

PLAT RECORDING SHEET

PLAT NAME: Evergrove Section 2

PLAT NO: _____

ACREAGE: 35.223

LEAGUE: William Andrews Survey and Samuel Isaacs Survey

ABSTRACT NUMBER: 3 & 35

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 59

NUMBER OF RESERVES: 5

OWNERS: TPHTL Hatcher, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, COLLINS PIER, VICE PRESIDENT, AND BRIAN MURRAY, AUTHORIZED SIGNATORY, BEING OFFICERS OF TRI POINTE HOMES HATCHER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ADMINISTRATIVE MEMBER OF TPHTL HATCHER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE 35.223 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF EVERGROVE SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), 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 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 FOOT, 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 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, 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 EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

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

FURTHER, WE 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, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE 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, DRAINS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF EVERGROVE SECTION 2 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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 WHEREOF, THE TPHTL HATCHER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TRI POINTE HOMES HATCHER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS ADMINISTRATIVE MEMBER, HEREUNTO AUTHORIZED, BY COLLINS PIER, ITS VICE PRESIDENT, ATTESTED BY ITS AUTHORIZED SIGNATORY, BRIAN MURRAY, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2025.

TPHTL HATCHER, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: TRI POINTE HOMES HATCHER, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS ADMINISTRATIVE MEMBER

BY: COLLINS PIER, VICE PRESIDENT

ATTEST: BRIAN MURRAY, AUTHORIZED SIGNATORY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED COLLINS PIER, VICE PRESIDENT OF TRI POINTE HOMES HATCHER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ADMINISTRATIVE MEMBER OF TPHTL HATCHER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN MURRAY, AUTHORIZED SIGNATORY OF TRI POINTE HOMES HATCHER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ADMINISTRATIVE MEMBER OF TPHTL HATCHER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

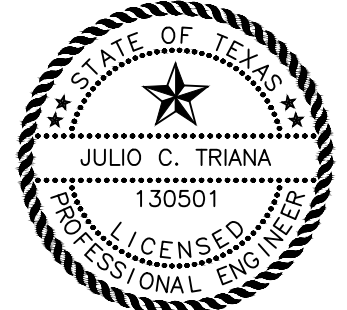
I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE 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 (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA SURVEY" UNLESS OTHERWISE NOTED.

