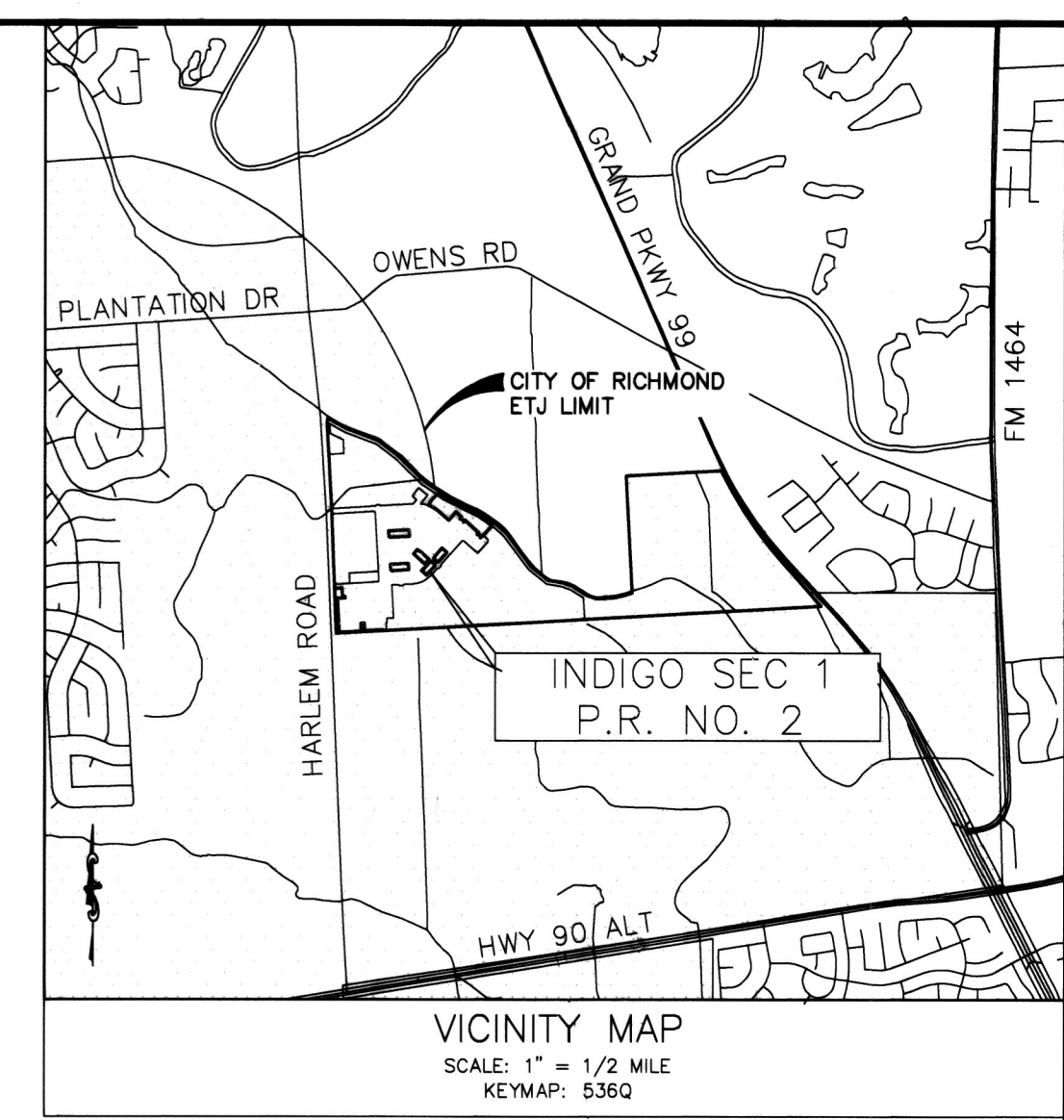
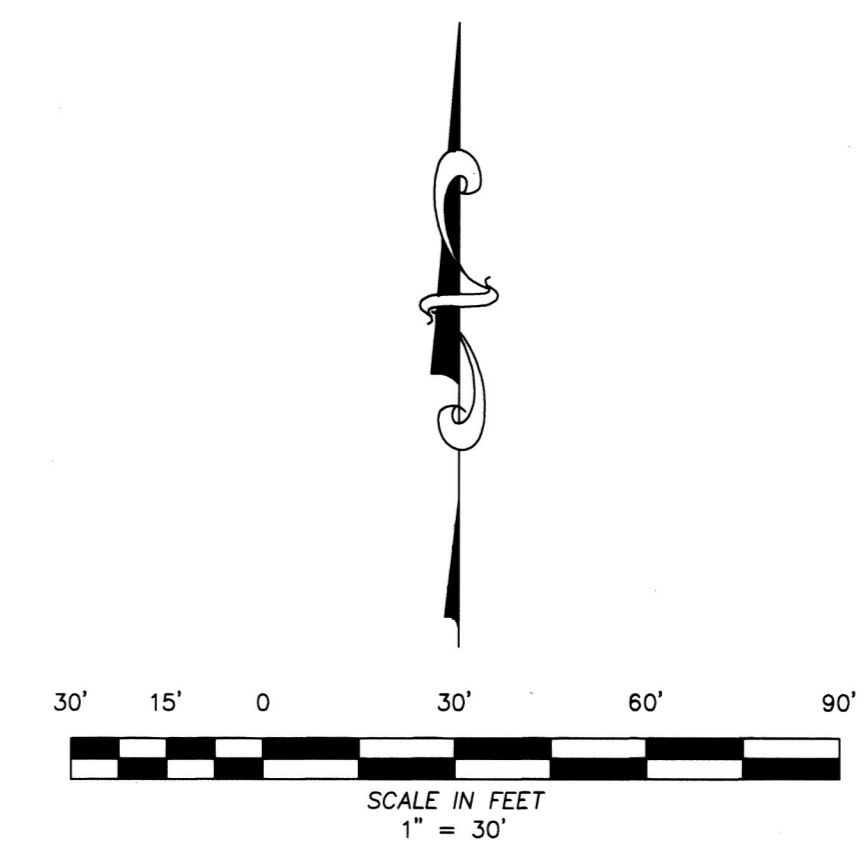
GENERAL NOTES:

