

PLAT RECORDING SHEET

PLAT NAME: Amandera Parkway Street Dedication Sec 1 and Reserves

PLAT NO: _____

ACREAGE: 14.61

LEAGUE: John Foster Survey Sec 21

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

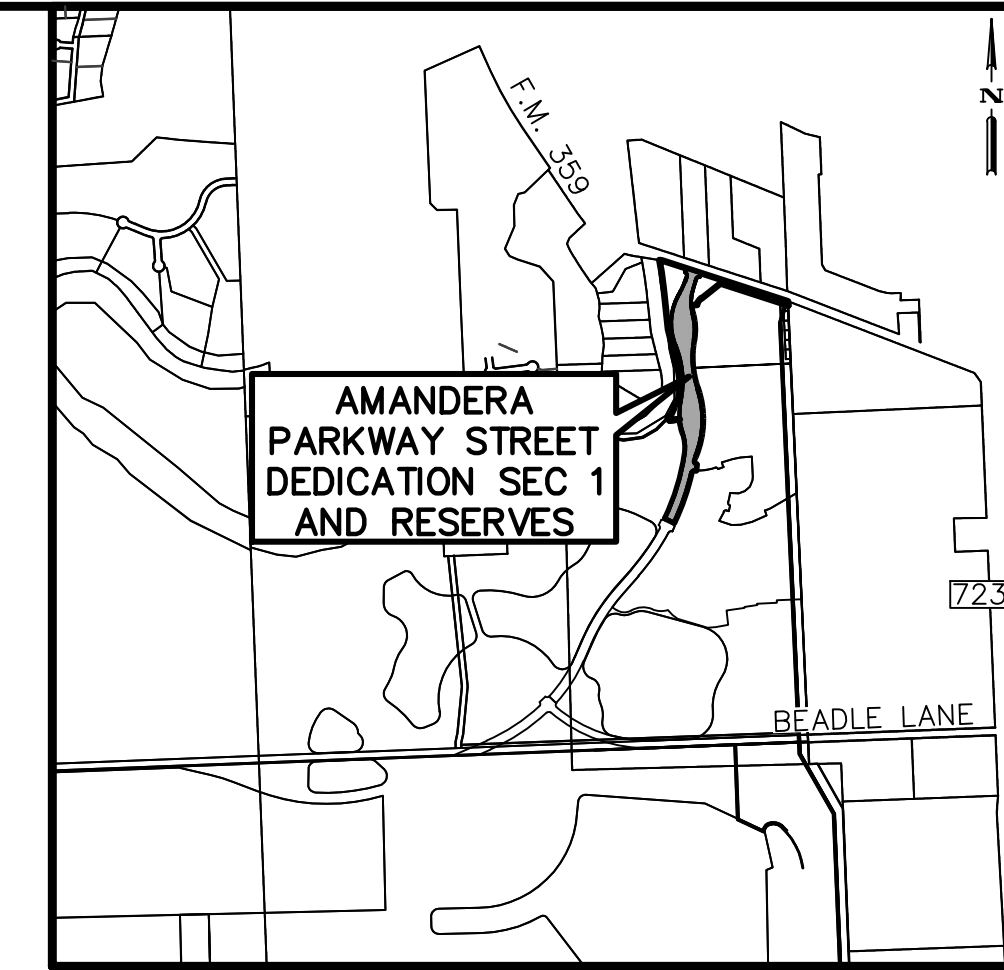
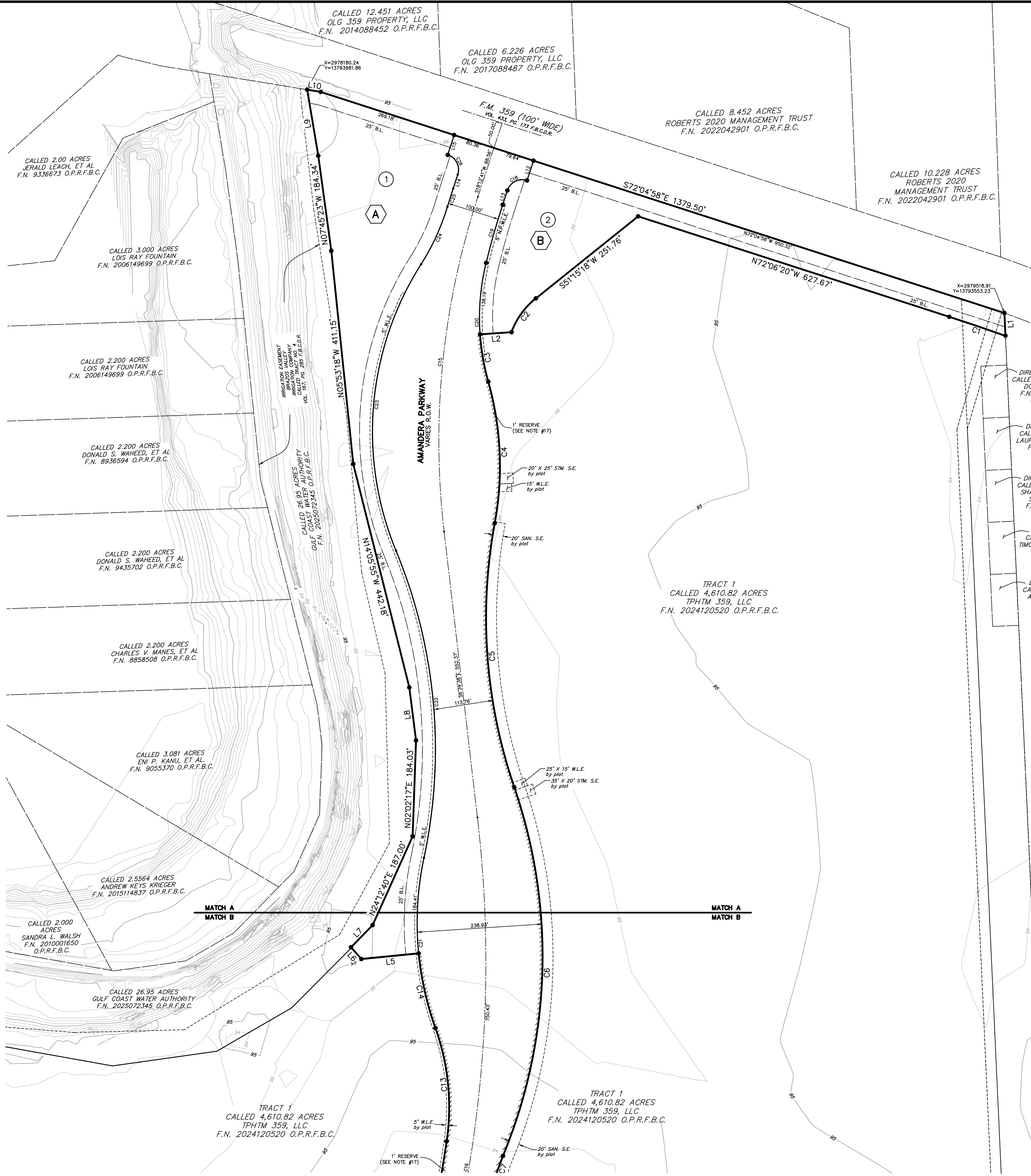
OWNERS: TPHTM 359, LLC.

