

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, NNP-TELFAR, L.P., 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, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER BY E. TRAVIS STONE, JR., VICE PRESIDENT AND THROUGH THE CITY OF SUGAR LAND, TEXAS, ACTING BY AND THROUGH ALLEN BOGARD, CITY MANAGER AND GLENDA GUNDERMANN, SECRETARY OF THE CITY OF SUGAR LAND, TEXAS, OWNERS HEREBY REFERRED TO AS OWNERS OF THE 15,078 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TELFAIR CENTRAL, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN AS 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, ALLEYS, PARKS, WALKWAYS, COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND DO HEREBY BIND OURSELVES, 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 UNRESTRICTED 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 (5'-0") FOR SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT WITH AERIAL EASEMENTS (I.L.E. AND L.L.E.) AS INDICATED AND DEPICTED, HEREIN, 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 UNRESTRICTED 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") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT WITH AERIAL EASEMENTS (I.L.E. AND L.L.E.) AS INDICATED AND DEPICTED, HEREIN, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY IN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANK INTO ANY PUBLIC OR PRIVATE STREETS, DRIVEWAYS, ALLEYS OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY IN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITIES AND TO SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, NNP-TELFAR, L.P., A TEXAS LIMITED PARTNERSHIP, PARTNERSHIP, BY AND THROUGH ITS GENERAL PARTNER NNP-TV COMMUNITIES, L.P., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER NNP-TV MANAGEMENT, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER AND THESE PRESENTS TO BE SIGNED BY E. TRAVIS STONE, JR., VICE PRESIDENT THEREUNTO AUTHORIZED THIS 16th DAY OF September, 2008.

NP-TELFAR, L.P.  
A TEXAS LIMITED PARTNERSHIP  
By: NNP-TV COMMUNITIES, L.P.  
A TEXAS LIMITED PARTNERSHIP  
By: NNP-TV MANAGEMENT, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY  
By: E. TRAVIS STONE, JR., VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED E. TRAVIS STONE, JR., OF NNP-TV MANAGEMENT, L.L.C., 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 THEY 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 16th DAY OF September, 2008.

Notary Public in and for the State of Texas  
My Commission Expires: 2-22-2009

IN TESTIMONY WHEREOF, THE CITY OF SUGAR LAND, TEXAS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SECRETARY GLENDA GUNDERMANN, THEREUNTO AUTHORIZED, ON THIS 15th DAY OF October, 2008.

CITY OF SUGAR LAND, TEXAS  
By: ALLEN BOGARD, CITY MANAGER  
Attest: GLENDA GUNDERMANN, SECRETARY



STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLEN BOGARD, CITY MANAGER AND GLENDA GUNDERMANN, SECRETARY OF THE CITY OF SUGAR LAND, TEXAS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF October, 2008.

