

# PLAT RECORDING SHEET

**PLAT NAME:** Trillium Sec 3

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 33.52

**LEAGUE:** A.M. Clopper Survey

**ABSTRACT NUMBER:** A-152

**NUMBER OF BLOCKS:** 5

**NUMBER OF LOTS:** 80

**NUMBER OF RESERVES:** 7

**OWNERS:** TPHTM 1464, LLC

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\_\_\_\_\_  
(DEPUTY CLERK)

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TPHTM 1464, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS ADMINISTRATIVE MEMBER, TM 1464 MEMBER, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND ACTING BY AND THROUGH ITS SOLE MEMBER TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ROBERT L. SKINNER, ITS AUTHORIZED AGENT, HEREINAFTER REFERRED TO AS OWNERS OF THE 33.52 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TRILLIUM SEC 3, DO HEREBY MAKE AND ESTABLISHED SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), 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, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON 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 (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 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, 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 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, 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 (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER 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 IS HEREBY 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 (20) FEET 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 TO THE CITY OF HOUSTON, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON 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 OTHER NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING 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, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY, ITS AUTHORIZED AGENT, ROBERT L. SKINNER, THEREUNTO AUTHORIZED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

TPHTM 1464, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: TM 1464 MEMBER, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
ITS ADMINISTRATIVE MEMBER

BY: TAYLOR MORRISON OF TEXAS, INC.,  
A TEXAS CORPORATION, ITS SOLE MEMBER

BY: \_\_\_\_\_  
ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT, OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, SOLE MEMBER OF TM 1464 MEMBER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ADMINISTRATIVE MEMBER OF TPHTM 1464, 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, ON BEHALF OF SAID CORPORATION AND SAID LIMITED LIABILITY COMPANIES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

I, JOSEPH B. MAY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

JOSEPH B. MAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5484

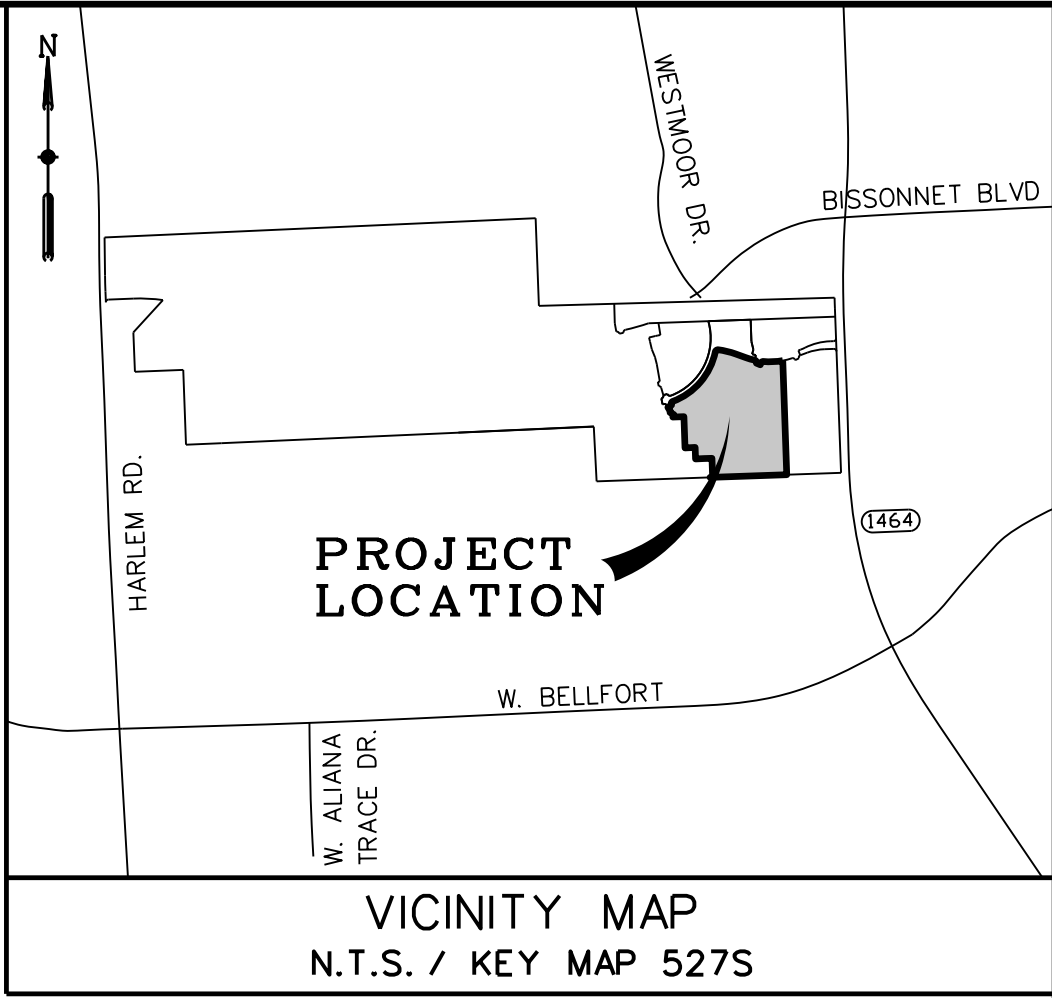
I, KEITH ROBERT BILLE, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

