

STATE OF TEXAS
COUNTY OF FORT BEND

WE, NNP-TELFAIR, LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER NNP-TV COMMUNITIES, L.P., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER NNP-TV MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER BY E. TRAVIS STONE, JR., VICE PRESIDENT, OWNER HEREAFTER REFERRED TO AS OWNERS OF THE 7.75 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TELFAIR SECTION 8 REPLAT, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLATS AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BY NO COURSE, OUR HEIRS, SUCCESSORS 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 PURPOSES 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH 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 PURPOSES 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, 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAID USE, THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS 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, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET (20' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF SUGAR LAND, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING 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, OWNERS DO HEREBY COVENANT AND AGREE THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, NNP-TELFAIR, LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER NNP-TV COMMUNITIES, L.P., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER NNP-TV MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY E. TRAVIS STONE, JR., VICE PRESIDENT THEREUNTO AUTHORIZED THIS 19th DAY OF December, 2008.

NNP-TELFAIR, LP
A TEXAS LIMITED PARTNERSHIP
BY: NNP-TV COMMUNITIES, LP
A TEXAS LIMITED PARTNERSHIP
BY: NNP-TV MANAGEMENT, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: E. TRAVIS STONE, JR., VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED E. TRAVIS STONE, JR., VICE PRESIDENT OF NNP-TV MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19th DAY OF December, 2008.

Carlynn Davis
Notary Public in and for
the State of Texas
MY COMMISSION EXPIRES: 2-22-2009

WE, RFC CONSTRUCTION FUNDING CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF LIENS BEING EVIDENCED BY THE INSTRUMENT OF RECORD UNDER FILE NO. 2009013024, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIENS AND WE HEREBY CONFIRM IN ALL THINGS THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: Joel D. Kaul

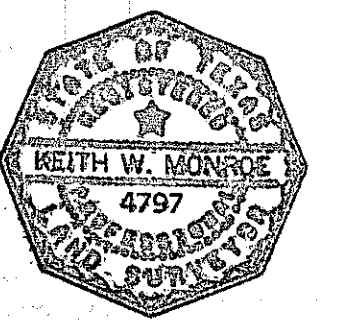
STATE OF MINNESOTA
COUNTY OF ANNEARKE
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOEL D. KAUL, VICE PRESIDENT OF RFC CONSTRUCTION FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5 DAY OF January, 2009.

Andrea Bastyr
Notary Public in and for
the State of Minnesota
MY COMMISSION EXPIRES: 01/31/09

ANDREA R BASTYR
Notary Public - Minnesota
My Commission Expires 01/31/2009

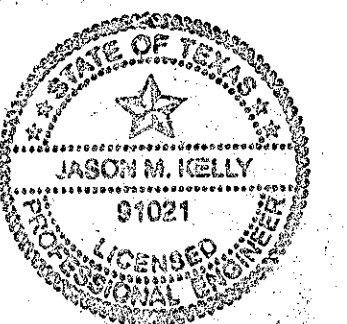
I, KEITH W. MONROE, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECTLY WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8") AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE 11); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

Keith W. Monroe
KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797



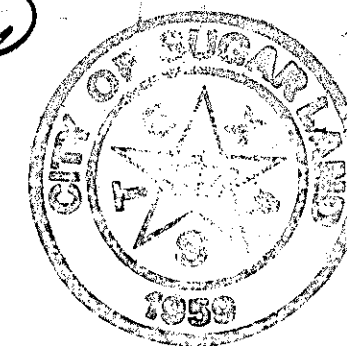
I, JASON KELLY, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF SUGAR LAND, TO THE BEST OF MY KNOWLEDGE.

BY: Jason Kelly, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 91021



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, HAS APPROVED THIS PLAT AND SUBDIVISION OF TELFAIR SECTION 8 REPLAT IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT ON THIS DAY OF January, 2009.