(DEPUTY CLERK)

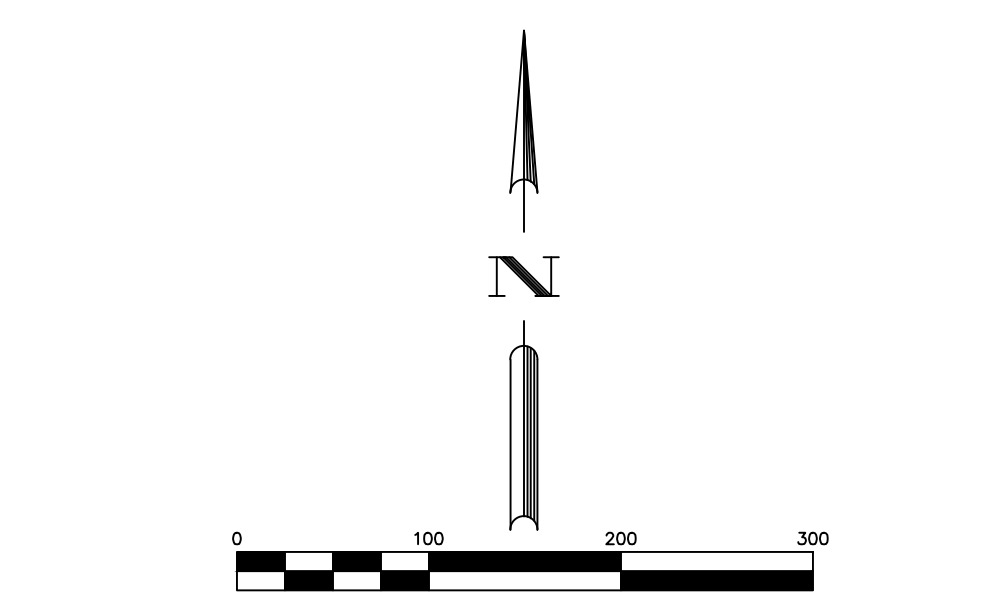
- GENERAL NOTES
- "1" indicates Block Number.
 - "W.L.E." indicates Water Line Easement.
 - "SAN. S.E." indicates Sanitary Sewer Easement.
 - "STM. S.E." indicates Storm Sewer Easement.
 - "VOL." indicates Volume.
 - "PG." indicates Page.
 - "F.B.C.C.F." indicates Fort Bend County Clerk's File.
 - "NO." indicates Number.
 - "R.O.W." indicates Right-of-Way.
 - "N.P.W.L.E." indicates Non-potable Water Line Easement.
 - "F.B.C.D.R." indicates Fort Bend County Deed Record.
 - "B.L." indicates Building Line.
 - "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.
 - "F.N." indicates File Number.
 - Bearing orientation is based on the Texas State Coordinate System of 1983 (NAD83), South Central Zone 4204, and reference to monuments found along the West line of said 4,160.82 acre tract as shown hereon.
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by dividing the following combined scale 0.9998700169.
 - 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 abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns, or successors.
 - 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 lots 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.
 - The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plot or the position of corner monuments recovered or placed.
 - 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 and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
 - 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
 - All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
 - All property to drain into the drainage easement only through an approved drainage structure.
 - The property lies in the Unshade Zone "X" (areas determined to be outside 500 year flood plain with elevations determined) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Unincorporated Areas, Map Number 48157C0115L, Revised April 2, 2014.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - Reserve A and Reserve B shall be maintained by Homeowner's Association.
 - All corners are set 3/4-inch iron rod with cap stamped "BGE INC" unless otherwise noted.
 - This plot is within Lighting Zone LZ3.

CURVE DATA					LINE DATA			
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	NUMBER	BEARING	DISTANCE
C1	3730.00'	1'45'01"	113.95'	N 71'13'49" W	113.95'	L1	S2'37'28"E	43.99'
C2	150.00'	30'53'15"	80.86'	S 35'48'40" W	79.89'	L2	S86'02'15"W	60.56'
C3	450.00'	11'45'24"	92.34'	S 9'50'26" E	92.17'	L3	S5'21'31"W	60.00'
C4	600.00'	26'12'04"	274.38'	S 2'37'06" E	271.99'	L4	N64'26'20"W	100.00'
C5	1000.00'	29'26'44"	513.92'	S 4'14'26" E	508.28'	L5	S84'23'33"W	110.55'
C6	1000.00'	41'27'06"	723.47'	S 1'45'45" W	707.79'	L6	N41'31'39"W	30.07'
C7	450.00'	5'56'05"	46.61'	S 19'31'15" W	46.59'	L7	N44'26'21"E	59.34'
C8	30.00'	101'11'42"	52.99'	S 34'02'38" E	46.36'	L8	N7'10'25"W	102.57'
C9	430.00'	1'50'30"	13.82'	N 83'43'14" W	13.82'	L9	N9'34'11"W	128.63'
C10	30.00'	84'35'09"	44.29'	S 54'54'27" W	40.38'	L10	S80'45'50"E	26.42'
C11	2450.00'	12'56'48"	553.61'	S 19'05'16" W	552.44'	L11	S78'44'43"E	46.78'
C12	2350.00'	17'09'20"	703.64'	N 16'59'01" E	701.01'	L12	S17'55'02"W	40.00'
C13	450.00'	28'06'10"	220.72'	N 5'38'44" W	218.51'	L13	S18'12'41"W	28.97'
C14	600.00'	14'05'23"	147.55'	N 12'39'08" W	147.16'	L14	N18'12'41"E	28.11'
C15	1500.00'	24'52'19"	651.15'	S 5'46'32" W	646.05'	L15	N17'55'02"E	40.00'
C16	2400.00'	32'13'18"	1349.70'	N 9'27'01" E	1331.99'			
C17	400.00'	5'53'46"	41.16'	S 81'41'36" E	41.14'			
C18	30.00'	89'42'21"	46.97'	S 63'03'51" W	42.32'			
C19	1450.00'	4'34'44"	115.88'	S 15'55'19" W	115.85'			
C20	450.00'	29'21'05"	230.53'	S 1'02'36" E	228.01'			
C21	600.00'	31'42'00"	331.96'	N 3'50'50" W	327.74'			
C22	1000.00'	34'24'38"	600.58'	S 5'12'09" W	591.59'			
C23	600.00'	54'47'22"	573.75'	N 4'59'14" E	552.14'			
C24	450.00'	15'31'14"	121.90'	N 24'37'18" E	121.53'			
C25	1550.00'	1'21'00"	36.52'	N 17'32'11" E	36.52'			
C26	30.00'	90'17'39"	47.28'	N 26'56'09" W	42.54'			

