—CREEK DATA—

LINE	BEARING	DISTANCE
L82	S27°37'40"E	89.18'
L83	S3°50'31"W	79.40'
L84	S1°50'06"E	120.28'
L85	S5°11'59"E	407.83'
L86	S9°22'04"E	152.51'
L87	S19°54'12"E	78.79'
L88	S0°10'42"E	330.22'
L89	S9°13'35"W	80.53'
L90	S7°50'13"W	186.14'
L91	S6°51'10"W	62.52'
L92	S8°01'10"W	89.63'
L93	N7°01'23"W	141.70'
L94	S6°59'16"W	131.79'
L95	S5°09'11"W	71.24'
L96	S0°09'41"W	157.84'
L97	S5°08'41"W	184.71'
L98	S8°49'38"W	32.80'
L99	S14°47'15"E	58.94'

LINE	BEARING	DISTANCE
L100	N82°12'36"W	299.13'
L101	N82°12'36"W	47.99'
L102	S59°24'11"W	201.22'
L103	S17°39'05"E	133.25'
L104	S65°03'54"W	139.24'
L105	S65°03'54"W	273.87'
L106	S17°39'05"W	140.78'
L107	S17°39'05"W	33.67'
L108	S45°17'11"W	157.14'
L109	S47°32'11"W	146.12'
L110	S20°47'41"E	164.10'
L111	S48°14'47"W	75.04'
L112	S0°38'15"E	304.48'

—CENTERLINE DATA—

LINE	BEARING	DISTANCE
L83	N07°43'47"W	1243.55'
L84	N07°50'15"W	442.77'
L85	N79°10'28"E	681.68'
L86	N87°06'53"E	539.89'
L87	N07°06'53"E	905.43'
L88	N04°56'40"E	380.48'
L89	N88°56'48"E	448.00'
L70	S88°56'48"W	860.93'
L71	N07°01'13"W	482.00'
L72	S86°51'45"W	267.31'
L73	N07°01'13"W	239.99'
L74	S84°56'40"E	104.02'
L75	S07°01'13"E	450.00'
L76	N07°01'13"W	900.00'
L77	N02°53'05"W	447.75'
L78	N04°01'46"W	863.76'
L79	S85°58'11"W	30.00'
L80	N01°35'07"E	474.06'
L81	S87°06'53"W	456.00'