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659



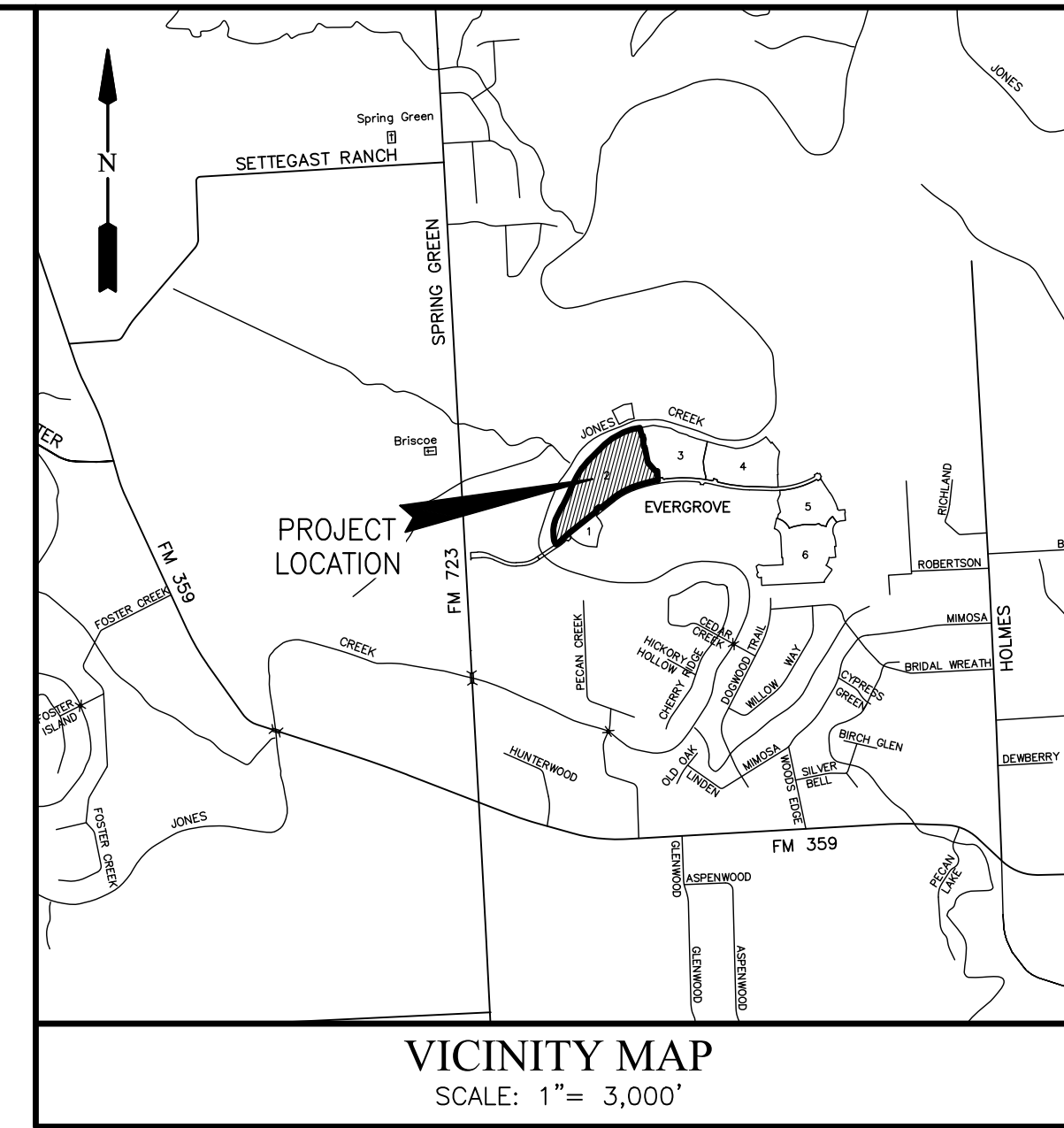
I, JULIO C. TRIANA, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

JULIO C. TRIANA, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 130501



NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99987823909.
- 2. BENCHMARK: 0.85 MILE SOUTHWEST ALONG U.S. HIGHWAY 90 ALT. FROM THE COUNTY COURTHOUSE AT RICHMOND, THENCE 0.15 MILE WEST ALONG OLD RICHMOND ROAD, 0.15 MILE WEST OF THE SANTA FE RAILWAY OVERPASS OVER U.S. HIGHWAY 90 ALT., 0.4 MILE NORTHEAST OF THE JUNCTION OF HARD CASTLE STREET, AT THE CROSSING OF A STEEL TOWER POWER TRANSMISSION LINE, VERTICAL CONTROL DISK IS IN THE TOP OF THE CONCRETE FOUNDATION OF THE NORTHWEST LEG OF THE THIRD TOWER WEST OF THE OVERPASS, 47 FEET SOUTHEAST OF THE CENTER LINE OF THE ROAD, 0.5 FOOT NORTHWEST OF THE STEEL LEG.
ELEVATION = 99.87' NAVD 88 (GEOID 18)
- 3. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 96.25 FEET NAVD-88 (GEOID 18) ABOVE MEAN SEA LEVEL. IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 4. THIS PLAT WAS PREPARED TO MEET THE FORT BEND COUNTY REQUIREMENTS.
- 5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 219A, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT NO. 11, AND FORT BEND COUNTY.
- 6. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "A" AND ZONE "X" (UNSHADED) AS SHOWN ON WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0120L, REVISED APRIL 2, 2014.
- 7. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 8. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- 9. 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.
- 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. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 13. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 219A.
- 14. 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 CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- 15. THIS PLAT LIES WITHIN LIGHT ZONE 3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- 16. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



I, J. STACY SLAWINSKI, 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 COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,
THIS _____ DAY OF _____, 2025.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, 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 _____, 2025 AT _____ O'CLOCK _____M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF EVERGROVE SECTION 2

A SUBDIVISION OF 35.223 ACRES OF LAND SITUATED IN
THE WILLIAM ANDREWS SURVEY, ABSTRACT 3, AND
THE SAMUEL ISAACS SURVEY, ABSTRACT 35,
FORT BEND COUNTY, TEXAS.