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	3.370 AC. / 146,806 S.F.	LANDSCAPE / OPEN SPACE
B	1.916 AC. / 83,484 S.F.	LANDSCAPE / OPEN SPACE



VICINITY MAP
SCALE: 1"=2000'
KEY MAP PAGE NO. 564K



DISTRICT NAMES	
M. U. D.	FORT BEND COUNTY M. U. D. 210
SCHOOL	LAMAR C. I. S. D.
FIRE	FIRE DISTRICT FULSHEAR
E. S. D.	FORT BEND ESD 4
CITY OR CITY ETJ	N/A
UTILITIES CO.	CENTERPOINT ENERGY
C. A. D.	COUNTY ASSISTANCE DISTRICT NO. 10

AMANDERA PARKWAY STREET DEDICATION SEC 1 AND RESERVES

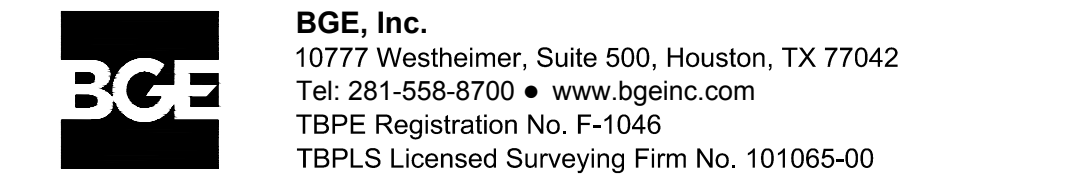
A SUBDIVISION OF 14.61 ACRES OF LAND
LOCATED IN THE
JOHN FOSTER SURVEY, SEC 21
ABSTRACT 26
FORT BEND COUNTY, TEXAS

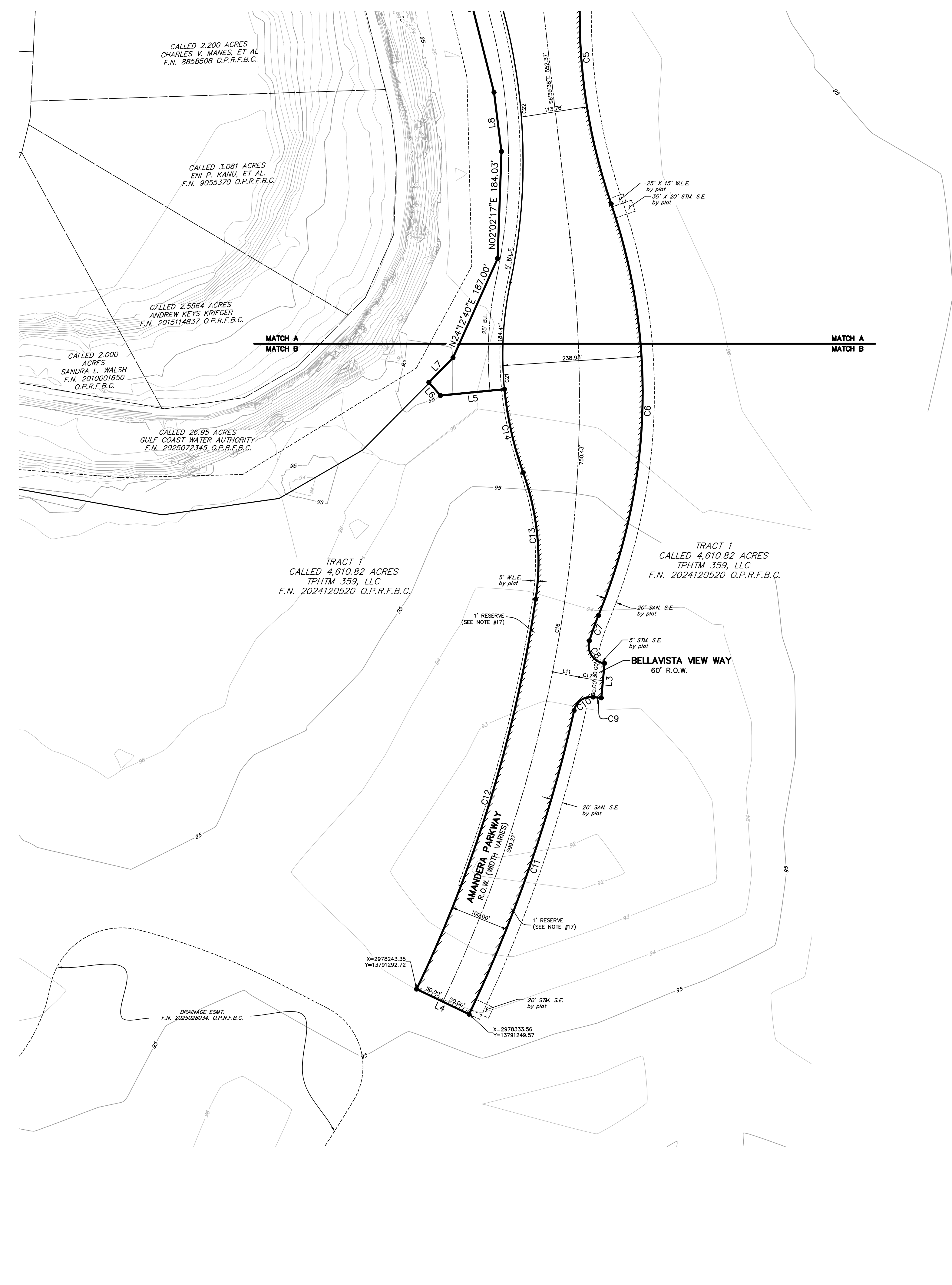
RESERVES: 2
SCALE: 1"=100'

