

PLAT RECORDING SHEET

PLAT NAME: Amandera Parkway Street Dedication Sec 2

PLAT NO: _____

ACREAGE: 5.241

LEAGUE: John Foster Survey Sec 21

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: TPHTM 359, LLC.

(DEPUTY CLERK)

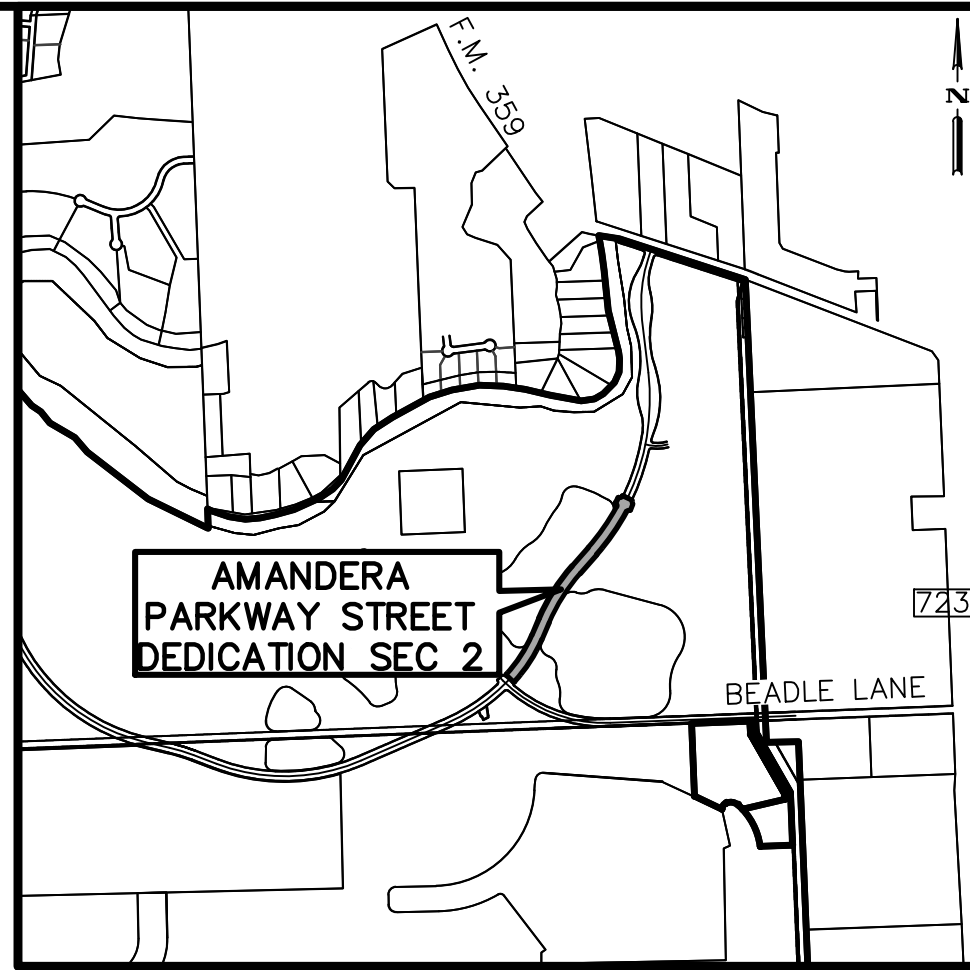
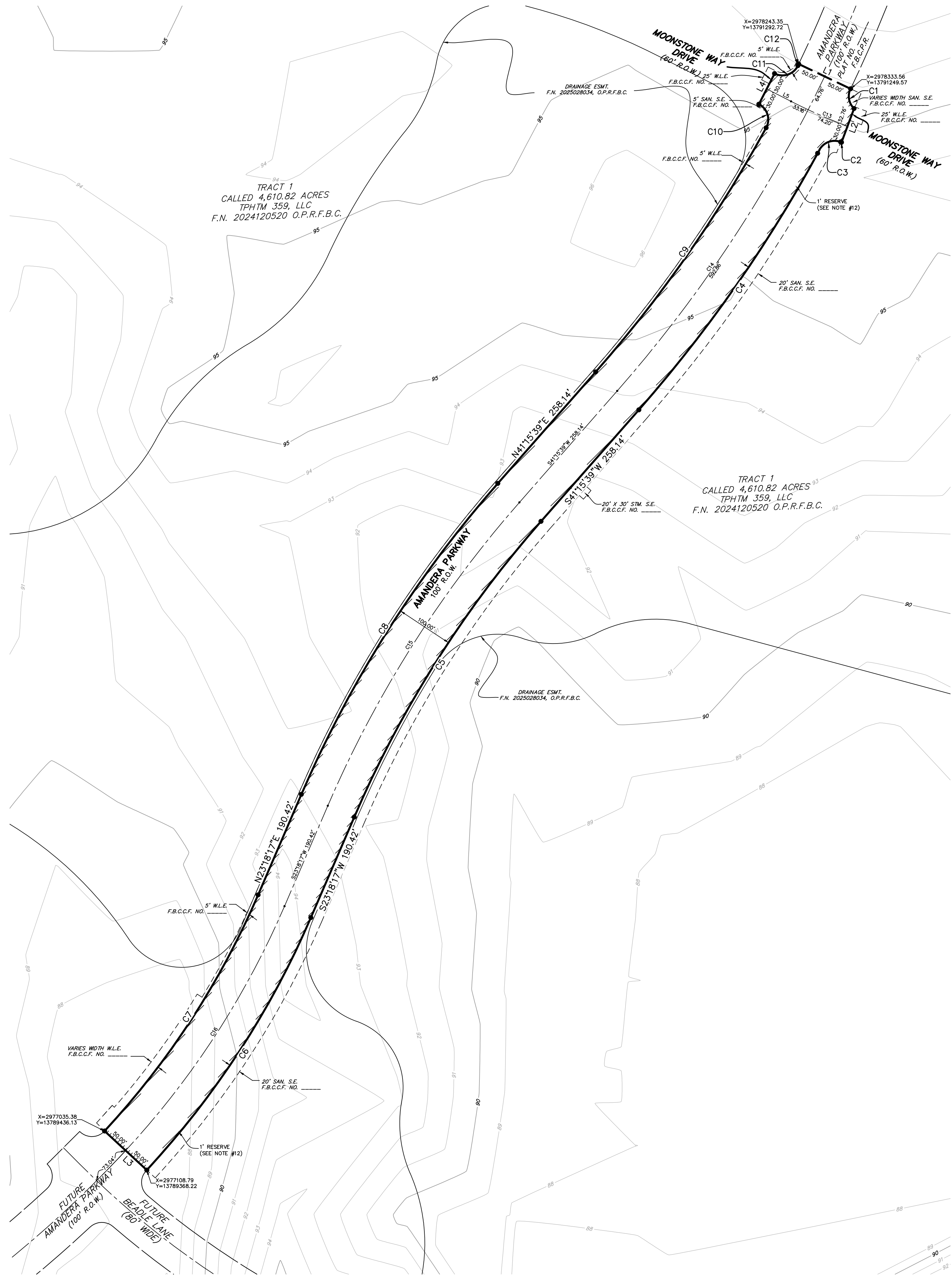
GENERAL NOTES

