

**PLAT RECORDING SHEET**

**PLAT NAME:** Westmoor Drive Street Dedication Sec 2 and Reserve

\_\_\_\_\_

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

**ACREAGE:** 2.125

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

**ABSTRACT NUMBER:** A-152

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** TPHTM 1464, LLC,

\_\_\_\_\_

\_\_\_\_\_

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

M&B NO. 134722  
S:\NEWBONO TRACT\2021006 TRILLIUM PLATS\606\PLAT\_006006

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 2.125 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WESTMOOR DRIVE STREET DEDICATION SEC 2 AND RESERVE, 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 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 TPHTM 1464, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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

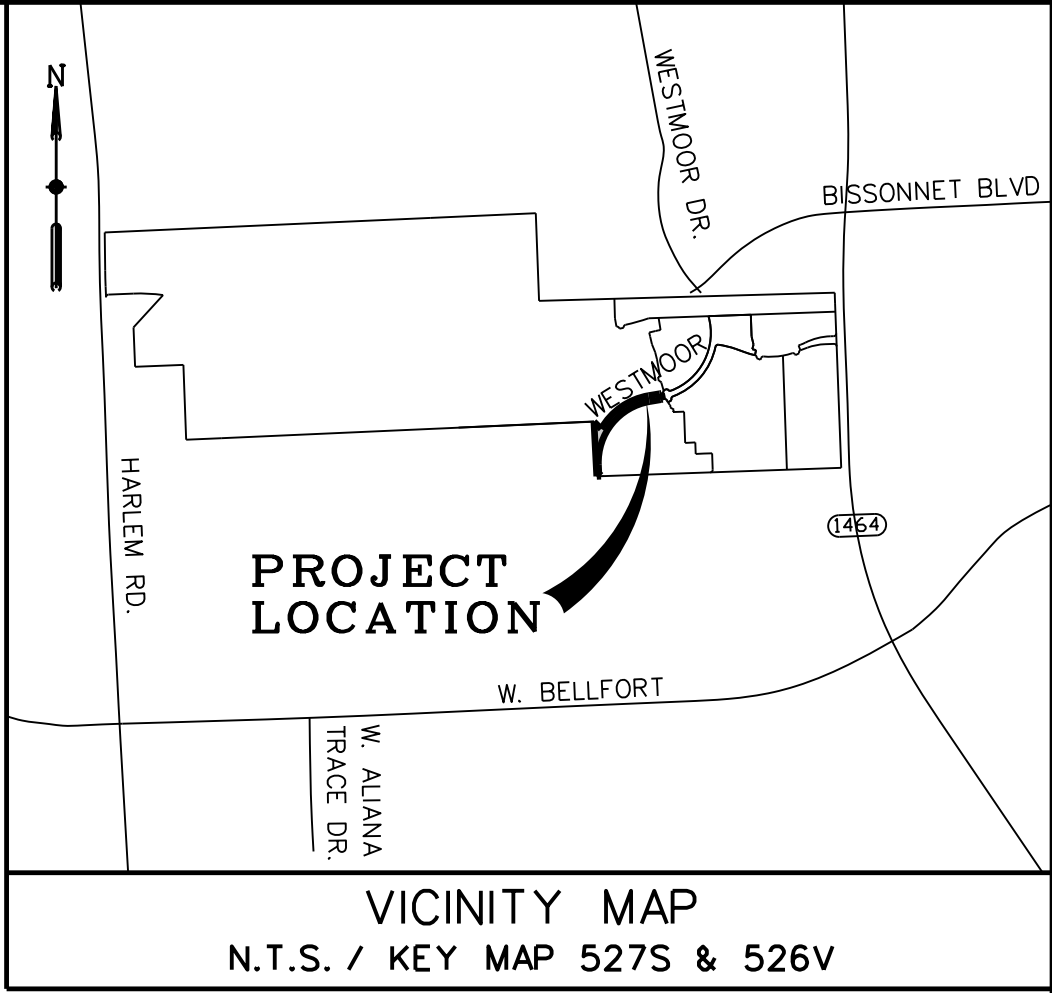
I, KEITH ROBERT BILLE, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

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 WESTMOOR DRIVE STREET DEDICATION SEC 2 AND RESERVE, 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 \_\_\_\_\_, 20 .

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 COMMISSIONER'S 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 \_\_\_\_\_, 20 .