BLOCKS: 2
DATE: NOVEMBER, 2025

DEVELOPER:
TPHIM 359, LLC.
a Delaware limited liability company
3250 BRIARPARK DRIVE, SUITE 300
HOUSTON, TX 77042
281-558-8700

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





DESCRIPTION OF A 14.61 ACRE TRACT OF LAND SITUATED IN THE J. FOSTER SURVEY, SECTION 21, ABSTRACT NO. 26 FORT BEND COUNTY, TEXAS

BEING A 14.61 acre (636,604 square foot) tract of land situated in the J. Foster Survey, Section 21, Abstract No. 26 of Fort Bend County, Texas, being a portion of a called 4,610.82 acre tract of land described as Tract 1 in an instrument to TPHTM 359, LLC recorded under File Number (F.N.) 2024120520, of the Official Public Records of Fort Bend County (O.P.R.F.B.C.) said 14.61 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along South right-of-way line of F.M. 359 (100 foot width) as recorded under Volume 433, Page 173 of the Fort Bend County Deed Records:

BEGINNING at a 1/2-inch iron pipe in concrete found on the South right-of-way line of said F.M. 359 for the Northeast corner of said Tract 1 and the Northwest corner of a called 33.62 acre tract of land described in an instrument to Mason Briscoe, II, et al recorded under F.N. 2008021990 of the O.P.R.F.B.C., same being the Northerly Northeast corner of the herein described tract, from which a found brass disk monument stamped USGS L806" bears S 80°17' 41" W, 2.02 feet;

THENCE, S 02°37'28" E, a distance of 43.99 feet along and with the common line of said 4,610.82 acre tract and said 33.62 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Easterly Southeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 19°38'41" W, 3,730.00 feet;

THENCE, over and across said 4,610.82 acre tract, the following courses and distances:

In a Northwesterly direction, along and with said curve to the left, an arc distance of 113.95 feet, having a radius of 3,730.00 feet, a central angle of 01°45'01" and chord which bears N 71°13'49" W, 113.95 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