59 LOTS 5 RESERVES (16.691 ACRES) 2 BLOCKS

SEPTEMBER 23, 2025 JOB NO. 2085-620C.310

OWNER:

TPHTL HATCHER, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: TRI POINTE HOMES HATCHER, LLC
ITS ADMINISTRATIVE MEMBER
COLLINS PIER, VICE PRESIDENT
16340 PARK TEN PLACE, SUITE 250, HOUSTON, TEXAS 77084
PH. (713) 839-5184

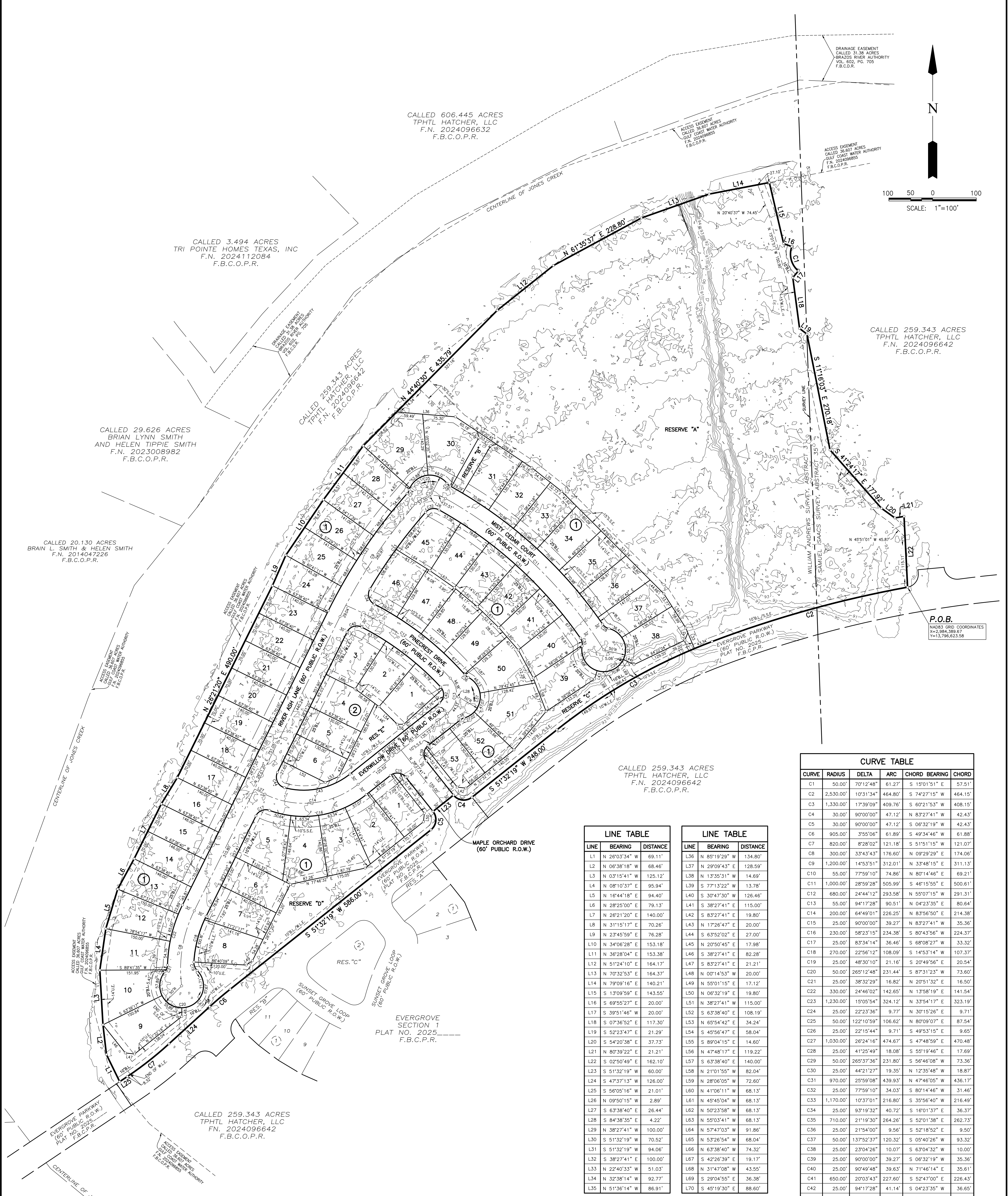
SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382



ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



Date\Time : Tue, 21 Oct 2025 - 7:42am Path\Name : c:\Users\jthraceck\AppData\Local\Temp\AcPublish_7120\Evergrove_2.dwg



CALLED 606.445 ACRES
 TPHTL HATCHER, LLC
 F.N. 2024096632
 F.B.C.O.P.R.

CALLED 3.494 ACRES
 TRI POINTE HOMES TEXAS, INC
 F.N. 2024112084
 F.B.C.O.P.R.

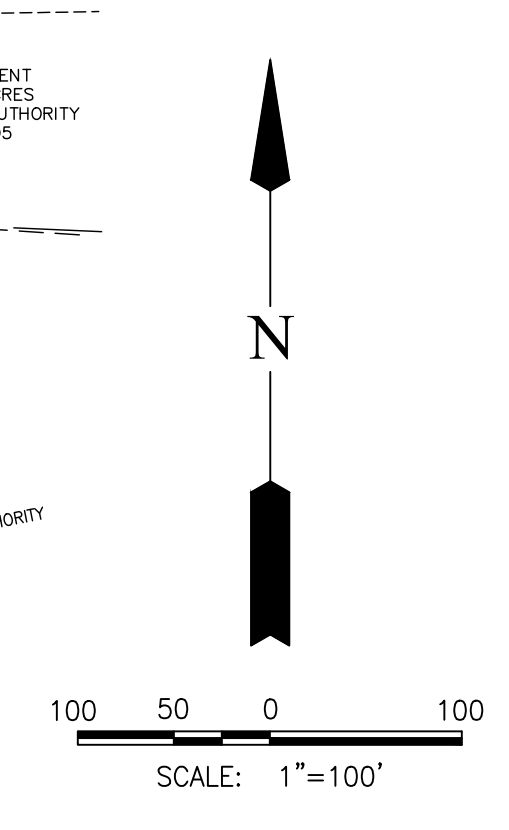
CALLED 259.343 ACRES
 TPHTL HATCHER, LLC
 F.N. 2024096642
 F.B.C.O.P.R.

CALLED 29.626 ACRES
 BRIAN LYNN SMITH
 AND HELEN TIPPIC SMITH
 F.N. 2023008982
 F.B.C.O.P.R.

CALLED 20.130 ACRES
 BRAIN L. SMITH & HELEN SMITH
 F.N. 2014047226
 F.B.C.O.P.R.

CALLED 259.343 ACRES
 TPHTL HATCHER, LLC
 F.N. 2024096642
 F.B.C.O.P.R.

CALLED 9.980 ACRES
 TPHTL HATCHER, LLC
 F.N. 2024096679
 F.B.C.O.P.R.



