

PLAT RECORDING SHEET

PLAT NAME: Indigo Sec 2A Partial Replat No. 1

PLAT NO: _____

ACREAGE: 1.5773

LEAGUE: Jane Wilkins Survey

ABSTRACT NUMBER: A-96

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 18

NUMBER OF RESERVES: 0

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 1.5773 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF INDIGO SEC 2A PARTIAL REPLAT NO. 1, 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") 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 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, GULLIES, RAVINES, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH 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 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.

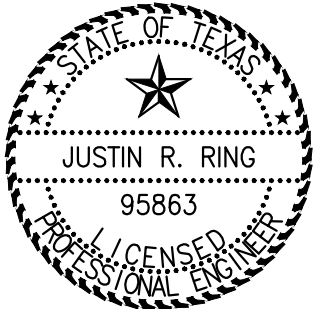
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

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



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

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.

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 (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.
- 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 48457C0255L, DATED APRIL 2, 2014.
- 7. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 8. THIS PLAT LIES WITHIN "LZ3" 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 ALAMO TITLE COMPANY, JOB NO.: CPL - (INDIGO SEC 2A, PARTIAL REPLAT NO. 1), EFFECTIVE DATE OF NOVEMBER 17, 2025, 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&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.
- 23. DIRECT DRIVEWAY ACCESS TO CERTAIN ROADWAYS ARE HEREBY DENIED AS FOLLOWS:
LOT 1 THROUGH 9 OF BLOCK 1, AND LOTS 1 THROUGH 9 OF BLOCK 2, ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO CITY HEART AVENUE.

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF INDIGO SEC 2A PARTIAL REPLAT NO. 1 SUBDIVISION APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS.

THIS THE ____ DAY OF _____, 20____.

SIGNED _____
TERRI VELA
CITY MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

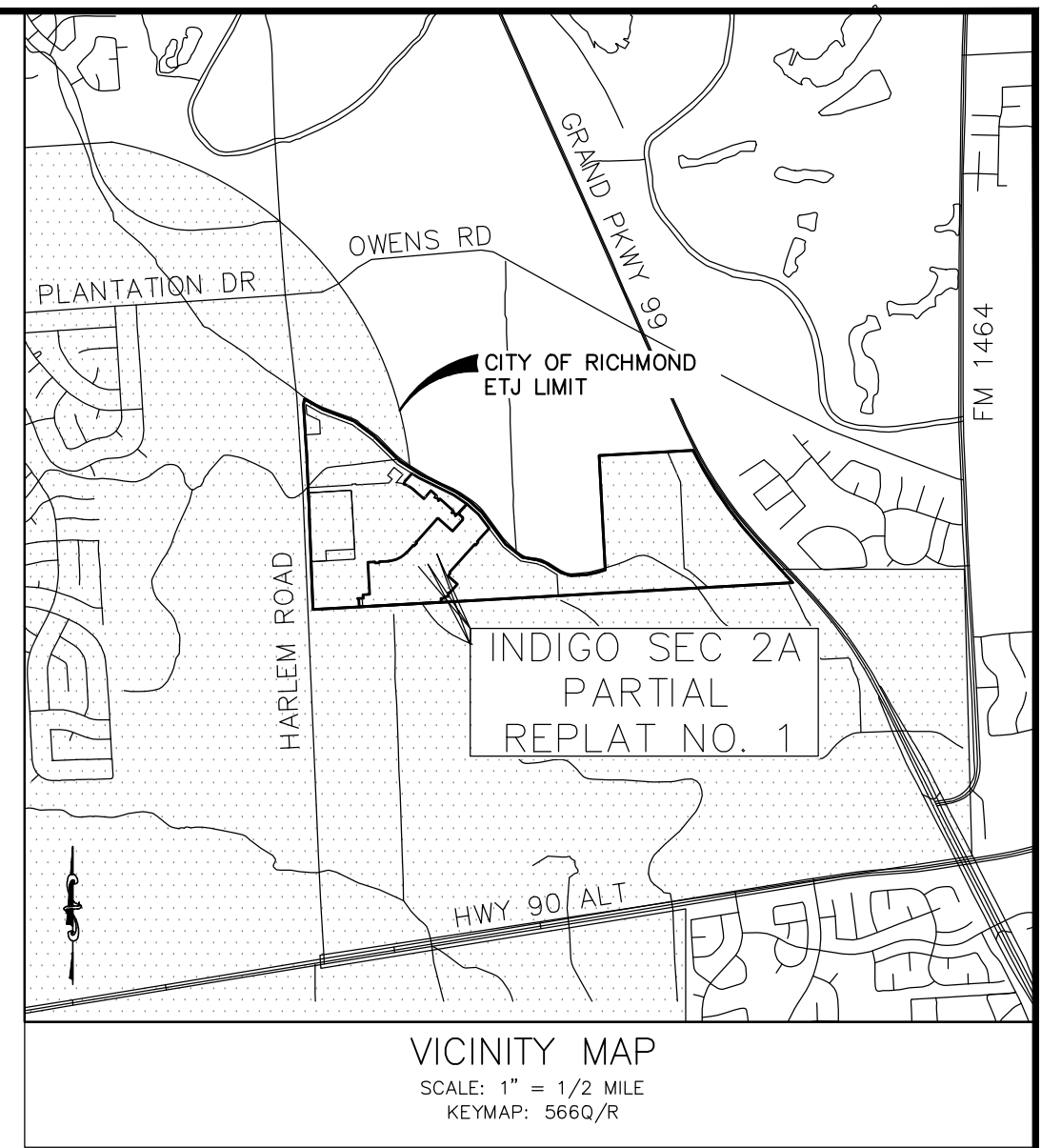
THIS PLAT OF INDIGO SEC 2A PARTIAL REPLAT NO. 1 APPROVED ON _____ BY THE CITY OF