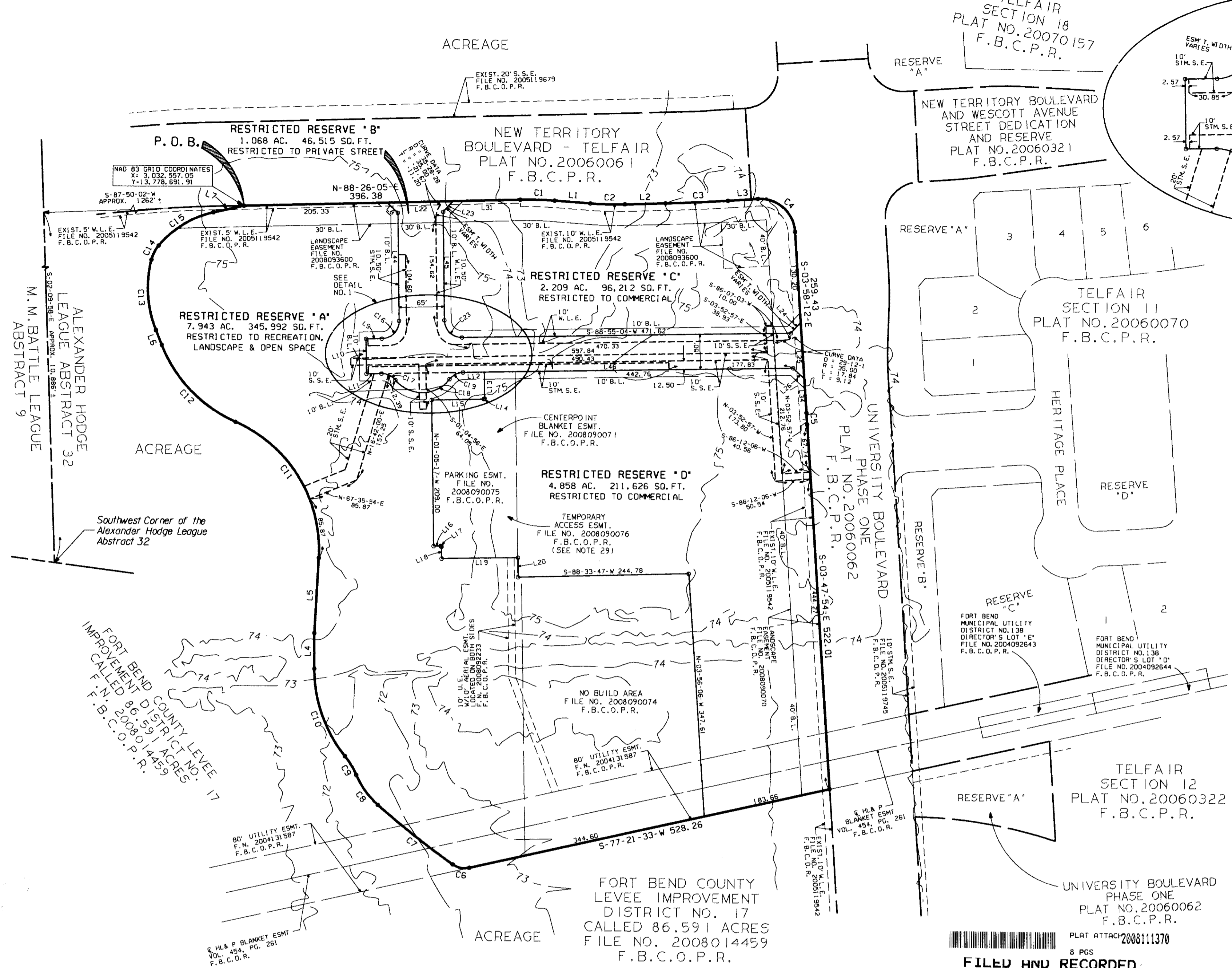
Notary Public in and for the State of Texas  
My Commission Expires: 11-30-09

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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; 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 INCH (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 STREET INTERSECTION AND SUBDIVISION CORNER.

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

Notary Public - Minnesota  
My Commission Expires: 11/31/09

STATE OF TEXAS  
COUNTY OF FORT BEND



TELFAR SECTION 18  
PLAT NO. 20070157  
F.B.C.P.R.

NEW TERRITORY BOULEVARD  
AND WESCOTT AVENUE  
STREET DEDICATION  
AND RESERVE  
PLAT NO. 20060321  
F.B.C.P.R.

TELFAR SECTION 11  
PLAT NO. 20060070  
F.B.C.P.R.

TELFAR SECTION 12  
PLAT NO. 20060322  
F.B.C.P.R.

FORT BEND COUNTY  
LEVEE IMPROVEMENT  
DISTRICT NO. 17  
CALLED 86.591 ACRES  
FILE NO. 2008014459  
F.B.C.O.P.R.

