

PLAT RECORDING SHEET

PLAT NAME: Trillium Sec 10

PLAT NO: _____

ACREAGE: 14.50

LEAGUE: A.M. Clopper Survey

ABSTRACT NUMBER: A-151

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 71

NUMBER OF RESERVES: 2

OWNERS: TPHTM 1464, LLC,

(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 14.50 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TRILLIUM SEC 10, 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 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 _____, 2025.

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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, DEVIN R. ROYAL, 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.

DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

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 10, 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 _____, 2025.

LISA M. CLARK, CHAIR
OR
M. SONNY GARZA, VICE CHAIRPERSON

VONN TRAN, 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 _____, 2025.

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 _____, 2025, 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 10

BEING A SUBDIVISION OF 14.50 ACRES
LOCATED IN THE
A.M. CLOPPER SURVEY, A-151
FORT BEND COUNTY, TEXAS

71 LOTS 4 BLOCKS 2 RESERVES

APRIL, 2025

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

ROBERT L. SKINNER
AUTHORIZED AGENT
TPHTM 1464, LLC
3250 BRIARPARK DR
3RD FLOOR
HOUSTON, TEXAS 77042
281-598-3040

PLANNER:

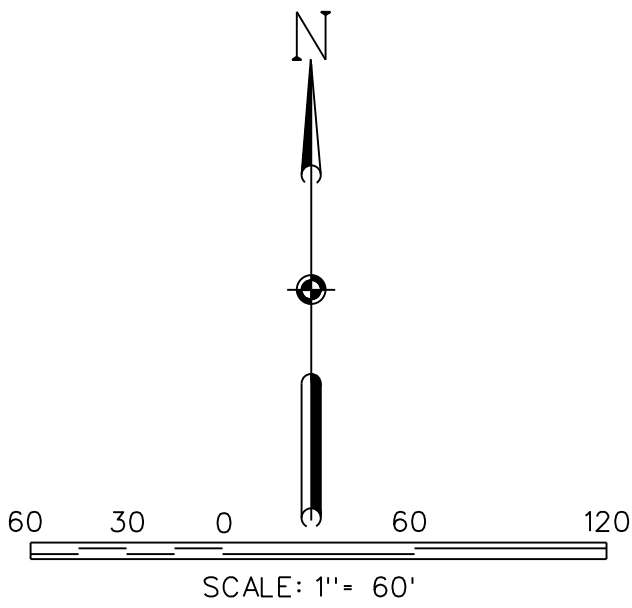
META
PLANNING + DESIGN

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

ENGINEER / SURVEYOR:

**PAPE-DAWSON
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



LEGEND

- SET 5/8" INCH IRON ROD WITH PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS OTHERWISE NOTED
- FOUND 5/8" INCH IRON ROD UNLESS OTHERWISE NOTED

① INDICATES BLOCK NUMBER

A INDICATES RESERVE

✕ INDICATES STREET NAME CHANGE

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.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

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N87°57'20"E	43.25
L2	S02°02'40"E	95.61
L3	S02°02'40"E	50.00
L4	N87°57'20"E	74.88
L5	S00°36'21"E	85.60
L6	S00°46'14"W	39.63
L7	S02°08'48"W	39.63
L8	S03°31'23"W	39.63
L9	S04°34'13"W	39.90
L10	S04°02'39"W	53.39
L11	S01°56'58"W	49.45
L12	S00°08'58"E	49.45
L13	S02°07'02"E	49.65
L14	S02°32'46"E	61.01
L15	S87°27'14"W	64.99
L16	N01°54'18"W	49.64
L17	N00°22'11"W	49.60
L18	N01°10'14"E	49.60
L19	N02°42'39"E	49.60
L20	N04°12'13"E	49.70
L21	N04°38'06"E	161.00
L22	N04°20'00"E	60.82
L23	N03°04'44"E	49.55
L24	N01°21'29"E	49.55
L25	N00°21'45"W	50.01
L26	N02°29'30"W	158.20
L27	N02°02'40"W	55.53
L28	N46°42'33"W	2.98
L29	S42°27'05"W	6.16
L30	S02°33'05"E	59.49
L31	S02°02'40"E	49.34
L32	S47°02'40"E	14.14
L33	S50°11'01"E	15.13
L34	S00°42'57"W	51.43
L35	S04°38'06"W	51.83
L36	S04°32'20"W	51.93