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 ON \_\_\_\_\_, 20 . 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

## WESTMOOR DRIVE STREET DEDICATION SEC 2 AND RESERVE

BEING A SUBDIVISION OF 2.125 ACRES  
LOCATED IN THE  
A.M. CLOPPER SURVEY, A-152  
FORT BEND COUNTY, TEXAS

1 BLOCK, 1 RESERVE

DATE: SEPTEMBER, 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

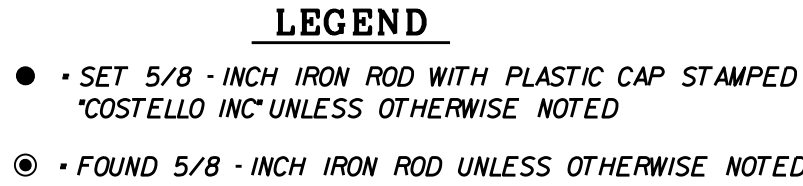
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422

ENGINEER / SURVEYOR:

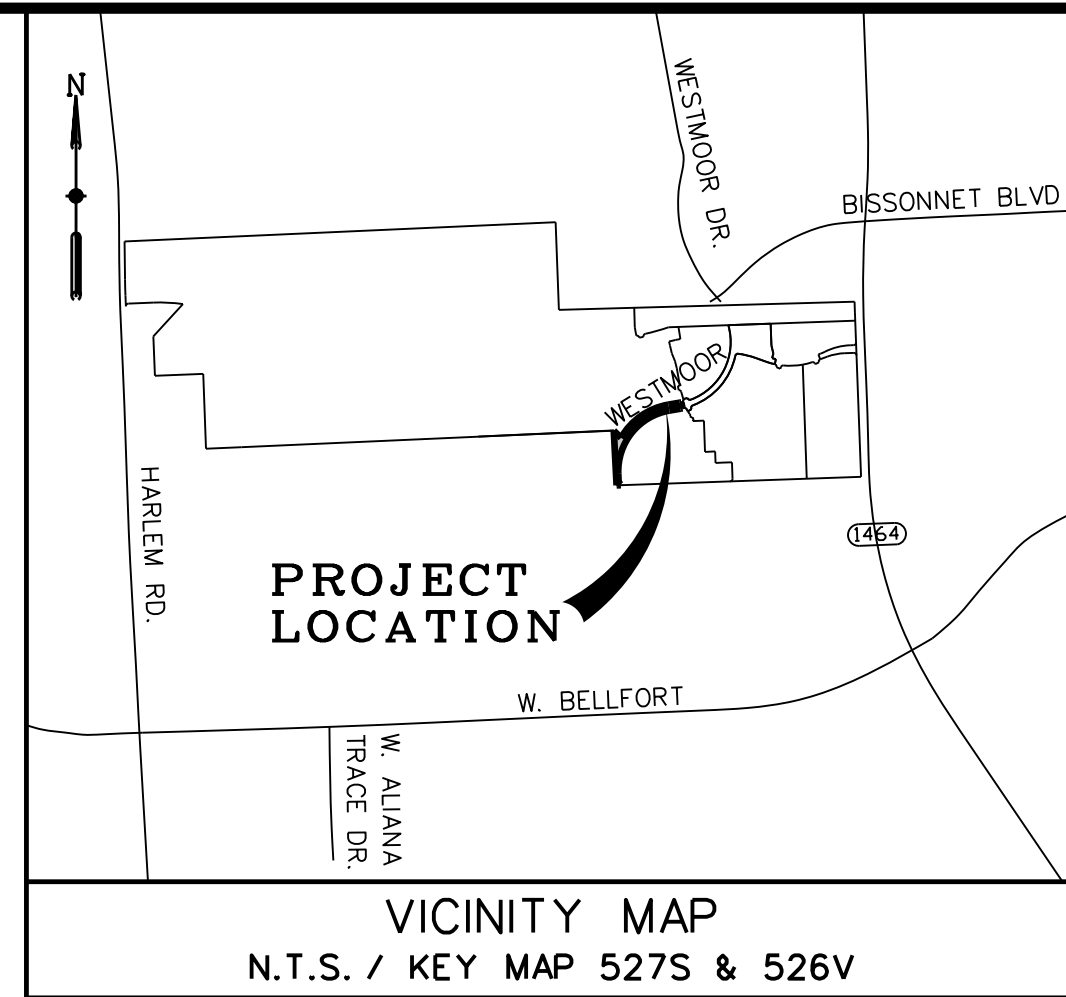
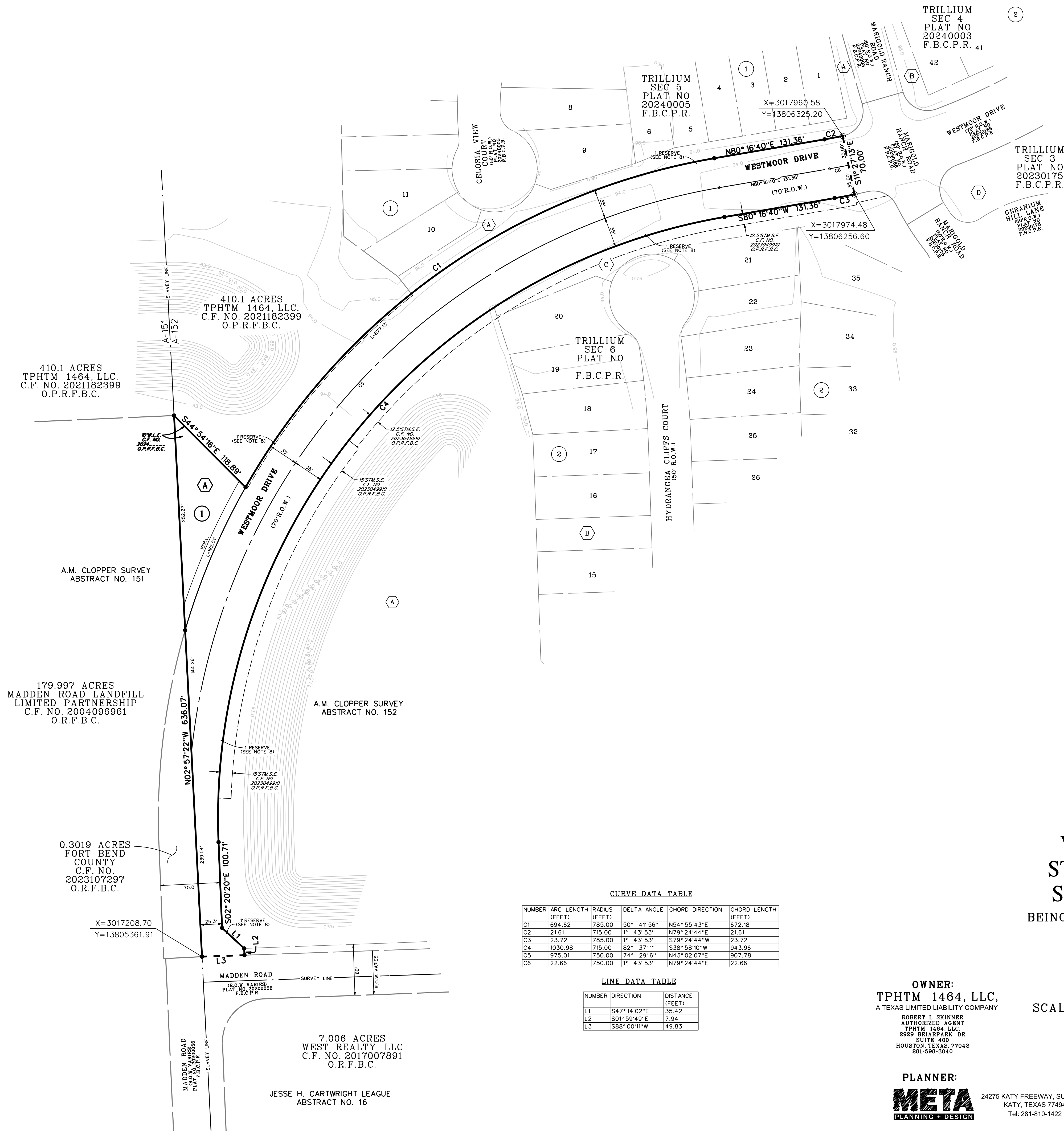