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

- 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. 202118720, 202118721, 2024060324, 2024060325, 2024061139, 202118722, 202118723, 202118724, 202118725, 202118726, 202118727, 202118729, 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 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. 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.
- 30. PLATTED PROPERTY IS AFFECTED BY ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN ACCESS EASEMENT AGREEMENT, RECORDED IN F.B.C.C.F. No. 202118718. (AFFECTS, BLANKET EASEMENT, UNABLE TO PLOT THE LOCATION)
- 31. 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.
- 32. 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 (PIDM CHAPTER 1.1).
- 33. LIENHOLDER'S ACKNOWLEDGMENT
THIS PLAT IS SUBORDINATED BY:
SILVER HEIGHTS DEVELOPMENT LLC, A CONNECTICUT LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 34. LIENHOLDER'S ACKNOWLEDGMENT
THIS PLAT IS SUBORDINATED BY:
GRAND PARKWAY 1558 LP, A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 35. LIENHOLDER'S ACKNOWLEDGMENT
THIS PLAT IS SUBORDINATED BY:
WEKLEY HOMES, LLC, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 36. LIENHOLDER'S ACKNOWLEDGMENT
THIS PLAT IS SUBORDINATED BY:
HIGHLAND HOMES - HOUSTON, LLC, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 37. LIENHOLDER'S ACKNOWLEDGMENT
THIS PLAT IS SUBORDINATED BY:
EHT OF TEXAS LP, A DELAWARE LIMITED PARTNERSHIP, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 38. LIENHOLDER'S ACKNOWLEDGMENT
THIS PLAT IS SUBORDINATED BY:
SHC LENDING LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 39. LIENHOLDER'S ACKNOWLEDGMENT
THIS PLAT IS SUBORDINATED BY:
STEPHEN F. AUSTIN HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, D/B/A AUTOGRAPH HOMES, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.



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

LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- CIR = CAPPED IRON ROD
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- ESMT. = EASEMENT
- F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.D. = FORT BEND COUNTY DRAINAGE DISTRICT
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. = FORT BEND COUNTY MAP RECORDS
- H.L.&P. = HOUSTON LIGHTING AND POWER
- I.R. = IRON ROD
- I.P. = IRON PIPE
- L. = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- M.E. = MAINTENANCE EASEMENT
- No. = NUMBER
- NR = NON-RADIAL
- P.A.E. = PUBLIC ACCESS EASEMENT
- P.C. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT. = PRIVATE
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- W.L.E. = WATER LINE EASEMENT
- X = EASTING COORDINATE
- Y = NORTHING COORDINATE
- ↔ = 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

INDIGO SEC 2A PARTIAL REPLAT NO. 1

A SUBDIVISION OF
1.5773 ACRES OF LAND LOCATED IN THE
JANE WILKINS SURVEY, A-96
CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS,
BEING ALL OF BLOCK 4 & BLOCK 5 OF INDIGO SEC 2A,
A SUBDIVISION OF RECORD PER PLAT NO. 20250299,
F.B.C.P.R.