N 72°06'20" W, a distance of 627.67 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 51°15'18" W, a distance of 251.76 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 80.86 feet, having a radius of 150.00 feet, a central angle of 30°53'15" and chord which bears S 38°48'40" W, 73.89 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 86°02'15" W, a distance of 60.56 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears N 86°02'15" E, 450.00 feet;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 92.34 feet, having a radius of 450.00 feet, a central angle of 11°45'24" and chord which bears S 09°50'26" E, 92.17 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the right;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 274.38 feet, having a radius of 600.00 feet, a central angle of 26°12'04" and chord which bears S 02°37'06" E, 271.99 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 513.92 feet, having a radius of 1,000.00 feet, a central angle of 29°26'44" and chord which bears S 04°14'26" E, 508.28 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 723.47 feet, having a radius of 1,000.00 feet, a central angle of 4127'06" and chord which bears S 01°45'45" W, 707.79 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of reverse curvature to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 46.61 feet, having a radius of 450.00 feet, a central angle of 05°50'05" and chord which bears S 19°31'15" W, 46.59 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of compound curvature to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 52.99 feet, having a radius of 30.00 feet, a central angle of 101°11'42" and chord which bears S 34°02'38" E, 46.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 05°21'31" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right, from which its center bears N 05°21'31" E, 430.00 feet;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 13.82 feet, having a radius of 430.00 feet, a central angle of 01°50'30" and chord which bears N 83°43'14" W, 13.82 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of reverse curvature to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 44.29 feet, having a radius of 30.00 feet, a central angle of 84°35'09" and chord which bears S 54°54'27" W, 40.38 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of reverse curvature to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 553.61 feet, having a radius of 2,450.00 feet, a central angle of 12°56'48" and chord which bears S 19°05'16" W, 552.44 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Southeast corner of the herein described tract;

N 64°26'20" W, a distance of 100.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears N 64°26'20" W, 2,350.00 feet;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 703.64 feet, having a radius of 2,350.00 feet, a central angle of 17°09'20" and chord which bears N 16°59'01" E, 701.01 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of compound curvature to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 220.72 feet, having a radius of 450.00 feet, a central angle of 28°06'10" and chord which bears N 05°38'44" W, 218.51 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of reverse curvature to the right;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 147.55 feet, having a radius of 600.00 feet, a central angle of 14°03'23" and chord which bears N 12°39'08" W, 147.18 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 84°23'33" W, a distance of 110.55 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 41°31'39" W, a distance of 30.07 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Westerly corner of the herein described tract;

N 44°26'21" E, a distance of 59.34 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 24°12'40" E, a distance of 187.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 02°02'17" E, a distance of 184.03 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 07°10'25" W, a distance of 102.57 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

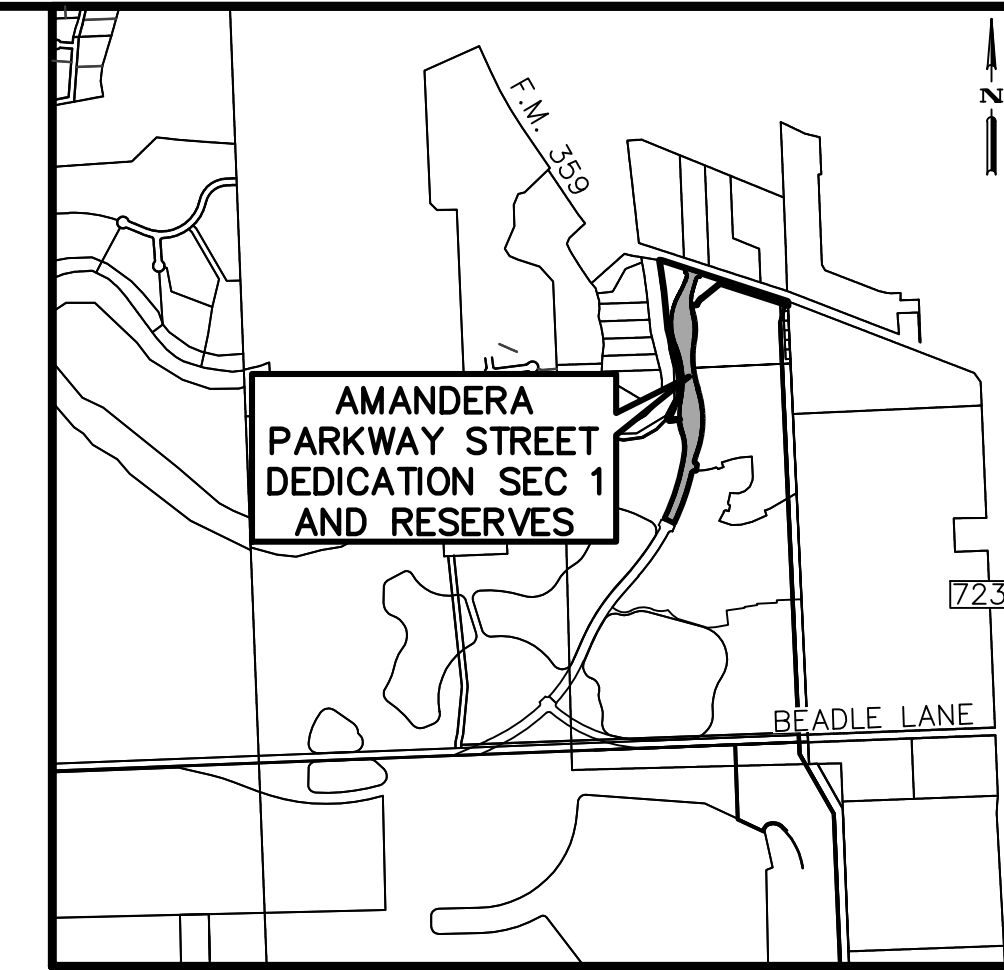
N 14°05'55" W, a distance of 442.18 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 05°53'18" W, a distance of 411.15 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