KEITH ROBERT BILLE  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 78483

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF TRILLIUM SEC 3, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MARTHA L. STEIN, CHAIR  
OR  
M. SONNY GARZA, VICE CHAIRPERSON

MARGARET WALLACE BROWN, AICP, CNU-A, SECRETARY



I, J. STACY SLAWINSKI, THE FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF 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 SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

VINCENT M. MORALES, JR.,  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

KP GEORGE  
COUNTY JUDGE

W.A. "ANDY" MEYERS  
COMMISSIONER, PRECINCT 3

DEXTER L. MCCOY  
COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE \_\_\_\_\_, 2023, A.D., AT \_\_\_\_\_ O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## TRILLIUM SEC 3

BEING A SUBDIVISION OF 33.52 ACRES  
LOCATED IN THE  
A.M. CLOPPER SURVEY, A-152  
FORT BEND COUNTY, TEXAS

80 LOTS 5 BLOCKS 7 RESERVES

DATE: JUNE, 2023

OWNER:  
TPHTM 1464, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

ROBERT L. SKINNER  
AUTHORIZED AGENT  
TPHTM 1464, LLC,  
2829 BRIARPARK DR  
SUITE 400  
HOUSTON, TEXAS 77042  
281-598-3040

PLANNER:

**META**  
PLANNING + DESIGN

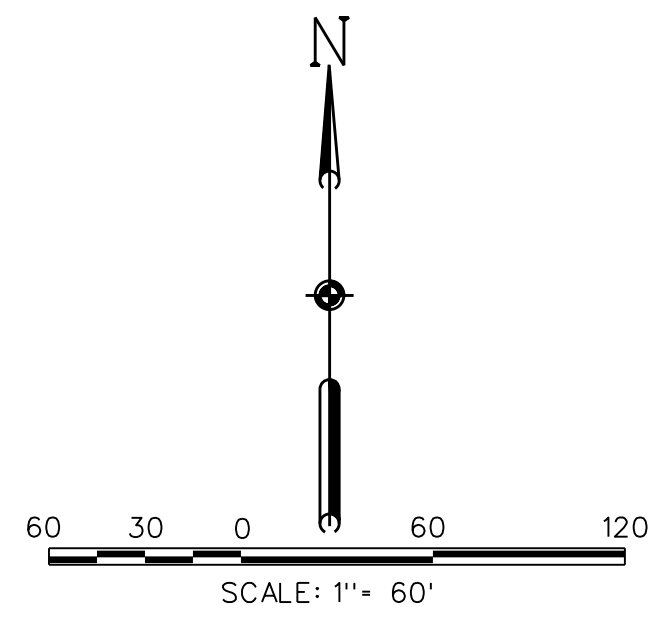
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422

ENGINEER / SURVEYOR:



Costello, Inc.  
2107 CityWest Blvd., 3rd Floor  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486





LEGEND

- SET 5/8" - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8" - INCH IRON ROD UNLESS OTHERWISE NOTED
- ① INDICATES BLOCK NUMBER
- A INDICATES RESERVE

RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LANDSCAPE / OPEN SPACE / UTILITIES	0.33 / 14,262
RESERVE "B"	DRAINAGE / DETENTION	9.20 / 400,631
RESERVE "C"	LANDSCAPE / OPEN SPACE / UTILITIES	0.40 / 17,578
RESERVE "D"	LANDSCAPE / OPEN SPACE / UTILITIES	1.15 / 50,092
RESERVE "E"	LANDSCAPE / OPEN SPACE / UTILITIES	0.25 / 10,737
RESERVE "F"	LANDSCAPE / OPEN SPACE / UTILITIES	0.03 / 1,363
RESERVE "G"	LANDSCAPE / OPEN SPACE / UTILITIES	0.03 / 1,370
TOTAL		11.39 / 496,033

ABBREVIATION LEGEND	
C.F. NO.	CLERKS FILE NUMBER
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM. S.E.	STORM SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.L.E.	WATER LINE EASEMENT
H.L.P.	HOUSTON LIGHTING AND POWER
D.P.R.F.B.C.	OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS

410.1 ACRES  
TPHTM 1464, LLC.  
C.F. NO. 2021182399  
O.P.R.F.B.C.

WESTMOOR DRIVE  
STREET DEDICATION  
SEC 1  
PLAT NO.  
F.B.C.P.R.

TRILLIUM  
SEC 1  
PLAT NO.  
20230131  
F.B.C.P.R.

PROJECT  
LOCATION

VICINITY MAP  
N.T.S. / KEY MAP 5275

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	47.17	30.00	90° 5' 3"	N43°02'43"E	42.46
C2	35.81	25.00	82° 4' 43"	N07°24'04"E	32.83
C3	31.65	135.00	13° 26' 0"	N21°33'19"E	31.58
C4	29.05	25.00	66° 34' 16"	N05°00'49"W	27.44
C5	39.29	325.00	6° 55' 38"	N44°50'09"W	39.29
C6	52.79	30.00	100° 49' 50"	N19°02'35"E	46.24
C7	791.06	785.00	57° 44' 18"	N40°35'21"E	758.01
C8	44.86	30.00	85° 40' 52"	N54°33'38"E	40.80
C9	208.63	970.00	12° 19' 25"	S76°26'14"E	208.23
C10	103.75	830.00	7° 9' 43"	S73°51'23"E	103.68
C11	53.28	30.00	101° 44' 57"	S26°33'46"E	46.55
C12	27.65	325.00	4° 52' 31"	N21°52'27"E	27.65
C13	39.59	30.00	75° 36' 14"	N57°14'19"E	36.78
C14	223.83	830.00	15° 27' 5"	N87°18'53"E	223.16
C15	72.14	300.00	13° 46' 43"	N38°15'41"W	71.97
C16	132.60	300.00	25° 19' 26"	S36°58'26"W	131.52
C17	418.13	160.00	149° 43' 52"	S76°51'45"E	308.90
C18	52.60	500.00	6° 1' 41"	N45°25'35"E	52.58
C19	410.64	1000.00	23° 31' 41"	N36°40'35"E	407.76
C20	70.65	50.00	80° 57' 33"	S87°32'01"W	64.92
C21	49.45	1040.00	2° 43' 27"	S72°45'58"E	49.44
C22	363.42	300.00	69° 24' 26"	S36°42'02"E	341.60
C23	78.54	50.00	90° 0' 0"	S43°00'11"W	70.71
C24	122.91	7500.00	0° 56' 20"	S87°32'01"W	122.91
C25	210.44	400.00	30° 8' 34"	S17°04'06"E	208.02
C26	35.69	25.00	81° 47' 12"	S08°44'33"W	32.73
C27	10.89	25.00	24° 57' 5"	S14°28'21"E	10.80
C28	122.09	50.00	139° 54' 9"	S43°00'11"W	93.94
C29	10.89	25.00	24° 57' 5"	N79°31'16"W	10.80
C30	39.27	25.00	90° 0' 0"	S43°00'11"W	35.36
C31	47.08	30.00	89° 54' 57"	S46°57'17"E	42.40
C32	39.27	25.00	90° 0' 0"	N46°59'49"W	35.36
C33	38.86	25.00	89° 3' 40"	N42°32'01"E	35.06
C34	38.90	25.00	89° 9' 12"	S79°03'51"E	35.09
C35	30.64	25.00	70° 13' 19"	N83°33'05"E	28.76
C36	10.45	25.00	23° 56' 41"	N13°11'13"E	10.37
C37	10.86	50.00	127° 2' 7"	N64°43'56"E	89.51
C38	9.73	25.00	22° 17' 19"	S62°53'40"E	9.66
C39	35.69	25.00	81° 47' 12"	S89°28'15"E	32.73
C40	35.33	25.00	80° 57' 33"	N65°23'31"E	32.46
C41	39.27	25.00	90° 0' 0"	S43°00'11"W	35.36
C42	39.27	25.00	90° 0' 0"	N46°59'49"W	35.36
C43	19.43	25.00	44° 31' 25"	N02°19'23"W	18.94
C44	240.97	50.00	276° 7' 37"	S61°52'31"W	66.83
C45	22.96	25.00	52° 37' 0"	S49°52'48"E	22.16
C46	39.27	25.00	90° 0' 0"	S43°00'11"W	35.36
C47	39.37	25.00	90° 14' 19"	N47°06'58"W	35.43