P.O.B.
 NAD83 GRID COORDINATES
 N=2,964,309.87
 E=13,796,623.58

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 28°03'34" W	69.11'
L2	N 06°38'18" W	68.46'
L3	N 03°15'41" W	125.12'
L4	N 08°10'37" E	95.94'
L5	N 16°44'18" E	94.40'
L6	N 28°25'00" E	79.13'
L7	N 26°21'20" E	140.00'
L8	N 31°15'17" E	70.26'
L9	N 23°45'59" E	76.28'
L10	N 34°06'28" E	153.18'
L11	N 38°28'04" E	153.38'
L12	N 51°24'10" E	164.17'
L13	N 70°32'53" E	164.37'
L14	N 79°09'16" E	140.21'
L15	N 13°09'59" E	143.55'
L16	S 69°55'27" E	20.00'
L17	S 39°51'46" W	20.00'
L18	S 07°36'52" E	117.30'
L19	S 52°23'47" E	21.29'
L20	S 54°20'38" E	37.73'
L21	N 80°39'22" E	21.21'
L22	S 02°50'49" E	162.10'
L23	S 51°32'19" W	60.00'
L24	S 47°37'13" W	126.00'
L25	S 56°05'16" W	21.01'
L26	N 09°50'15" W	2.89'
L27	S 63°38'40" E	26.44'
L28	S 84°38'35" E	4.22'
L29	N 38°27'41" W	100.00'
L30	S 51°32'19" W	70.52'
L31	S 51°32'19" W	94.06'
L32	S 38°27'41" E	100.00'
L33	N 22°40'33" W	51.03'
L34	N 32°38'14" W	92.77'
L35	N 51°36'14" W	86.91'

LINE TABLE

LINE	BEARING	DISTANCE
L36	N 85°19'29" W	134.80'
L37	N 29°09'43" E	128.59'
L38	N 13°35'31" W	14.69'
L39	S 77°13'22" W	13.78'
L40	S 30°47'30" W	126.46'
L41	S 38°27'41" E	115.00'
L42	S 83°27'41" E	19.80'
L43	N 17°26'47" E	20.00'
L44	S 63°52'02" E	27.00'
L45	N 20°50'45" E	17.98'
L46	S 38°27'41" E	82.28'
L47	S 83°27'41" E	21.21'
L48	N 00°14'53" W	20.00'
L49	N 55°01'15" E	17.12'
L50	N 06°32'19" E	19.80'
L51	N 38°27'41" W	115.00'
L52	S 63°38'40" E	108.19'
L53	N 65°54'42" E	34.24'
L54	S 45°56'47" E	58.04'
L55	S 89°04'15" E	14.60'
L56	N 47°48'17" E	119.22'
L57	S 63°38'40" E	140.00'
L58	N 21°01'55" W	82.04'
L59	N 28°06'05" W	72.60'
L60	N 41°06'11" W	68.13'
L61	N 45°45'04" W	68.13'
L62	N 50°23'58" W	68.13'
L63	N 55°03'41" W	68.13'
L64	N 57°47'03" W	91.86'
L65	N 53°26'54" W	68.04'
L66	N 63°38'40" W	74.32'
L67	S 42°26'39" E	19.17'
L68	N 31°47'08" W	43.55'
L69	S 29°04'55" E	36.38'
L70	S 45°19'30" E	88.60'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	50.00'	70°12'48"	61.27'	S 15°01'51" E	57.51'
C2	2,530.00'	10°31'34"	464.80'	S 74°27'15" W	464.15'
C3	1,330.00'	17°39'09"	409.76'	S 60°21'53" W	408.15'
C4	30.00'	90°00'00"	47.12'	N 83°27'41" W	42.43'
C5	30.00'	90°00'00"	47.12'	S 06°32'19" W	42.43'
C6	905.00'	3°55'06"	61.89'	S 49°34'46" W	61.88'
C7	820.00'	8°28'02"	121.18'	S 51°51'15" W	121.07'
C8	300.00'	33°43'43"	176.60'	N 09°29'29" E	174.06'
C9	1,200.00'	14°53'51"	312.01'	N 33°48'15" E	311.13'
C10	55.00'	77°59'10"	74.86'	N 80°14'46" E	69.21'
C11	1,000.00'	28°59'28"	505.99'	S 46°15'55" E	500.61'
C12	680.00'	24°44'12"	293.58'	N 55°07'15" W	291.31'
C13	55.00'	94°17'28"	90.51'	N 04°23'35" E	80.64'
C14	200.00'	64°49'01"	226.25'	N 83°56'50" E	214.38'
C15	25.00'	90°00'00"	39.27'	N 83°27'41" W	35.36'
C16	230.00'	58°23'15"	234.38'	S 80°43'56" W	224.37'
C17	25.00'	83°34'14"	36.46'	S 68°08'27" W	33.32'
C18	270.00'	22°56'12"	108.09'	S 14°53'14" W	107.37'
C19	25.00'	48°30'10"	21.16'	S 20°49'56" E	20.54'
C20	50.00'	265°12'48"	231.44'	S 87°31'23" W	73.60'
C21	25.00'	38°32'29"	16.82'	N 20°51'32" E	16.50'
C22	330.00'	24°46'02"	142.65'	N 13°58'19" E	141.54'
C23	1,230.00'	15°05'54"	324.12'	N 33°54'17" E	323.19'
C24	25.00'	22°23'36"	9.77'	N 30°15'26" E	9.71'
C25	50.00'	122°10'59"	106.62'	N 80°09'07" E	87.54'
C26	25.00'	22°15'44"	9.71'	S 49°53'15" E	9.65'
C27	1,030.00'	26°24'16"	474.67'	S 47°48'59" E	470.48'
C28	25.00'	41°25'49"	18.08'	S 55°19'46" W	17.69'
C29	50.00'	265°37'36"	231.80'	S 56°46'08" W	73.36'
C30	25.00'	44°21'27"	19.35'	N 12°35'48" W	18.87'
C31	970.00'	25°59'08"	439.93'	N 47°46'05" W	436.17'
C32	25.00'	77°59'10"	34.03'	S 80°14'46" W	31.46'
C33	1,170.00'	10°37'01"	216.80'	S 35°56'40" W	216.49'
C34	25.00'	93°19'32"	40.72'	S 16°01'37" E	36.37'
C35	710.00'	21°19'30"	264.26'	S 52°01'38" E	262.73'
C36	25.00'	21°54'00"	9.56'	S 52°18'52" E	9.50'
C37	50.00'	137°52'37"	120.32'	S 05°40'26" W	93.32'
C38	25.00'	23°04'26"	10.07'	S 63°04'32" W	10.00'
C39	25.00'	90°00'00"	39.27'	S 06°32'19" W	35.36'
C40	25.00'	90°49'48"	39.63'	N 71°46'14" E	35.61'
C41	650.00'	20°03'43"	227.60'	S 52°47'00" E	226.43'
C42	25.00'	94°17'28"	41.14'	S 04°23'35" W	36.65'
C43	170.00'	53°27'34"	158.62'	S 78°16'06" W	152.93'
C44	25.00'	101°21'27"	44.23'	N 24°19'24" W	38.68'