- 1. THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE, FILE NO.: 2791025-07070 DATED SEPTEMBER 29, 2025, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- 2. 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 DEED RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
- 3. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
- 4. ALL BUILDING LINES (B.L.) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- 5. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 6. INDIGO SEC 1 PARTIAL REPLAT NO 2 AMENDING PLAT 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.
- 7. 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.
- 8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 83.8 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.
- 9. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, FORT BEND INDEPENDENT SCHOOL DISTRICT, TIRZ 4 AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 251.
- 10. THIS PLAT LIES WITHIN "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED MARCH OF 2004.
- 11. 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.
- 12. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
- 13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 14. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE CITY OF RICHMOND EXTRATERRITORIAL JURISDICTION, TEXAS.
- 15. 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.
- 16. 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.
- 17. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 09)
- 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 (GEOID 09)
- 18. 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.
- 19. THE POLE OR STAFF OF ANY FLAG LOTS SHALL BE RESTRICTED TO ACCESS ONLY.
- 20. THIS TRACT IS AFFECTED BY THE "SURFACE USE WAIVER AND DRILL SITE AGREEMENT" AS RECORDED UNDER F.B.C.C.F. NO. 2014038105 AND AMENDED BY F.B.C.C.F. NO. 2017071265
- 21. 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.
- 22. DIRECT DRIVEWAY ACCESS TO CERTAIN ROADWAYS ARE HEREBY DENIED AS FOLLOWS: LOTS 3 THROUGH 5 OF BLOCK 7, AND LOT 56 OF BLOCK 8, ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO CITY HEART AVENUE.
- 23. PER CITY PLANNING LETTER, FILE NO. 2791025-07070, DATED SEPTEMBER 29, 2025, THE PLATTED PROPERTY IS AFFECTED BY RESTRICTIONS, EASEMENTS, AND OTHER EXCEPTIONS OF RECORD IN PLAT NO. 2022089087, 2022089088, 2022089353, 2022089354, 2022089355, 2023008913, 2023107826, 2024024947, 2024024948, 2024024949, 2024037371, 2024083066, 2024100513, 2024100514, 2025073903 AND 2025080758 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY.
- 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 136, 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.
- 26. PLATTED PROPERTY SUBJECT TO CONSENT AND SUBORDINATION BY LIENHOLDER RECORDED UNDER CLERK'S FILE NO. 2023069699 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. AFFECTS, BLANKET IN NATURE.
- 27. PLATTED PROPERTY SUBJECT TO TERMS AND CONDITIONS OF THE MEMORANDUM OF DEVELOPMENT AGREEMENT ENTERED INTO AS A OF NOVEMBER 15, 2021 BY AND BETWEEN THE CITY OF RICHMOND, TEXAS, AND 300 ACRES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2022021655 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 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. 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 COUNTY, TEXAS.
- 31. ACCESSORY BUILDINGS AND STRUCTURES SHALL NOT BE LOCATED WITHIN EASEMENTS UNLESS WRITTEN PERMISSION IS GRANTED FROM THE OWNER/OPERATOR OF THE EASEMENT AND PROOF OF SUCH PERMISSION IS PROVIDED TO THE CITY PRIOR TO THE ISSUANCE OF PERMITS OR CLEARANCES. PER U.D.C. SEC. 5.2.102.
- 32. 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 FORT BEND COUNTY CLERK'S FILE NO.(S). 2024018610 AND 2024076243.
- 33. PLATTED PROPERTY SUBJECT TO SHORT FORM BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, COMCAST OF HOUSTON, LLC, AND ETS TELEPHONE, RECORDED IN F.B.C.C.F. NO. 2024055342.