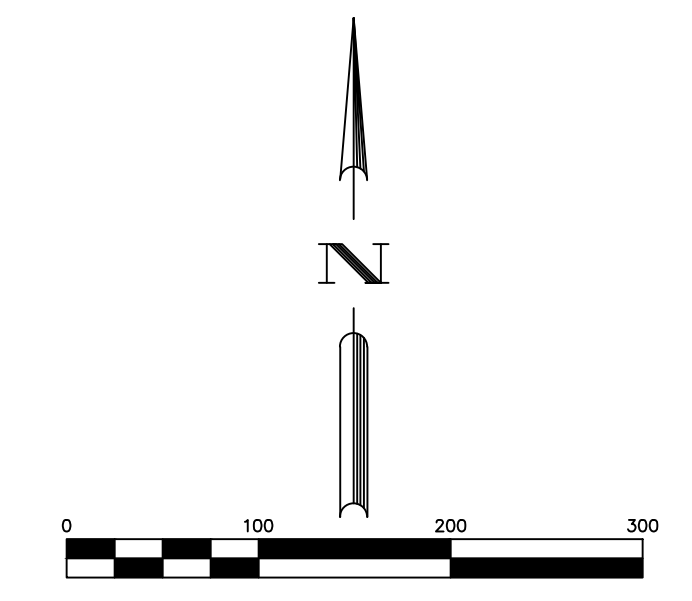
N 07°45'23" W, a distance of 184.34 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 09°34'11" W, a distance of 128.63 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set on a North line of said Tract 1 and the South right-of-way line of said F.M. 359 for the Northwest corner of the herein described tract;

THENCE, S 72°04'58" E, a distance of 1,379.50 feet continuing along and with said North line and the South right-of-way line of said FM 359 to the POINT OF BEGINNING and containing 14.61 acres (636,604 square feet) of land.



VICINITY MAP
SCALE: 1"=2000
KEY MAP PAGE NO. 564K



AMANDERA PARKWAY STREET DEDICATION SEC 1 AND RESERVES

A SUBDIVISION OF 14.61 ACRES OF LAND LOCATED IN THE JOHN FOSTER SURVEY, SEC 21 ABSTRACT 26 FORT BEND COUNTY, TEXAS

RESERVES: 2 BLOCKS: 2
SCALE: 1"=100' DATE: NOVEMBER, 2025

DEVELOPER: TPHTM 359, LLC. LAND PLANNER: META PLANNING + DESIGN
3250 BRIARPARK DRIVE, SUITE 300 24275 KATY FREEWAY, SUITE 200
HOUSTON, TX 77042 KATY, TEXAS 77494
281-558-8700 281-810-1422

BGE BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF FORT BEND

We, TPHTM 359, LLC, a Delaware limited liability company, acting by and through _____, owner of the 14.61 acre tract described in the above and foregoing map of AMANDERA PARKWAY STREET DEDICATION SEC 1 AND RESERVES, do hereby make and establish said subdivision and development plan of 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 (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 the 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 the 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, 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, draws, and drainage ditches located in said subdivision, as easement 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 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.

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 AMANDERA PARKWAY STREET DEDICATION SEC 1 AND RESERVES 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.

IN TESTIMONY WHEREOF, TPHTM 359, LLC, a Delaware limited liability company, has caused these presents to be signed by _____ thereunto authorized, this _____ day of _____, 2025.