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N01°59'49"W	134.02
L2	S87°03'51"W	116.91
L3	S88°00'11"W	129.21
L4	N61°43'41"W	50.00
L5	N58°37'40"E	50.00
L6	S70°16'31"E	125.00
L7	S65°41'17"E	50.00
L8	N25°21'04"W	9.25
L9	S46°59'49"E	4.75
L10	S49°38'09"W	81.29
L11	N11°26'51"W	20.00
L12	N80°42'50"E	20.00
L13	N02°56'09"W	50.00
L14	N01°59'49"W	6.67
L15	N01°59'49"W	8.49
L16	S51°51'58"E	20.94

TRILLIUM  
SEC 3

BEING A SUBDIVISION OF 33.52 ACRES  
LOCATED IN THE  
A.M. CLOPPER SURVEY, A-152  
FORT BEND COUNTY, TEXAS

80 LOTS 5 BLOCKS 7 RESERVES

SCALE: 1"=60' DATE: JUNE, 2023

OWNER:  
TPHTM 1464, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

ENGINEER / SURVEYOR:



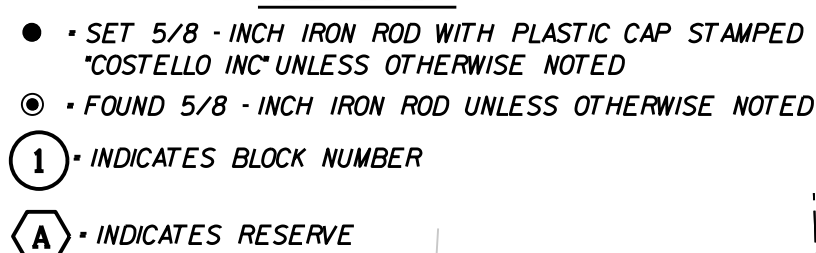
Costello, Inc.  
2107 CityWest Blvd., 3rd Floor  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TYPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486