REASON FOR REPLAT:
TO CREATE 18 SINGLE FAMILY LOTS

18 LOTS 2 BLOCKS
DATE: JANUARY 22, 2026 SCALE: 1" = 100'

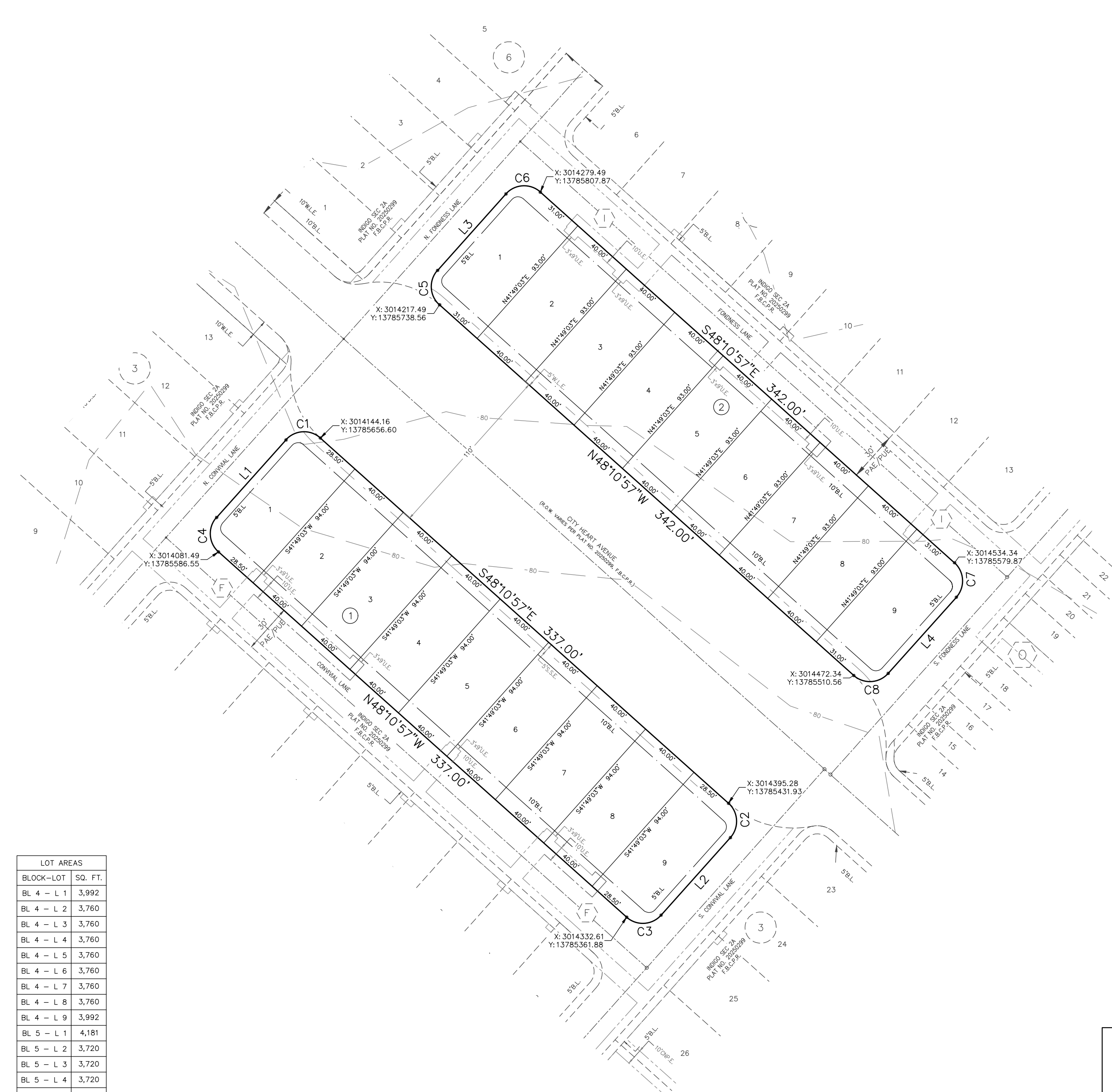
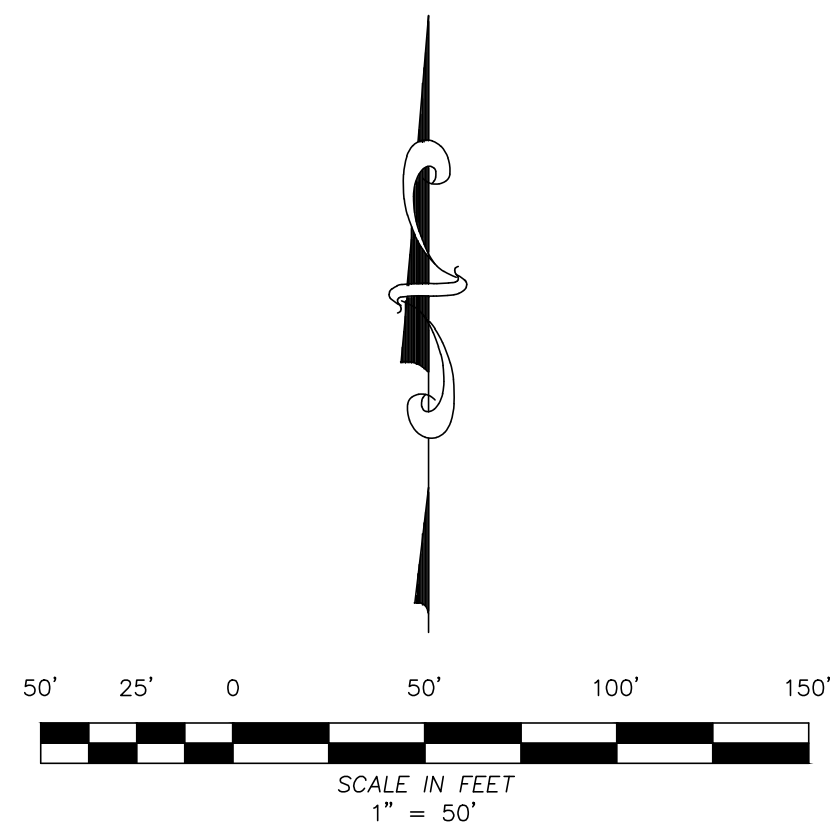
OWNER:
300 ACRES LLC,
A TEXAS LIMITED LIABILITY COMPANY
7632 HAMMERLY BOULEVARD
HOUSTON, TEXAS 77055
713.859.8395