TPHTM 359, LLC, a Delaware limited liability company

BY: TM 359 Member LLC,
a Texas limited liability company,
its Administrative Member

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ of TM 359 Member, LLC, a Texas limited liability company, the Administrative Member of TPHTM 359, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

NAME: _____
Notary Public in and for the State of Texas
Commission Expires: _____

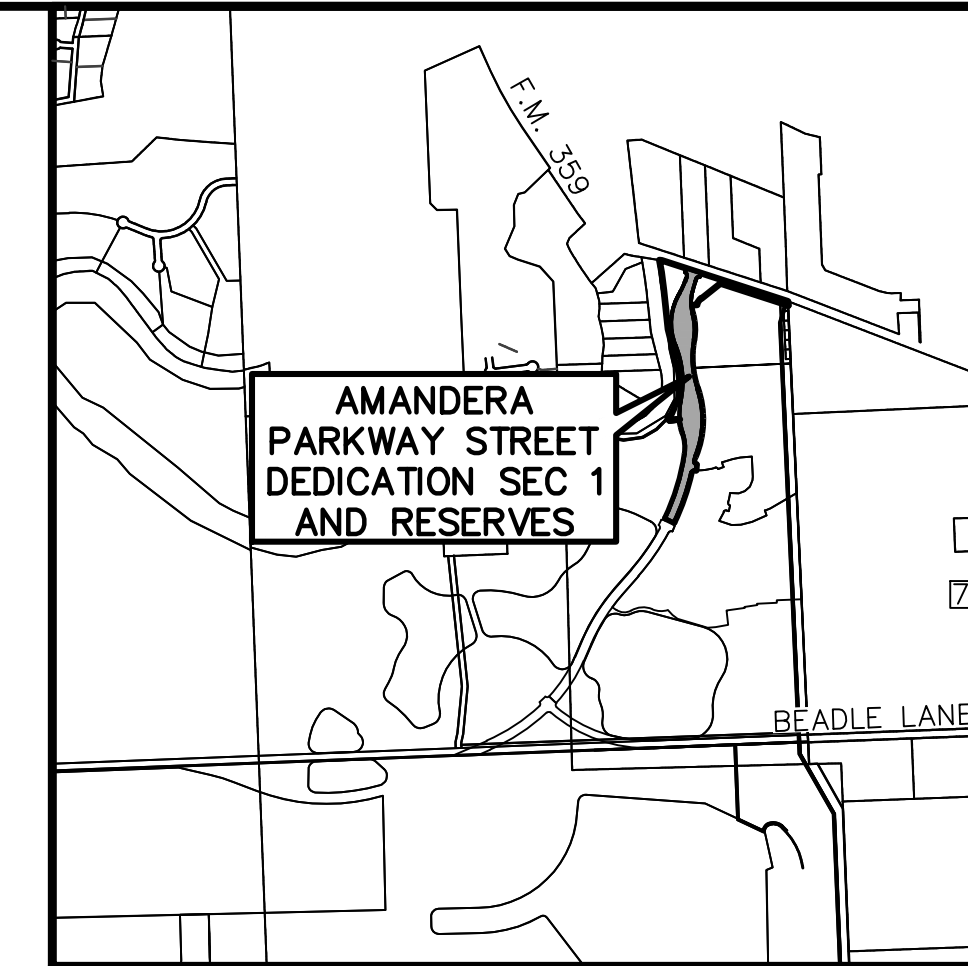
I, Austin Woo, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Austin Woo, R. P. L. S.
Texas Registration No. 6852

I, Andrew M. Tiffany, 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.

Andrew M. Tiffany, P. E.
Texas Registration No. 123310

BGE, Inc.
TBPE Registration No. F-1046



VICINITY MAP
SCALE: 1"=2000
KEY MAP PAGE NO. 564K

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 of 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

W.A. "Andy" Meyers
Precinct 3, County Commissioner

Dexter L. McCoy
Precinct 4, County Commissioner

KP George
County Judge

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

AMANDERA PARKWAY STREET DEDICATION SEC 1 AND RESERVES

A SUBDIVISION OF 14.61 ACRES OF LAND
LOCATED IN THE
JOHN FOSTER SURVEY, SEC 21
ABSTRACT 26
FORT BEND COUNTY, TEXAS

RESERVES: 2 BLOCKS: 2
SCALE: 1"=100' DATE: NOVEMBER, 2025

DEVELOPER:
TPHTM 359, LLC,
a Delaware limited liability company
3250 BRIARPARK DRIVE, SUITE 300
HOUSTON, TX 77042
281-558-8700

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



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
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TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00