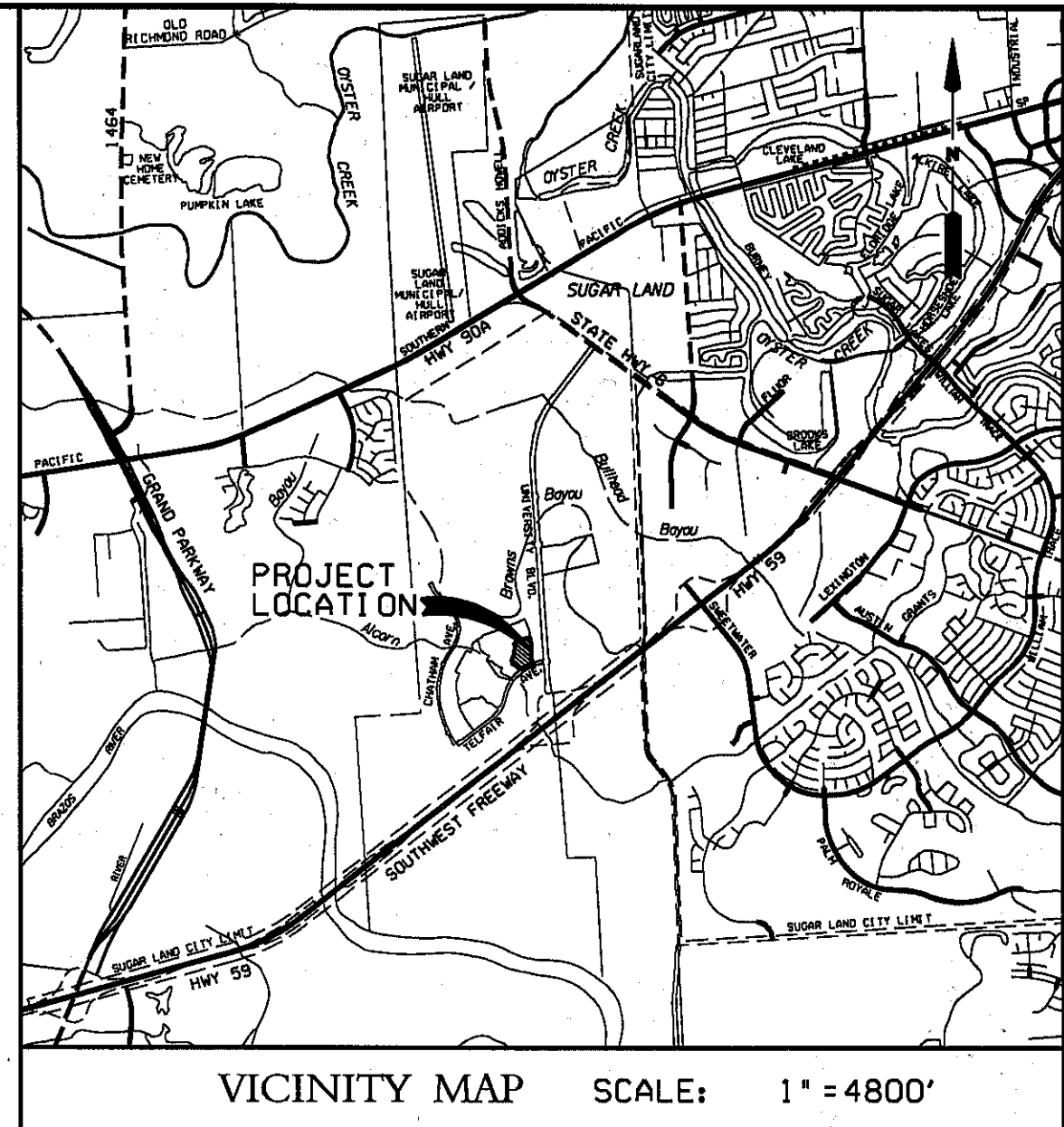
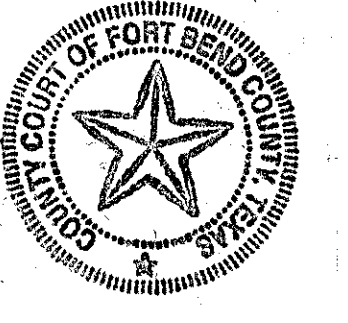
BY: Baotou Yeung, Chair
Glenda Bongermann, City Secretary



I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON January 21, 2009, AT 3:53 O'CLOCK P. M., IN PLAT NO. 20090006 OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Dianne Wilson
DIANNE WILSON
COUNTY CLERK
FORT BEND COUNTY, TEXAS