PLANNER:  
**META**  
PLANNING + DESIGN

24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422

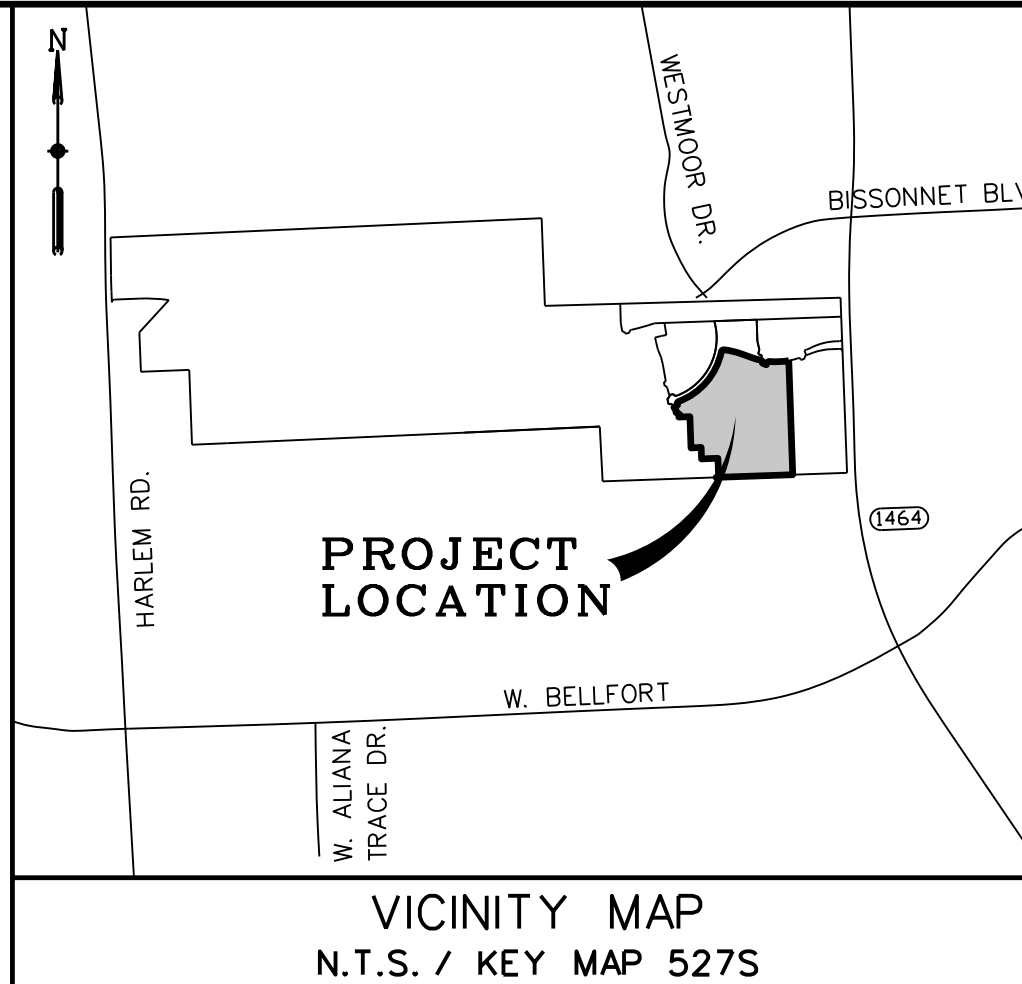
ROBERT L. SKINNER  
AUTHORIZED AGENT  
TPHTM 1464, LLC,  
2809 BRIARPARK DR  
SUITE 400  
HOUSTON, TEXAS, 77042  
281-581-3040