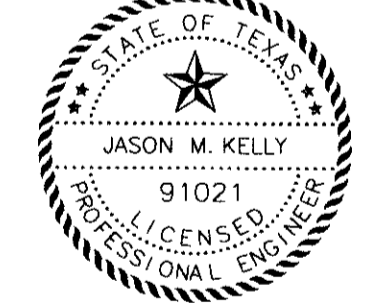
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
2008 OCT 17 03:47 PM  
CDE \$108.00  
Dianne Wilson COUNTY CLERK  
FT BEND COUNTY TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
1	S-85-52-07 E	50.99
2	N-88-26-05 E	58.32
3	N-86-01-48 E	43.72
4	N-00-12-58 W	50.86
5	N-03-02-50 E	107.58
6	N-21-48-03 W	22.74
7	N-77-29-20 E	44.77
8	S-46-19-26 E	21.12
9	S-88-55-04 W	22.92
10	S-01-04-56 E	50.00
11	N-88-55-04 W	21.38
12	N-88-55-04 E	30.43
13	S-01-04-56 E	37.62
14	S-43-55-12 W	11.41
15	N-88-55-04 W	75.01
16	N-88-55-04 E	10.07
17	S-48-04-56 W	11.41
18	S-01-04-56 E	12.00
19	N-89-04-56 W	90.00
20	S-00-22-59 E	21.87
21	N-00-12-58 W	50.86
22	N-88-26-05 E	95.00
23	S-43-40-34 W	21.30
24	N-42-28-26 E	20.70
25	S-03-58-12 W	80.13
26	N-47-31-34 W	21.77
27	N-88-55-04 W	21.90
28	N-01-04-56 W	90.00
29	N-88-55-04 E	22.92
30	N-45-19-26 W	21.12
31	N-88-26-05 E	95.00
32	S-42-28-26 E	20.70
33	N-01-04-56 W	124.41
34	S-03-58-12 W	49.13
35	N-00-22-59 W	27.67
36	N-89-04-56 W	109.03
37	N-01-04-56 W	17.00
38	N-48-04-56 W	11.41
39	N-88-55-04 W	90.00
40	N-88-55-04 E	75.01
41	N-01-04-56 W	21.41
42	N-01-04-56 E	37.62
43	S-47-31-34 E	21.77
44	N-01-04-56 W	124.41
45	S-01-04-56 E	154.96
46	N-88-55-04 W	473.19

I, JASON M. 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.

JASON M. KELLY, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 91021



THIS IS TO CERTIFY THAT THIS PLAT IS A MINOR PLAT UNDER THE PROVISIONS OF THE TEXAS LAND GOVERNMENT CODE SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS SECTION 5-16, CHAPTER 5 OF THE SUBDIVISION REGULATIONS OF THE CITY OF SUGAR LAND. THE CITY OF SUGAR LAND HAS REVIEWED AND AUTHORIZES THE RECORDING OF THIS PLAT THIS 15th DAY OF October, 2008.

By: JAMES A. THOMPSON, MAYOR  
By: GLENDA GUNDERMANN, CITY SECRETARY  
By: ALLEN BOGARD, CITY MANAGER

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 October 17, 2008, AT 3:47 O'CLOCK P.M. IN FILE NO. 20080190 OF THE PLAT RECORDS OF SAID COUNTY.