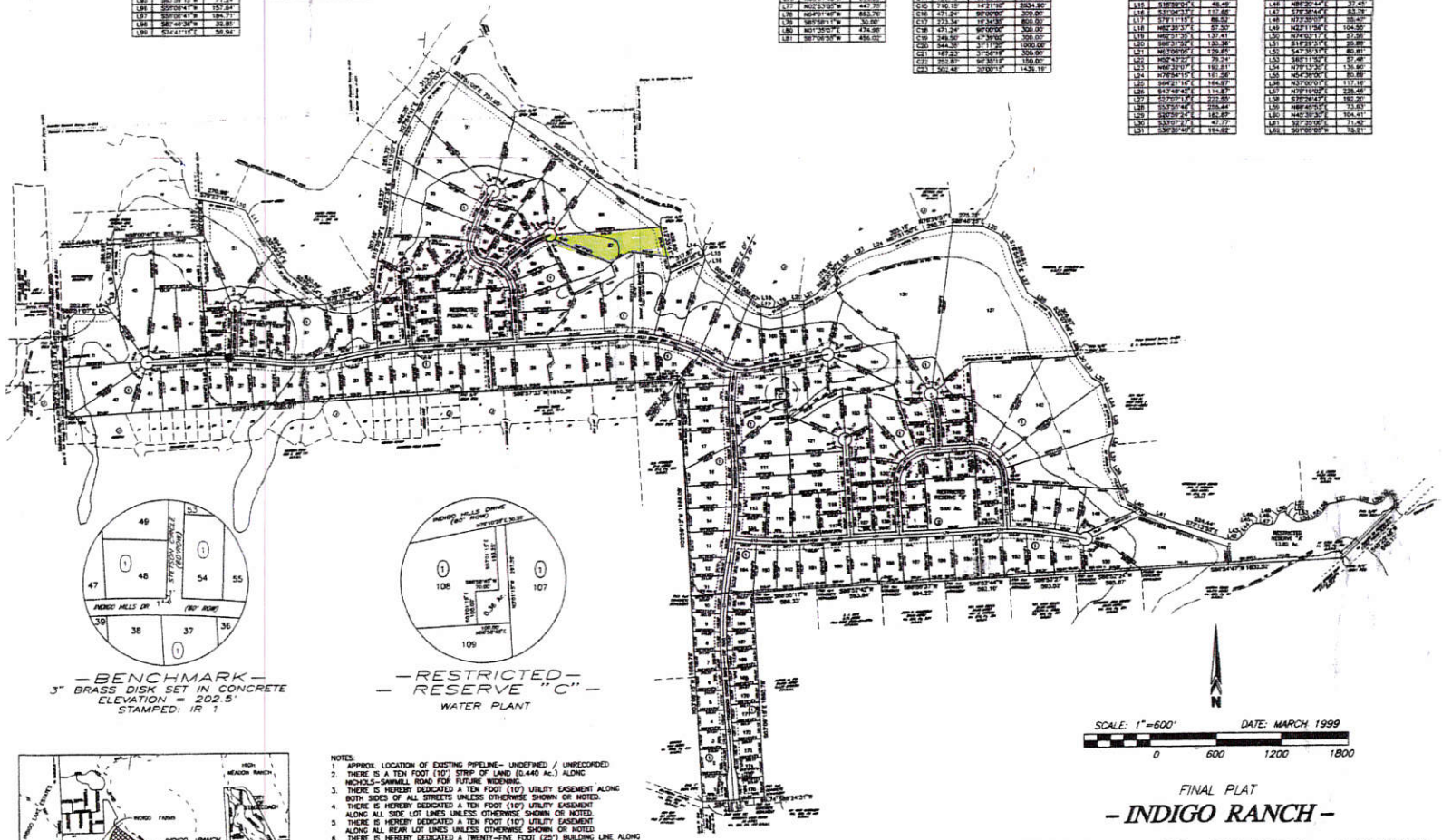
—CENTERLINE DATA—

LINE	ARC	DELTA	RADIUS
C1	915.53'	13°11'35"	3977.85'
C2	313.47'	02°24'00"	4715.80'
C3	302.51'	02°31'03"	4715.80'
C4	400.29'	13°43'18"	1661.73'
C5	188.15'	31°31'39"	500.00'
C6	188.15'	31°31'39"	500.00'
C7	930.38'	35°10'51"	1516.48'
C8	73.88'	01°08'44"	3885.31'
C9	363.59'	05°34'18"	3885.31'
C10	652.21'	20°01'17"	1866.46'
C11	387.43'	05°20'02"	4181.96'
C12	324.30'	04°26'12"	4181.96'
C13	735.63'	09°39'05"	4337.99'
C14	130.43'	02°30'18"	2834.99'
C15	710.15'	14°21'16"	2834.99'
C16	471.24'	90°00'00"	300.00'
C17	273.34'	18°30'35"	850.00'
C18	471.24'	90°00'00"	300.00'
C19	249.56'	47°36'55"	300.00'
C20	544.33'	31°11'25"	1000.00'
C21	167.23'	31°56'18"	300.00'
C22	252.82'	96°30'17"	150.00'
C23	501.48'	20°00'12"	1436.19'