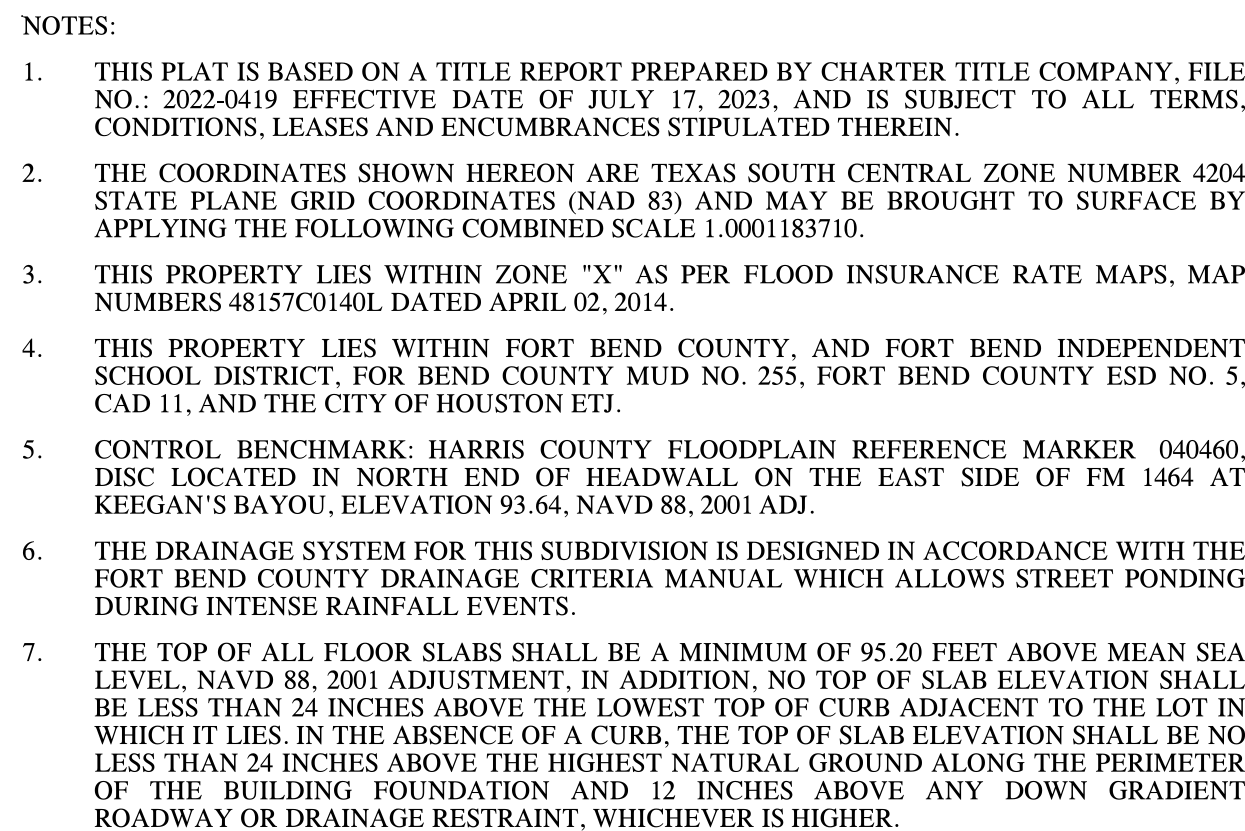


RESERVE TABLE		
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RESERVE "A"	LANDSCAPE / OPEN SPACE / UTILITIES	0.33 / 14,262
RESERVE "B"	DRAINAGE / DETENTION	9.20 / 400,631
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L3	S88° 00'11" W	129.21
L4	N61° 43'34" W	50.00
L5	N58° 37'40" E	50.00
L6	S70° 16'31" E	125.00
L7	S65° 41'17" E	50.00
L8	N25° 21'04" W	9.25
L9	S46° 59'49" E	4.75
L10	S49° 38'09" W	81.29
L11	N11° 26'51" W	20.00
L12	N80° 42'50" E	20.00
L13	N02° 56'09" W	50.00
L14	N01° 59'49" W	8.67
L15	N01° 59'49" W	8.49
L16	S51° 51'58" E	20.94