REASON FOR AMENDING PLAT:
TO MOVE THE PROPERTY LINE BETWEEN LOTS 61-62, BLOCK 8.

STATE OF TEXAS
COUNTY OF FORT BEND
APPROVED THIS 24th DAY OF March, 2026 BY THE PLANNING DEPARTMENT OF THE CITY OF RICHMOND, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS. THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF RICHMOND.
Terri Vela
TERRI VELA, CITY MANAGER
CITY OF RICHMOND



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 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 SLAWNSKI, P.E.
FORT BEND COUNTY ENGINEER

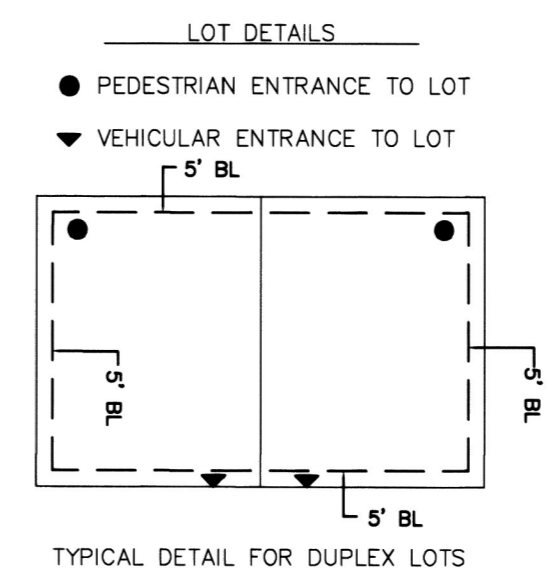
APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____ 2024.

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.

Laura Richard, County Clerk
Fort Bend County, Texas

BY: _____
DEPUTY



LEGEND

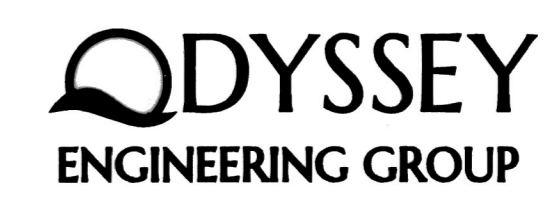
AC.	=	ACRE
A.E.	=	AERIAL EASEMENT
B.L.	=	BUILDING LINE
CHB	=	CHORD BEARING
CHD	=	CHORD LENGTH
CIR	=	CAPPED IRON ROD
D.E.	=	DRAINAGE EASEMENT
E.E.	=	ELECTRIC EASEMENT
ESMT.	=	EASEMENT
F.B.C.C.F.	=	FORT BEND COUNTY CLERK'S FILE
F.B.C.D.	=	FORT BEND COUNTY DRAINAGE DISTRICT
F.B.C.D.R.	=	FORT BEND COUNTY 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
M.E.	=	MAINTENANCE EASEMENT
N.	=	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
2	=	BLOCK NUMBER
3	=	SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
4	=	FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
5	=	BENCHMARK
6	=	INDICATES ZERO LOT LINE SIDE

INDIGO SEC 1 PARTIAL REPLAT NO. 2 AMENDING PLAT NO. 1

A SUBDIVISION OF
0.1527 ACRES OF LAND LOCATED IN THE JANE WILKINS SURVEY, A-96
CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS BEING ALL OF
LOTS 61 AND 62, BLOCK 8 OF INDIGO SEC 1 PARTIAL REPLAT NO. 2, A
SUBDIVISION OF RECORD PER PLAT NO. 20250027, F.B.C.P.R.

2 LOTS 1 BLOCKS 0 RESERVES
DATE: JANUARY 8, 2026 SCALE: 1" = 30'

OWNERS:
NICHOLAS LEE RUBENSTEIN
3351 SERENITY LANE, RICHMOND, TX 77406
PHONE NO. 832-419-7166
JEFFREY DAVID RUBENSTEIN
3347 SERENITY LANE, RICHMOND, TX 77406
PHONE NO. 832-372-5333



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

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