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



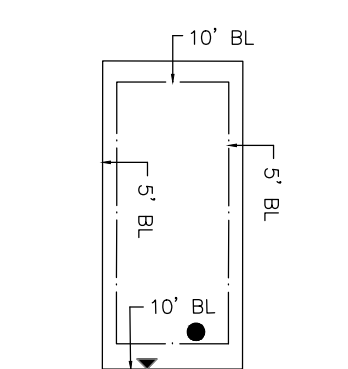
Line Table	
Line	Direction
L1	N41°49'03"E
L2	S41°49'03"W
L3	N41°49'03"E
L4	S41°49'03"W

Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	23.56'	15.00'	90°00'00"	N86°49'03"E	21.21'
C2	23.56'	15.00'	90°00'00"	S03°10'57"E	21.21'
C3	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'
C4	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C5	23.56'	15.00'	90°00'00"	N03°10'57"W	21.21'
C6	23.56'	15.00'	90°00'00"	N86°49'03"E	21.21'
C7	23.56'	15.00'	90°00'00"	S03°10'57"E	21.21'
C8	23.56'	15.00'	90°00'00"	S86°49'03"W	21.21'

LOT AREAS	
BLOCK-LOT	SQ. FT.
BL 4 - L 1	3,992
BL 4 - L 2	3,760
BL 4 - L 3	3,760
BL 4 - L 4	3,760
BL 4 - L 5	3,760
BL 4 - L 6	3,760
BL 4 - L 7	3,760
BL 4 - L 8	3,760
BL 4 - L 9	3,992
BL 5 - L 1	4,181
BL 5 - L 2	3,720
BL 5 - L 3	3,720
BL 5 - L 4	3,720
BL 5 - L 5	3,720
BL 5 - L 6	3,720
BL 5 - L 7	3,720
BL 5 - L 8	3,720
BL 5 - L 9	4,181

LOT DETAILS

- PEDESTRIAN ENTRANCE TO LOT
- ▼ VEHICULAR ENTRANCE TO LOT



TYPICAL DETAIL FOR SINGLE FAMILY 40' ALLEY LOAD LOTS (5' INTERIOR BUILDING SETBACK)

BLOCK 4: LOTS 1-9
 BLOCK 5: LOTS 1-9
 TOTAL: 18 LOTS

LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- CIR = CAPPED IRON ROD
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- ESMT. = EASEMENT
- F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.D. = FORT BEND COUNTY DRAINAGE DISTRICT
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. = FORT BEND COUNTY MAP RECORDS
- H.L.&P. = HOUSTON LIGHTING AND POWER
- I.R. = IRON ROD
- I.P. = IRON PIPE
- L = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- M.E. = MAINTENANCE EASEMENT
- 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

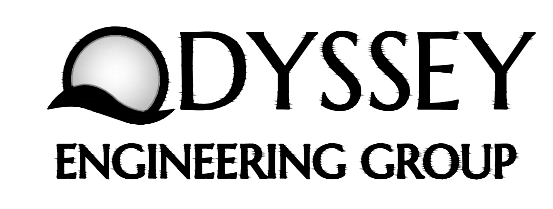
INDIGO SEC 2A PARTIAL REPLAT NO. 1

A SUBDIVISION OF
 1.5773 ACRES OF LAND LOCATED IN THE
 JANE WILKINS SURVEY, A-96
 CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS,
 BEING ALL OF BLOCK 4 & BLOCK 5 OF INDIGO SEC 2A,
 A SUBDIVISION OF RECORD PER PLAT NO. 20250299,
 F.B.C.P.R.

REASON FOR REPLAT:
 TO CREATE 18 SINGLE FAMILY LOTS

18 LOTS 2 BLOCKS
 DATE: JANUARY 22, 2026 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