VICINITY MAP SCALE: 1" = 4800'

PLAT ATTACHED: 2009007764
56 PGS
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dianne Wilson
2009 Jan 26 03:53 PM 20090006
JH \$200.00
Dianne Wilson COUNTY CLERK
FT BEND COUNTY TEXAS

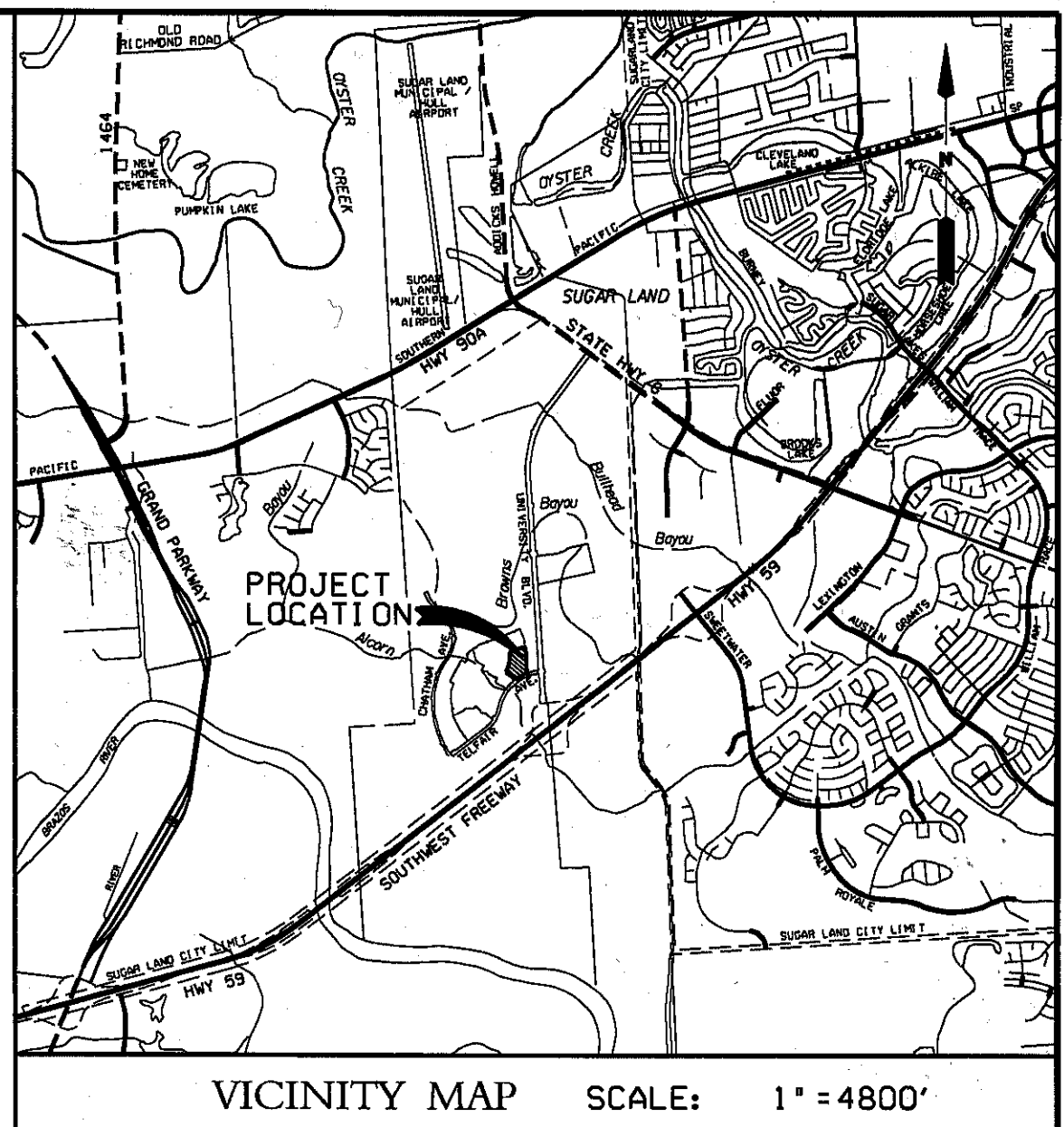
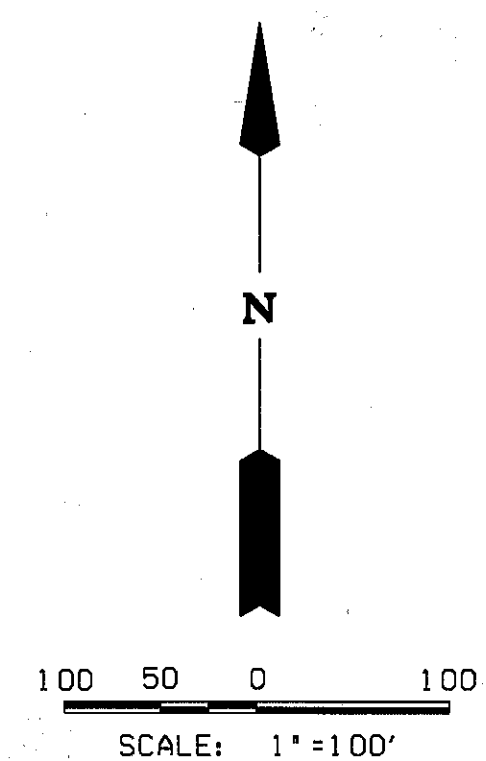
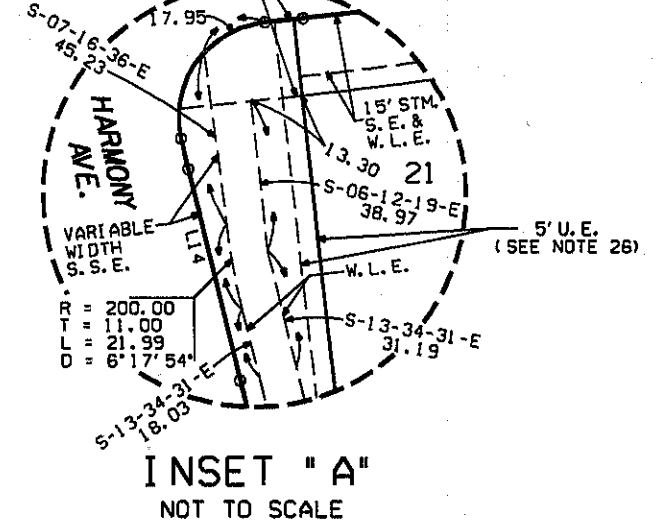
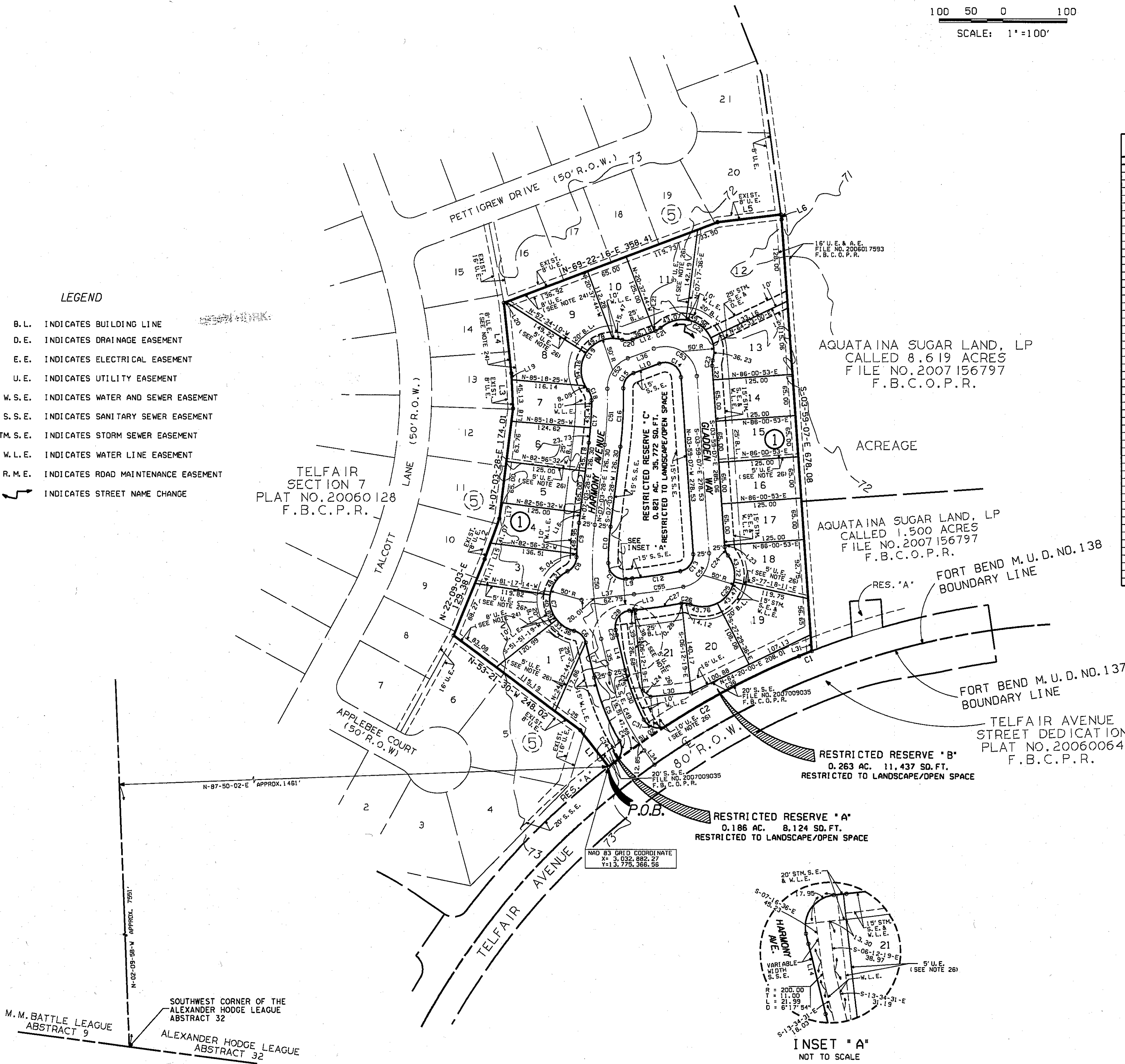
TELFAIR SECTION 8 REPLAT
BEING 7.75 ACRES OF LAND LOCATED IN THE ALEXANDER HODGES LEAGUE, ABSTRACT 32, CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS, ALSO BEING A REPLAT OF TELFAIR SECTION 8, RECORDED UNDER PLAT NO. 20070278, FORT BEND COUNTY, PLAT RECORDS.
21 LOTS 3 RESERVES 1 BLOCK
REASON FOR REPLAT: TO REMOVE ZERO LOT LINES AND CHANGE B.L. TO 25 FEET AND 20 FEET FOR KNUCKLE CUL-DE-SAC
DECEMBER 2008 JOB NO. 1800-1016A-310
OWNER:
NNP - TELFAIR, LP
A TEXAS LIMITED PARTNERSHIP
BY: NNP-TV COMMUNITIES, LP
A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER
BY: NNP-TV MANAGEMENT, LLC
A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER
10235 WEST LITTLE YORK, SUITE 300 HOUSTON, TEXAS 77040 PH. (713) 575-9000
ENGINEER:

LJA Engineering & Surveying, Inc.
2929 Briarpark Drive
Suite 800
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026

GENERAL NOTES:

- 1.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.L. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
- 2.) BENCHMARK: COAST AND GEODETIC SURVEY BRASS DISK STAMPED: Z 804 1943. BRASS DISK SET IN A CONCRETE BRIDGE ABUTMENT IN THE EASTBOUND LANE OF HIGHWAY 90-A OVER BULLHEAD SLOUGH. FROM THE INTERSECTION OF STATE HIGHWAY 6 AND U.S. 90-A IN SUGAR LAND, TEXAS, GO 1.10 MILES DUE WEST ON U.S. 90-A TO A HIGHWAY BRIDGE OVER BULLHEAD SLOUGH. THE MONUMENT IS ON THE NORTHWEST EDGE OF THE ABUTMENT OF THE EASTBOUND LANE OF U.S. 90-A, AND 18.0 FEET NORTH OF THE EASTBOUND LANE.
- ELEVATION VALUES FOR Z 804:
 NAVD-29 (1973) = 76.153 FEET
 NAVD-88 (1991) = 77.539 FEET
 NAVD-88 (2002) = 76.900 FEET (PROJECT ELEVATION VALUE).
- THE BRAZOS RIVER B.F.E. = 74.64 AT THIS PROJECT, WHICH IS BASED ON NAVD-29 (1973 ADJ.) ELEVATION DATUM.
- 3.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-29 (1973 ADJ.).
- 4.) ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 83, 1983 ADJ.) THE COORDINATES SHOWN IS GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY A SCALE FACTOR OF 0.99987.
- 5.) THIS PLAT WAS PREPARED TO MEET THE CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- 6.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 08301093, EFFECTIVE DATE DECEMBER 3, 2008. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 7.) THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 138, FORT BEND LEVEE IMPROVEMENT DISTRICT NO. 17, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY LIMITS OF SUGAR LAND, AND FORT BEND COUNTY.
- 8.) THIS SUBDIVISION WAS LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 48152000M DATED JANUARY 3, 1997. THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) HAS ISSUED A LETTER OF MAP REVISION (LOMR CASE NO. 06-06-0073P) DATED SEPTEMBER 22, 2006, INDICATING THAT A LETTER OF MAP REVISION (LOMR) HAS BEEN APPROVED. BASED UPON FEMA APPROVAL OF THE LOMR, THE SUBDIVISION HAS BEEN REMOVED FROM THE SPECIAL FLOOD HAZARD AREA.
- 9.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM THE PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE PLAT RECORDS OF FORT BEND COUNTY.
- 10.) THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- 11.) FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- 12.) THE MINIMUM SLAB ELEVATION SHALL BE 70.00 FEET, ONE FOOT ABOVE TOP OF CURB OR 1.5 FEET ABOVE NATURAL GROUND, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.
- 13.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 14.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH PAVED DRIVEWAY / PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS TO THE DRIVEWAY. THE CITY OF SUGAR LAND SHALL BE RESPONSIBLE FOR REPLACING / REPAIRING ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- 15.) WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
- 16.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 17.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 2.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE ACCEPTANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. (DOES NOT APPLY TO GRAND PARKWAY.) HOME BUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE. (BEFORE CERTIFICATES OF OCCUPANCY WILL BE ISSUED.)
- 18.) ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- 19.) DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTING AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO CHAPTER FIVE, ARTICLE VII) OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- 20.) ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOME OWNER'S ASSOCIATION, LEVEE IMPROVEMENT DISTRICT, OR OTHER PERPETUAL PRIVATE ENTITY. HOME OWNER'S ASSOCIATIONS SHALL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER FIVE, ARTICLE IV, SECTION 5-34 OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- 21.) THIS PROPERTY IS SUBJECT TO ZONING BY THE CITY OF SUGAR LAND ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.
- 22.) AS REQUIRED BY CHAPTER FIVE, ARTICLE IV, SEC. 5-35F OF THE DEVELOPMENT CODE, THE CITY SHALL NOT ISSUE ANY PERMITS FOR CONSTRUCTION WITHIN THE SUBDIVISION WITHIN THE CORPORATE LIMITS, EXCEPT PERMITS TO CONSTRUCT PUBLIC IMPROVEMENTS, UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OR A CERTIFIED CHECK, PERFORMANCE BOND OR LETTER OF CREDIT IS PROVIDED TO AND ACCEPTED BY THE CITY.
- 23.) THIS PROPERTY IS SUBJECT TO AN AVIGATION AND NOISE INTRUSION EASEMENT GRANTED TO THE CITY OF SUGAR LAND, RECORDED UNDER F.B.C.C.F. NO'S. 2005145908, AND 2005109982.
- 24.) U.E. AS RECORDED BY FILE NO. 2005131020 F.B.C.O.P.R.
- 25.) STREET LIGHT DESIGN PLANS, IN ACCORDANCE WITH THE CITY OF SUGAR LAND DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY OF SUGAR LAND FOR STAFF REVIEW AND APPROVAL PRIOR TO INSTALLATION OF STREET LIGHTS.
- 26.) THIS PROPERTY IS SUBJECT TO THOSE CERTAIN UTILITY EASEMENTS OF RECORD IN FILE NO. 2008012254, F.B.C.O.P.R.