—BOUNDARY DATA—

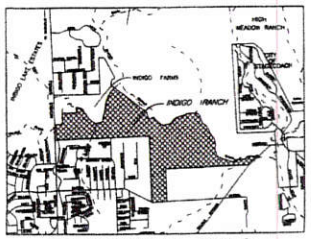
LINE	BEARING	DISTANCE
L1	N01°03'48"E	18.38'
L2	N84°51'33"E	53.31'
L3	N00°09'51"W	138.00'
L4	N42°34'50"E	82.40'
L5	N82°59'10"E	58.52'
L6	N40°33'30"W	59.60'
L7	N54°36'30"E	85.95'
L8	N05°08'32"E	91.32'
L9	N09°22'39"W	194.47'
L10	S09°33'31"E	125.82'
L11	S08°33'30"E	212.76'
L12	N57°37'34"E	108.89'
L13	N07°32'48"E	253.10'
L14	N27°12'13"E	36.87'
L15	S10°36'04"E	48.49'
L16	S21°34'33"E	112.68'
L17	S74°11'10"E	86.52'
L18	N82°33'37"E	57.30'
L19	N82°11'30"E	137.41'
L20	S88°31'00"E	133.38'
L21	N63°06'05"E	129.85'
L22	N58°43'52"E	79.21'
L23	N66°33'00"E	160.61'
L24	N76°54'15"E	161.06'
L25	S64°21'10"E	144.97'
L26	S43°48'42"E	114.87'
L27	S70°07'14"E	222.50'
L28	S15°30'48"E	256.44'
L29	S20°53'24"E	162.87'
L30	S7°11'06"E	47.77'
L31	S36°30'40"E	194.62'

LINE	BEARING	DISTANCE
L32	S39°04'48"E	107.82'
L33	S13°09'57"E	99.69'
L34	S33°39'24"E	137.87'
L35	S08°28'40"E	180.30'
L36	S18°28'02"E	156.12'
L37	S05°09'41"E	139.82'
L38	S33°46'38"E	112.77'
L39	S19°13'31"E	226.53'
L40	S09°22'39"E	220.87'
L41	S68°54'29"E	235.04'
L42	S83°51'30"E	80.88'
L43	N57°59'41"E	82.31'
L44	N41°09'11"E	112.12'
L45	N60°50'40"E	36.31'
L46	N82°20'44"E	37.45'
L47	S79°38'44"E	83.79'
L48	N73°33'09"E	25.07'
L49	N32°11'56"E	104.50'
L50	N74°01'17"E	27.56'
L51	S14°29'31"E	20.88'
L52	S47°35'31"E	80.81'
L53	S85°11'53"E	57.49'
L54	N79°13'30"E	130.90'
L55	N54°26'00"E	80.89'
L56	N37°00'01"E	111.19'
L57	N39°19'03"E	228.46'
L58	S75°24'47"E	252.20'
L59	N88°46'53"E	73.83'
L60	N40°39'39"E	104.41'
L61	S27°20'05"E	71.42'
L62	S01°06'05"W	73.31'