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

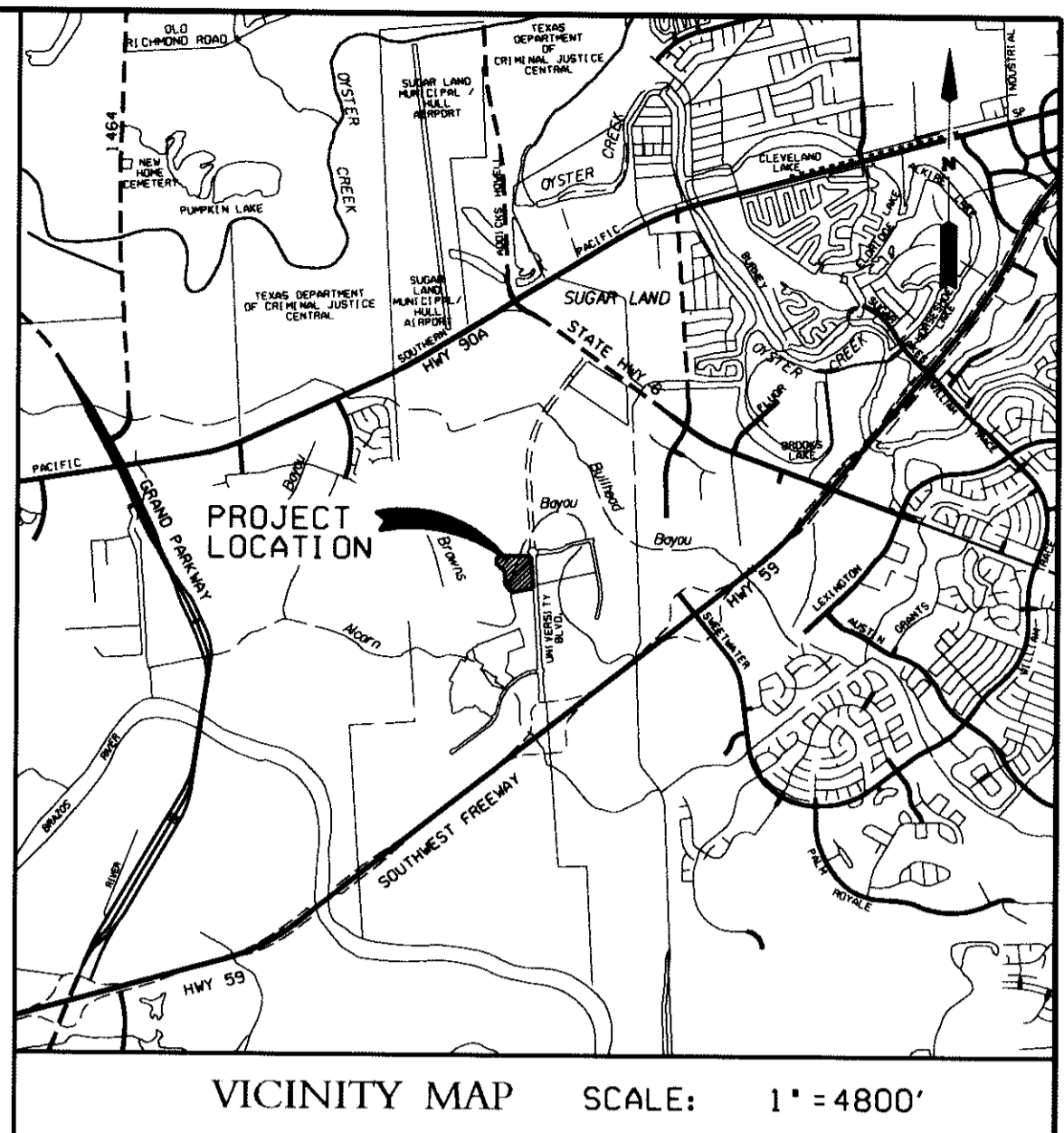
DIANNE WILSON  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS  
By: Chelsea Chandler, DEPUTY



- 1.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE; A.E. INDICATES AERIAL EASEMENT.
- 2.) BENCHMARK: COAST AND GEODETIC SURVEY BRASS DISK SET IN A CONCRETE BRIDGE ABUTMENT IN THE EASTBOUND LANE OF HIGHWAY 90-A OVER BURHEAD 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 BURHEAD SLOUGH. THE MONUMENT IS ON THE NORTHWEST EDGE OF THE ABUTMENT OF THE EASTBOUND LANES OF U.S. 90-A, AND 18.0 FEET NORTH OF THE EASTBOUND LANE.
- ELEVATION VALUES FOR Z 804:  
NGVD-29 (1973) = 78.153 FEET  
NAVD-88 (1991) = 77.539 FEET  
NAVD-88 (2002) = 76.900 FEET (PROJECT ELEVATION VALUE).
- 3.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NGVD-29 (1973 ADJ.)
- 4.) ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD 83, 1993 ADJ.)
- 5.) THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- 6.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE INSURANCE COMPANY, G.F. NO. 08300872, DATED SEPTEMBER 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 MUNICIPAL UTILITY DISTRICT NO. 138 DIRECTOR'S LOT #8 FILE NO. 2004092843 F.B.C.O.P.R.
- 8.) THIS SUBDIVISION IS LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED ON THE FLOOD INSURANCE RATE MAP (FIRM NUMBER 48157C0235), DATED JANUARY 3, 1997. A LETTER OF MAP REVISION (LDMR-F) NUMBER 048-06-06A HAS BEEN SUBMITTED TO FEMA AND IS PENDING APPROVAL. UPON APPROVAL OF THE LDMR-F, THE SUBDIVISION WILL BE REMOVED FROM THE SPECIAL FLOOD HAZARD AREA.
- 9.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY APPROVAL IF NOT RECORDED IN THE PLAT RECORDS OF FORT BEND COUNTY.
- 10.) THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE 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.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND ASPHOTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 13.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
- 14.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 7.8 OF THE DESIGN STANDARD 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 AND NON-RESIDENTIAL CONSTRUCTION WILL NOT FRONT OR SIDE. (DOES NOT APPLY WITH US95 AND GRAND PARKWAY.) COMMERCIAL BUILDING DEVELOPERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON NON-RESIDENTIAL CONSTRUCTION FRONT AND ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION IS INTENSE RAINFALL EVENTS.
- 15.) THIS PROPERTY IS SUBJECT TO ZONING BY CITY OF SUGAR LAND ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.
- 16.) 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, UNLESS 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.