CURVE DATA TABLE					
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	47.17	30.00	90° 5' 3"	N44°02'43"E	42.46
C2	22.50	30.00	92° 4' 43"	N07°31'04"W	21.53
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C4	29.05	25.00	66° 34' 16"	N05°00'09"W	27.44
C5	39.29	325.00	6° 55' 38"	N34°5'00"W	39.27
C6	52.79	30.00	100° 49' 50"	N19°02'35"E	46.24
C7	44.86	785.00	13° 44' 38"	N72°01'04"E	44.80
C8	22.86	30.00	85° 40' 52"	N34°33'38"E	20.81
C9	208.63	970.12	12° 19' 25"	S76°26'14"E	208.23
C10	103.75	830.00	7° 9' 43"	S73°57'52"E	103.68
C11	53.28	30.00	40° 44' 57"	S26°33'46"E	46.55
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C15	72.14	300.00	13° 46' 43"	N38°15'41"W	71.97
C16	132.60	300.00	25° 19' 26"	S36°58'26"W	131.52
C17	418.13	30.00	143° 43' 52"	S76°54'45"E	308.90
C18	21.88	30.00	1° 14' 11"	N89°58'00"E	21.88
C19	40.64	1000.00	23° 31' 41"	N40°40'35"E	40.776
C20	70.65	50.00	80° 67' 33"	N65°23'31"E	64.92
C21	49.45	1040.00	2° 43' 27"	S72°45'58"E	49.44
C22	363.42	30.00	63° 24' 26"	S36°42'02"E	341.60
C23	78.54	50.00	90° 0' 0"	S43°00'00"E	78.54
C24	21.91	750.00	0° 56' 20"	N89°58'00"E	22.91
C25	210.44	420.00	30° 8' 34"	S71°04'06"E	208.02
C26	35.69	25.00	81° 47' 12"	S08°44'33"W	32.73
C27	10.89	25.00	24° 57' 5"	N14°28'21"E	10.80
C28	122.09	50.00	139° 54' 9"	S43°00'11"E	93.94
C29	30.27	25.00	24° 57' 5"	N14°28'21"E	30.27
C30	39.27	25.00	90° 0' 0"	S43°00'11"E	35.86
C31	47.08	30.00	89° 54' 57"	N46°57'17"E	42.40
C32	39.27	25.00	90° 0' 0"	N46°59'49"W	35.36
C33	38.86	25.00	89° 3' 40"	N42°33'01"E	35.06
C34	39.60	25.00	89° 9' 12"	N43°30'25"E	35.88
C35	30.64	25.00	70° 13' 39"	N87°32'07"E	28.78
C36	10.45	25.00	23° 56' 41"	N31°11'13"E	10.37
C37	10.86	50.00	127° 2' 7"	N64°43'56"E	89.51
C38	9.73	25.00	22° 47' 12"	S62°53'40"E	9.66
C39	35.69	25.00	88° 17' 19"	S69°28'15"E	32.73
C40	39.27	25.00	80° 57' 33"	N47°02'40"E	32.73
C41	39.27	25.00	90° 0' 0"	S43°00'11"E	35.36
C42	39.27	25.00	90° 0' 0"	N46°59'49"W	35.36
C43	19.43	25.00	44° 31' 25"	N02°19'23"W	19.43
C44	24.907	50.00	276° 7' 37"	S61°52'34"E	66.83
C45	39.27	25.00	50° 0' 0"	N43°00'11"E	35.36
C46	39.27	25.00	90° 0' 0"	S43°00'11"E	35.36
C47	39.37	25.00	90° 14' 19"	N47°06'58"W	35.43



1. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ADJACENT ACRES/TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE DEDICATED RESERVE IN A SUBDIVISION PLAT BECOMES A ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
2. 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 THE CONJUGIOUS RIGHT-OF-WAY OF ALL PERMITTER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
3. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISION OF CHAPTER 42 CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
4. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN, A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET OF FLOOR AREA SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
5. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
6. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
7. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
8. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
9. THIS PLAT LIES WITHIN ZONE "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004.
10. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER SERVICE.
11. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL, TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS MAY BE OBTAINED BY ANY PUBLIC UTILITY THAT BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
12. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
13. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN DWELLINGS.
14. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK-TO-BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
15. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 255 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR RESTRICTED RESERVE B.

**OWNER:**  
TPHTM 1464, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

ROBERT L SKINNER  
AUTHORIZED AGENT  
TPHTM 1464, LLC,  
2929 BRIARPARK DR  
SUITE 400  
HOUSTON, TEXAS, 77042  
281-598-3040

PLANNER:  
**META**  
PLANNING + DESIGN

24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422

ENGINEER / SURVEYOR:



Costello, Inc.  
2107 CityWest Blvd., 3rd Floor  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
BPLS FIRM REGISTRATION NO. 100486