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	14.598	635,903	RESTRICTED TO DETENTION
B	0.101	4,395	RESTRICTED TO OPEN SPACE/DRAINAGE
C	0.558	24,309	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	1.066	46,450	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.368	16,040	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	16.691	727,097	

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - A.E. INDICATES AERIAL EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - RES. INDICATES RESERVE
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS™
 - INDICATES STREET NAME CHANGE

**FINAL PLAT OF
 EVERGROVE
 SECTION 2**

A SUBDIVISION OF 35.223 ACRES OF LAND SITUATED IN
 THE WILLIAM ANDREWS SURVEY, ABSTRACT 3, AND
 THE SAMUEL ISAACS SURVEY, ABSTRACT 35,
 FORT BEND COUNTY, TEXAS.

59 LOTS 5 RESERVES (16.691 ACRES) 2 BLOCKS

SEPTEMBER 23, 2025 JOB NO. 2085-6202C.310

OWNER:
TPHTL HATCHER, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 BY: TRI POINTE HOMES HATCHER, LLC
 ITS ADMINISTRATIVE MEMBER
 COLLINS PIER, VICE PRESIDENT
 16340 PARK TEN PLACE, SUITE 250, HOUSTON, TEXAS 77084
 PH. (713) 839-5184

SURVEYOR:
LJA Surveying, Inc.
 3600 W Sam Houston Parkway S Phone 713.953.5200
 Suite 175 Fax 713.953.5026
 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
 3600 W Sam Houston Parkway S Phone 713.953.5200
 Suite 600 Fax 713.953.5026
 Houston, Texas 77042 FRN - F-1386