- 17.) THIS PROPERTY IS SUBJECT TO AN AVIATION AND NOISE INTRUSION EASEMENT GRANTED TO THE CITY OF SUGAR LAND, RECORDED UNDER F.B.C.C.F. NO. 2005109982 AND 2005146908.
- 18.) THE MINIMUM SLAB ELEVATION SHALL BE 73.50 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.
- 19.) 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.
- 20.) PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF SUGAR LAND SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER ILLUSTRATING AVAILABLE OUTFALL AND/OR DETENTION CAPACITY.
- 21.) SITE PLANS SHALL BE SUBMITTED TO THE CITY OF SUGAR LAND FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE STANDARDS IN CHAPTER FIVE, ARTICLE VIII DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- 22.) BUILDING HEIGHT RESTRICTIONS SHALL APPLY WHEN NON-RESIDENTIAL DEVELOPMENT IS PROPOSED. BUILDING HEIGHT RESTRICTIONS SHALL BE THE DEVELOPMENT CODE REGULATIONS OF THE CITY OF SUGAR LAND.
- 23.) 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 A DRIVEWAY OR 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.
- 24.) RESERVE "A" SHALL HAVE MINIMUM SIDE AND REAR YARDS PER STANDARD "SINGLE-FAMILY (R-1) ZONING DISTRICT REQUIREMENTS. RESERVES "C" AND "D" SHALL HAVE MINIMUM SIDE AND REAR YARDS PER THE PD DISTRICT.
- 25.) FORT BEND COUNTY DRAINAGE DISTRICT EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, PAVING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 26.) ALL SITE GRADING WITHIN FORT BEND COUNTY DRAINAGE DISTRICT EASEMENT SHALL BE SUBJECT TO APPROVAL BY THE FORT BEND COUNTY DRAINAGE DISTRICT.
- 27.) WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
- 28.) PRIVATE STREET RESERVE "B" SHALL PROVIDE ACCESS TO POLICE, FIRE, EMERGENCY VEHICLES AND UTILITY OPERATIONS AND MAINTENANCE PERSONNEL.
- 29.) TEMPORARY ACCESS EASEMENT SHALL AUTOMATICALLY TERMINATE UPON COMPLETION AND INSTALLATION OF THE FACILITIES AS DESCRIBED BY INSTRUMENT OF RECORD IN FILE NO. 2008090076, F.B.C.O.P.R.

DETAIL NO. 1  
SCALE: 1"=100'



VICINITY MAP SCALE: 1"=4800'

TELFAR CENTRAL  
BEING 16,078 ACRES OF LAND LOCATED IN  
THE ALEXANDER HODGE LEAGUE, ABSTRACT 32,  
CITY OF SUGAR LAND,  
FORT BEND COUNTY, TEXAS  
4 RESERVES (16.078 ACRES)  
SEPTEMBER 8, 2008 JOB NO. 1800-1013A-10

OWNERS:  
NNP - TELFAIR, LP  
A TEXAS LIMITED PARTNERSHIP  
BY: NNP-TV COMMUNITIES, LP  
A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER  
BY: NNP-TV MANAGEMENT, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER  
10235 WEST LITTLE YORK, SUITE 300 HOUSTON, TEXAS 77040 PH. (713) 575-9000  
AND  
THE CITY OF SUGAR LAND, TEXAS  
2700 TOWN CENTER BOULEVARD NORTH, SUGAR LAND, TEXAS 77479 PH. (281) 275-2218  
ENGINEER:

LJA Engineering & Surveying, Inc.  
2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703  
Phone 713.953.5200  
Fax 713.953.5200