SOUTHWEST CORNER OF THE ALEXANDER HODGE LEAGUE ABSTRACT 32
 ALEXANDER HODGE LEAGUE ABSTRACT 32
 M.M. BATTLE LEAGUE ABSTRACT 9



CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	1213.01	10.76	21.52	21.52	01°00'59"	S-68°15'34"-W
2	1253.00	174.28	345.20	345.20	18°50'07"	S-59°54'09"-W
3	1253.00	49.33	98.59	98.59	04°30'24"	S-94°50'16"-W
4	25.00	21.94	32.98	36.01	02°31'42"	N-11°19'08"-E
5	375.00	53.94	106.78	107.14	18°22'12"	N-21°45'37"-E
6	25.00	15.28	26.05	27.40	02°47'49"	N-44°58'25"-W
7	50.00	136.63	94.07	122.46	145°20'01"	N-06°12'19"-W
8	25.00	15.28	26.05	27.40	02°47'49"	N-32°43'42"-E
9	925.00	27.02	53.98	54.00	00°53'53"	N-04°06'40"-E
10	475.00	28.57	57.03	57.07	08°53'01"	S-03°36'57"-W
11	25.00	27.99	37.27	42.05	08°22'46"	S-48°00'56"-E
12	950.00	38.16	76.28	76.28	04°36'02"	N-81°29'40"-E
13	25.00	22.19	33.19	36.29	03°10'46"	N-37°28'16"-E
14	25.00	33.57	46.10	46.53	10°08'37"	N-57°18'26"-W
15	25.00	17.79	26.93	30.87	7°04'48"	S-33°59'52"-W
16	925.00	46.08	91.91	91.98	00°28'02"	S-02°05'28"-W
17	575.00	33.61	67.14	67.14	08°41'23"	N-03°42'46"-E
18	25.00	8.92	16.80	17.13	29°15'52"	N-19°19'32"-W
19	90.00	164.09	99.66	127.00	148°06'29"	N-34°09'25"-E
20	25.00	8.97	16.21	16.81	37°50'21"	N-88°17'26"-E
21	25.00	4.73	9.30	9.35	21°26'08"	N-58°39'34"-E
22	95.00	175.07	98.16	123.68	148°18'19"	S-98°00'00"-E
23	25.00	4.42	8.70	8.75	20°02'37"	S-06°02'11"-W
24	25.00	7.90	14.37	14.58	33°34'37"	S-20°41'31"-E
25	50.00	186.93	96.60	130.94	150°03'02"	S-37°37'37"-W
26	25.00	7.41	14.20	14.40	33°00'07"	N-83°50'56"-W
27	1000.00	36.18	72.32	72.33	04°08'02"	S-81°43'21"-E
28	25.00	27.99	37.27	42.05	08°22'46"	S-35°36'18"-W
29	475.00	4.11	8.21	8.21	00°59'25"	S-13°04'48"-E
30	325.00	41.70	82.72	82.96	14°37'42"	S-20°51'22"-E
31	25.00	27.14	36.78	41.32	04°42'32"	S-75°33'12"-E
32	375.00	53.94	106.78	107.14	18°22'12"	S-21°45'37"-E
33	25.00	21.94	32.98	36.01	02°31'42"	S-11°19'08"-W
34	1253.00	6.94	13.08	13.08	00°38'53"	S-52°17'02"-W
35	113.01	19.78	21.52	21.52	01°00'59"	S-68°15'34"-W
36	1253.00	117.65	234.27	234.81	10°13'40"	S-62°27'23"-W
37	25.00	27.14	36.78	41.32	04°42'32"	N-75°33'12"-W
38	325.00	41.70	82.72	82.96	14°37'42"	S-20°51'22"-W
39	475.00	4.11	8.21	8.21	00°59'25"	N-13°04'48"-W
40	25.00	27.99	37.27	42.05	08°22'46"	N-35°36'18"-E
41	1000.00	3.77	7.59	7.59	00°28'02"	S-81°43'21"-E
42	25.00	22.19	33.19	36.29	03°10'46"	S-37°28'16"-W
43	950.00	38.16	76.28	76.28	04°36'02"	S-81°29'40"-W
44	25.00	22.99	37.27	42.05	08°22'46"	N-48°00'56"-W
45	475.00	28.57	57.03	57.07	08°53'01"	N-03°36'57"-E
46	625.00	46.08	91.91	91.98	00°28'02"	N-02°05'28"-W
47	25.00	17.79	26.93	30.87	7°04'48"	S-33°59'52"-E
48	25.00	33.57	46.10	46.53	10°08'37"	S-57°18'26"-E
49	950.00	68.98	137.57	137.56	01°00'59"	N-24°24'22"-W
50	500.00	91.01	177.99	180.06	20°37'59"	N-03°15'32"-W
51	600.00	44.24	88.23	88.31	08°26'07"	N-02°00'28"-E
52	50.00	35.50	61.74	70°44'48"	N-33°09'52"-E	
53	50.00	67.13	88.20	93.06	10°38'37"	S-57°18'26"-W
54	90.00	44.38	88.38	72.99	03°10'46"	S-37°28'16"-W
55	975.00	38.17	76.27	76.23	04°36'02"	S-81°29'40"-W