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	47.12	30.00	90° 0' 0"	S47°02'40"E	42.43
C2	39.27	25.00	90° 0' 0"	S42°57'20"W	35.36
C3	85.21	55.00	88° 45' 42"	S43°34'29"W	76.94
C4	170.94	1800.00	5° 28' 28"	S01°54'52"W	170.87
C5	213.23	1700.00	7° 11' 11"	S01°02'30"W	213.09
C6	78.54	50.00	89° 59' 40"	S47°32'55"E	70.71
C7	174.87	1500.00	6° 40' 46"	S01°17'43"W	174.77
C8	188.00	1500.00	7° 10' 51"	S01°02'40"W	187.87
C9	39.27	25.00	90° 0' 0"	N49°38'08"E	35.36
C10	11.11	25.00	25° 27' 51"	N13°39'47"W	11.02
C11	121.56	50.00	139° 18' 7"	N43°15'21"E	93.76
C12	10.89	25.00	24° 57' 5"	S79°34'08"E	10.80
C13	39.27	25.00	90° 0' 0"	N47°32'46"W	35.36
C14	39.26	25.00	89° 58' 32"	N42°58'04"E	35.35
C15	46.48	30.00	88° 45' 42"	S43°34'29"W	41.97
C16	39.27	25.00	89° 59' 40"	S47°32'55"E	35.35
C17	39.27	25.00	90° 0' 0"	N42°27'14"E	35.36
C18	39.28	25.00	90° 1' 34"	N47°01'53"W	35.36
C19	10.07	25.00	23° 4' 26"	S75°55'01"W	10.00
C20	118.81	50.00	136° 8' 32"	N47°32'55"W	92.76
C21	10.07	25.00	23° 4' 26"	N08°59'08"E	10.00
C22	39.27	25.00	90° 0' 0"	N40°21'54"W	35.36

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

RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LANDSCAPE / OPEN SPACE / UTILITIES	0.10 / 4,527
RESERVE "B"	LANDSCAPE / OPEN SPACE / UTILITIES	0.37 / 16,077
TOTAL		0.47 / 20,604

BISSONNET STREET
IN TRILLIUM
STREET DEDICATION
AND RESERVES SEC 2
PLAT NO. 20240227
F.B.C.P.R.

BISSONNET STREET
100° R.O.W.
PLAT NO. 20240227
F.B.C.P.R.

FLORA GROVE DRIVE
150° R.O.W.
PLAT NO. 20240227
F.B.C.P.R.

TRILLIUM
SEC 9
PLAT NO.
20250069
F.B.C.P.R.

PERIWINKLE CHASE DRIVE
PLAT NO. 20240227
F.B.C.P.R.

HIBISCUS CRESCENT
LAND
PLAT NO. 20240227
F.B.C.P.R.

179.997 ACRES
MADDEN ROAD LANDFILL, L.P.
C.F. NO. 2004096961
O.P.R.F.B.C.

TRILLIUM SEC 10

BEING A SUBDIVISION OF 14.50 ACRES
LOCATED IN THE
A.M. CLOPPER SURVEY, A-151
FORT BEND COUNTY, TEXAS

71 LOTS 4 BLOCKS 2 RESERVES

SCALE: 1"=60' APRIL, 2025

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

ROBERT L. SKINNER
AUTHORIZED AGENT
TPHTM 1464, LLC
3250 BRIARPARK DR
THIRD FLOOR
HOUSTON, TEXAS 77042
281-988-3040

PLANNER:

META
PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

ENGINEER / SURVEYOR:

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