Costello, Inc.  
2107 CityWest Blvd., 3rd Floor  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3580  
TBPE FIRM REGISTRATION NO. 280  
TBPLS FIRM REGISTRATION NO. 100486





1. THIS PLAN IS BASED ON A TITLE REPORT PREPARED BY CHARTER TITLE COMPANY, FILE NO.: 2022-0423 EFFECTIVE DATE OF FEBRUARY 5, 2024, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE 14N 0204 STATION PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 1.0001183710.
3. THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBERS 48157C0140L DATED APRIL 02, 2014.
4. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, AND FORT BEND INDEPENDENT SCHOOL DISTRICT, FOR BEND COUNTY MUD NO. 255, FORT BEND COUNTY ESD NO. 5, CAD 11, AND THE CITY OF HOUSTON ETJ.
5. CONTROL BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE MARKER 04040, DISCLOSED IN NORTH END OF HEADWALL ON THE EAST SIDE OF FM 1464 AT KEEGAN'S BAYOU, ELEVATION 93.64, NAVD 83, 2001 ADJ.
6. 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.
7. 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 PLATS OR ON THE RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
8. 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 ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREON 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.
9. 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, AND TO THE EXTENT THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
10. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
12. THIS PLAT LIES WITHIN ZONE "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004.
13. 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 QUALIFYING POSTS, SIGNAGE, AND/OR OTHER PERMITS AND EASEMENTS, 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 CUT SAID WOODEN SIGNS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
14. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER AFFECTED JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
15. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
16. THIS PLAT IS AFFECTED BY A TEMPORARY PUBLIC STORM SEWER EASEMENT AS SET FORTH IN INSTRUMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2022148073.



RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LANDSCAPE / OPEN SPACE / UTILITIES	0.2153 / 9.380
TOTAL		0.2153 / 9.380

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
HL&P	HOUSTON LIGHTING AND POWER
O.R.F.B.C.	OFFICIAL 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

WESTMOOR DRIVE  
STREET DEDICATION  
SEC 2 AND RESERVE

BEING A SUBDIVISION OF 2.125 ACRES  
LOCATED IN THE  
A.M. CLOPPER SURVEY, A-152  
FORT BEND COUNTY, TEXAS

1 BLOCK, 1 RESERVE

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

**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:**



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

ENGINEER / SURVEYOR:



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