—BENCHMARK—
3" BRASS DISK SET IN CONCRETE
ELEVATION = 202.5'
STAMPED: IR 1

—RESTRICTED—
— RESERVE "C" —
WATER PLANT



—VICINITY MAP—
MONTGOMERY COUNTY KEY MAP

NOTES:
1. APPROX. LOCATION OF EXISTING PIPELINE– UNDEFINED / UNRECORDED
2. THERE IS A TEN FOOT (10') STRIP OF LAND (0.440 Ac.) ALONG NICHOLS–SANDRILL ROAD FOR FUTURE WIDENING.
3. THERE IS HEREBY DEDICATED A TEN FOOT (10') UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS UNLESS OTHERWISE SHOWN OR NOTED.
4. THERE IS HEREBY DEDICATED A TEN FOOT (10') UTILITY EASEMENT ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
5. THERE IS HEREBY DEDICATED A TEN FOOT (10') UTILITY EASEMENT ALONG ALL REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
6. THERE IS HEREBY DEDICATED A TWENTY–FIVE FOOT (25') BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
7. THE DRILL SITES AND ACCESS EASEMENTS ARE POSITIONED ON THIS PLAT AS PER A SURFACE USE AGREEMENT RECORDED UNDER VOL. 1186, PG. 781 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
8. 100 YEAR FLOODPLAIN AND FLOODWAY ARE AS PER FEMA FIRM COMMUNITY PANELS #48339C0470 F , 48339C0489 F, AND 48339C0490 F. EFFECTIVE DATES DECEMBER 19, 1996.
9. NO CONSTRUCTION OR FENCING OF ANY TYPE IS PERMITTED IN THE FLOODWAY WITHOUT PERMISSION OF THE MONTGOMERY COUNTY ENGINEER.
10. RESERVES "A","B" AND "D" ARE RESTRICTED FOR USE AS COMMON AREAS. RESERVE "C" IS RESTRICTED FOR THE USE OF A WATER PLANT.
11. * –DENOTES A SET 5/8" IRON ROD UNLESS OTHERWISE SHOWN OR NOTED.
12. 0.647 ACRES (DEED CALL 0.649 ACRES) SEVERANCE FOR HIGHWAY PURPOSE VOL. 597, PG. 520, D.R.M.C.
13. ALL CUL–DE–SACS HAVE A SIXTY FOOT (60') RADIUS.
14. ALL STREETS ARE PRIVATE

FINAL PLAT

– INDIGO RANCH –

183 RESIDENTIAL LOTS * TWO BLOCKS * 4 RESERVES

A SUBDIVISION OF
520.178 ACRES OF LAND IN
THE ALEX F. BARRON SURVEY, A–93,
THE SAMUEL J. McFARLAND SURVEY, A–363,
THE GEORGE H. BRINGHURST SURVEY, A–86,
AND THE PETER MITCHELL SURVEY, A–378,
OUT OF 620.457 Ac. AS
RECORDED UNDER C.C.F. #9848818 R.P.R.M.C.

-CREEK DATA-

LINE	BEARING	DISTANCE
L82	S27°31'40"E	29.18'
L83	S37°31'31"W	79.40'
L84	S31°31'06"E	120.20'
L85	S31°31'06"E	407.83'
L86	S31°31'06"E	152.51'
L87	S31°31'31"E	76.79'
L88	S60°59'42"E	335.25'
L89	S60°59'42"E	80.31'
L90	S60°59'42"E	186.14'
L91	S60°59'42"E	62.52'
L92	S70°01'00"W	89.63'
L93	N70°01'00"E	141.70'
L94	S60°59'42"E	131.79'
L95	S60°59'42"E	71.24'
L96	S60°59'42"E	157.64'
L97	S50°06'41"W	184.71'
L98	S6°47'36"E	32.80'
L99	S34°47'15"E	58.94'

LINE	BEARING	DISTANCE
L100	N82°12'26"W	299.13'
L101	N82°12'26"W	47.99'
L102	S59°34'11"E	201.31'
L103	S17°39'05"E	133.22'
L104	S65°53'54"E	136.24'
L105	S65°53'54"E	273.87'
L106	S18°39'05"E	140.76'
L107	S18°39'05"E	33.67'
L108	S45°17'11"E	157.18'
L109	S45°33'11"E	146.12'
L110	S20°47'42"E	184.18'
L111	S42°12'27"E	75.04'
L112	S18°39'05"E	304.49'

-CENTERLINE DATA-

LINE	BEARING	DISTANCE
L63	N67°41'14"W	1243.57'
L64	N70°01'00"W	442.79'
L65	N70°01'00"W	681.68'
L66	N70°01'00"W	938.89'
L67	N67°30'03"E	905.47'
L68	N60°59'42"W	380.48'
L69	N60°59'42"W	448.00'
L70	N60°59'42"W	860.80'
L71	N60°59'42"W	462.00'
L72	S60°59'42"E	267.31'
L73	N70°01'00"W	236.99'
L74	S45°33'11"E	104.00'
L75	S70°01'00"E	456.00'
L76	N70°01'00"W	900.00'
L77	N70°01'00"W	447.70'
L78	N64°51'49"W	863.76'
L79	N67°58'11"W	30.00'
L80	N01°55'07"E	474.98'
L81	S01°05'55"W	486.03'