LINE TABLE		
LINE	BEARING	DISTANCE
1	N-38°00'54"-W	72.69
2	N-20°02'41"-E	87.57
3	N-02°48'42"-W	55.49
4	N-05°58'58"-W	111.15
5	N-13°15'39"-E	109.37
6	S-07°44'21"-E	7.88
7	N-13°34'31"-W	56.36
8	S-02°48'32"-E	50.00
9	N-83°47'41"-E	1.00
10	N-83°56'32"-W	50.00
11	N-83°56'32"-W	50.00
12	N-83°47'41"-E	38.51
13	S-83°47'41"-W	10.00
14	S-13°34'31"-E	56.36
15	N-20°02'41"-E	26.90
16	N-07°03'28"-E	16.12
17	N-07°03'28"-E	24.98
18	N-07°03'28"-E	20.27
19	N-02°48'42"-E	19.36
20	N-83°47'41"-E	3.26
21	N-83°47'41"-E	2.33
22	S-03°09'07"-E	23.33
23	S-03°09'07"-E	2.72
24	N-81°12'54"-E	15.98
25	N-83°47'41"-E	49.74
26	S-13°34'31"-E	56.36
27	N-13°34'31"-E	56.36
28	N-83°47'41"-E	10.00
29	S-51°12'19"-E	21.21
30	N-83°47'41"-E	84.14
31	S-03°09'07"-E	26.60
32	S-83°47'41"-W	10.00
33	N-13°34'31"-E	56.36
34	N-35°14'34"-W	27.44
35	N-83°47'41"-E	36.36
36	S-83°47'41"-E	43.12
37	N-83°47'41"-W	82.80
38	S-83°47'41"-E	43.12
39	N-83°47'41"-E	7.95

PLAT ATTACH# 2008007764
 56 PGS
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Rianne Wilson
 2009 Jan 26 03:53 PM
 2009006
 JH \$280.00
 Dianne Wilson COUNTY CLERK
 FT BEND COUNTY TEXAS

TELFAIR SECTION 8 REPLAT
 BEING 7.775 ACRES OF LAND LOCATED IN THE ALEXANDER HODGES LEAGUE, ABSTRACT 32, CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS, ALSO BEING A REPLAT OF TELFAIR SECTION 8, RECORDED UNDER PLAT NO. 20070278, FORT BEND COUNTY, PLAT RECORDS.

21 LOTS 3 RESERVES 1 BLOCK

REASON FOR REPLAT: TO REMOVE ZERO LOT LINES AND CHANGE B.L. TO 25 FEET AND 20 FEET FOR KNUCKLE CUL-DE-SAC.

DECEMBER 2008 JOB NO. 1800-1016A-310

OWNER:
NNP - TELFAIR, LP
 A TEXAS LIMITED PARTNERSHIP
 BY: NNP-TV COMMUNITIES, LP
 A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER
 BY: NNP-TV MANAGEMENT, LLC
 A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER
 10235 WEST LITTLE YORK, SUITE 300 HOUSTON, TEXAS 77040 PH. (713) 575-9000
 ENGINEER:

LJA Engineering & Surveying, Inc.
 2829 Briarpark Drive
 Suite 600
 Houston, Texas 77042-3703
 Phone 713.953.5200
 Fax 713.953.5208