CURVE	ARC	DELTA	RADIUS
C1	913.63'	17°15'39"	3077.83'
C2	213.43'	02°44'00"	4316.80'
C3	702.91'	08°37'00"	4316.80'
C4	402.77'	13°43'19"	1681.72'
C5	188.15'	21°31'23"	500.00'
C6	188.15'	21°31'23"	500.00'
C7	933.38'	35°13'21"	1516.48'
C8	73.66'	01°07'44"	3685.31'
C9	363.90'	05°54'18"	3685.31'
C10	652.21'	20°01'17"	1866.48'
C11	387.43'	05°23'00"	4181.86'
C12	324.30'	04°26'00"	4181.86'
C13	726.63'	09°35'00"	4337.86'
C14	130.43'	01°38'18"	3634.86'
C15	710.15'	11°31'00"	3534.86'
C16	471.24'	90°00'00"	300.00'
C17	273.34'	17°30'00"	800.00'
C18	471.24'	90°00'00"	300.00'
C19	249.90'	47°39'00"	300.00'
C20	544.31'	31°11'00"	1000.00'
C21	167.23'	31°54'18"	300.00'
C22	252.80'	96°30'17"	150.00'
C23	501.48'	20°00'12"	1436.19'

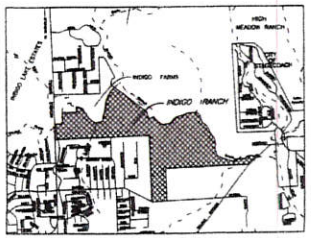
-BOUNDARY DATA-

LINE	BEARING	DISTANCE
L1	N01°05'48"E	15.38'
L2	N04°31'15"E	21.31'
L3	N04°31'15"E	133.00'
L4	N41°25'10"E	61.40'
L5	N41°25'10"E	58.53'
L6	N40°30'30"W	89.60'
L7	N04°36'32"E	85.92'
L8	N09°08'21"E	91.82'
L9	N09°08'21"E	194.47'
L10	S09°08'21"W	135.92'
L11	S48°53'30"E	213.78'
L12	N51°30'41"E	308.88'
L13	N01°25'08"E	253.10'
L14	N01°25'08"E	36.87'
L15	S18°39'05"E	48.49'
L16	S18°39'05"E	117.66'
L17	S71°11'17"E	86.52'
L18	N62°30'37"E	57.30'
L19	N62°30'37"E	137.41'
L20	S66°59'21"E	131.38'
L21	N6°06'05"E	129.85'
L22	N06°14'17"E	79.74'
L23	N06°30'10"E	160.81'
L24	N76°04'11"E	161.08'
L25	S64°21'16"E	164.87'
L26	S43°48'42"E	114.87'
L27	S27°05'14"E	222.50'
L28	S35°07'48"E	205.44'
L29	S25°59'24"E	182.89'
L30	S33°07'24"E	47.77'
L31	S38°30'49"E	194.62'

LINE	BEARING	DISTANCE
L32	S59°01'48"E	107.82'
L33	S13°05'39"E	89.09'
L34	S13°05'39"E	137.87'
L35	S06°26'43"E	180.39'
L36	S06°26'43"E	155.12'
L37	S06°26'43"E	159.12'
L38	S32°46'38"E	112.77'
L39	S19°17'31"E	258.53'
L40	S02°33'24"E	203.87'
L41	S68°54'28"E	235.04'
L42	S67°53'30"E	89.88'
L43	N51°30'41"E	82.31'
L44	N41°00'11"E	112.12'
L45	N09°08'21"E	26.31'
L46	N86°28'44"E	37.45'
L47	S79°38'44"E	63.79'
L48	N73°39'00"E	59.40'
L49	N32°11'56"E	104.50'
L50	N24°01'17"E	57.56'
L51	S19°28'31"E	20.88'
L52	S47°30'31"E	80.81'
L53	S60°11'30"E	57.49'
L54	N79°13'30"E	130.90'
L55	N54°39'00"E	80.69'
L56	N37°00'01"E	117.16'
L57	N39°19'00"E	228.46'
L58	S73°39'47"E	150.20'
L59	N88°40'53"E	73.83'
L60	N40°30'30"E	104.41'
L61	S72°00'00"E	31.42'
L62	S01°05'55"W	73.31'

-BENCHMARK-
3" BRASS DISK SET IN CONCRETE
ELEVATION = 202.5'
STAMPED: IR 1

-RESTRICTED-
- RESERVE "C" -
WATER PLANT



-VICINITY MAP-
MONTGOMERY COUNTY KEY MAP

NOTES.
1. APPROX. LOCATION OF EXISTING PIPELINE- UNDEFINED / UNRECORDED
2. THERE IS A TEN FOOT (10') STRIP OF LAND (0.440 Ac.) ALONG NICHOLS-SAWMILL ROAD FOR FUTURE WIDENING.
3. THERE IS HEREBY DEDICATED A TEN FOOT (10') UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS UNLESS OTHERWISE SHOWN OR NOTED.
4. THERE IS HEREBY DEDICATED A TEN FOOT (10') UTILITY EASEMENT ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
5. THERE IS HEREBY DEDICATED A TEN FOOT (10') UTILITY EASEMENT ALONG ALL REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
6. THERE IS HEREBY DEDICATED A TWENTY-FIVE FOOT (25') BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
7. THE DRILL SITES AND ACCESS EASEMENTS ARE POSITIONED ON THIS PLAT AS PER A SURFACE USE AGREEMENT RECORDED UNDER VOL. 1168, PG. 761 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
8. 100 YEAR FLOODPLAIN AND FLOODWAY ARE AS PER FEMA FIRM COMMUNITY PANELS #48339C0470 F, 48339C0489 F, AND 48339C0490 F, EFFECTIVE DATES DECEMBER 19, 1996
9. NO CONSTRUCTION OR FENCING OF ANY TYPE IS PERMITTED IN THE FLOODWAY WITHOUT PERMISSION OF THE MONTGOMERY COUNTY ENGINEER.
10. RESERVES "A","B" AND "D" ARE RESTRICTED FOR USE AS COMMON AREAS. RESERVE "C" IS RESTRICTED FOR THE USE OF A WATER PLANT.
11. * -DENOTES A SET 5/8" IRON ROD UNLESS OTHERWISE SHOWN OR NOTED.
12. 0.647 ACRES (DEED CALL 0.649 ACRES) SEVERANCE FOR HIGHWAY PURPOSE VOL. 597, PG. 520, D.R.M.C.
13. ALL CUL-DE-SACS HAVE A SIXTY FOOT (60') RADIUS.
14. ALL STREETS ARE PRIVATE

SCALE: 1"=600' DATE: MARCH 1999

0 600 1200 1800

FINAL PLAT

- INDIGO RANCH -

183 RESIDENTIAL LOTS * TWO BLOCKS * 4 RESERVES

A SUBDIVISION OF
520.178 ACRES OF LAND IN
THE ALEX F. BARRON SURVEY, A-93,
THE SAMUEL J. McFARLAND SURVEY, A-363,
THE GEORGE H. BRINGHURST SURVEY, A-86,
AND THE PETER MITCHELL SURVEY, A-378,
OUT OF 620.457 Ac. AS
RECORDED UNDER C.C.F. #9848818 R.P.R.M.C.