- "W.L.E." indicates Water Line Easement.
- "SAN. S.E." indicates Sanitary Sewer Easement.
- "STM. S.E." indicates Storm Sewer Easement.
- "F.B.C.C.F." indicates Fort Bend County Clerk's File.
- "O.P.R.F.B.C." indicates Official Public Records Fort Bend County.
- "F.B.C.P.R." indicates Fort Bend County of Plat Records.
- "NO." indicates Number.
- "R.O.W." indicates Right-of-Way.
- "F.N." indicates File Number.
- Bearing orientation is based on the Texas State 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 0.999700169.
- A one-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots 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 re-vest in the dedicant, 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 plat 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 plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, 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 Zone "AE" (areas determined to be within 100 year flood plain with elevations determined) and in the Unshaded 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 Incorporated Areas, Map Number 48157C0230L and 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.

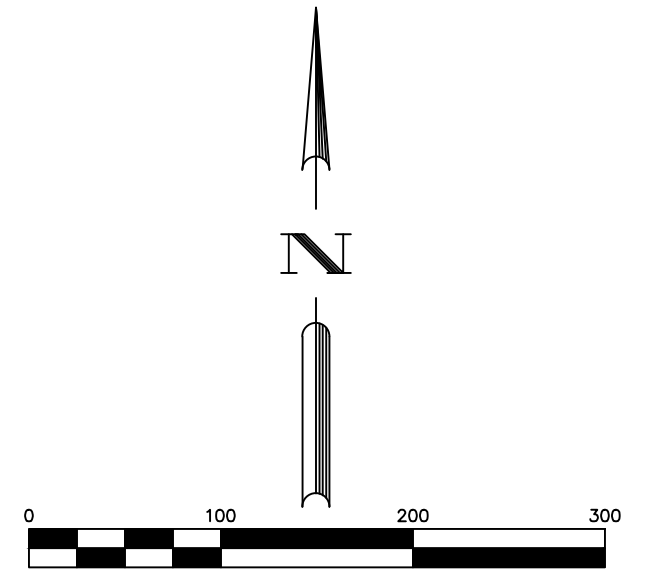
CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	30.00'	70°56'12"	37.14'	S 9°54'26" E	34.82'
C2	930.00'	0°06'01"	1.63'	N 69°39'46" W	1.63'
C3	30.00'	82°01'57"	42.95'	S 69°22'16" W	39.38'
C4	2450.00'	12°54'21"	551.87'	S 34°48'28" W	550.70'
C5	1950.00'	17°57'22"	611.12'	S 32°16'58" W	608.62'
C6	1550.00'	19°27'40"	526.47'	S 33°02'07" W	523.95'
C7	1450.00'	19°27'40"	492.51'	N 33°02'07" E	490.14'
C8	2050.00'	17°57'22"	642.46'	N 32°16'58" E	639.83'
C9	2350.00'	12°39'26"	519.14'	N 34°55'56" E	518.09'
C10	30.00'	91°28'56"	47.90'	N 17°08'15" W	42.97'
C11	30.00'	91°28'55"	47.90'	N 71°22'50" E	42.97'
C12	2350.00'	0°04'42"	3.22'	N 25°36'02" E	3.22'
C13	900.00'	6°50'05"	107.36'	S 66°17'44" E	107.29'
C14	2400.00'	15°41'59"	657.62'	N 33°24'40" E	655.57'
C15	2000.00'	17°57'22"	626.79'	S 32°16'58" W	624.22'
C16	1500.00'	19°27'40"	509.49'	N 33°02'07" E	507.05'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S64°26'20"E	100.00'
L2	S20°17'13"W	62.76'
L3	N47°14'03"W	100.00'
L4	N27°07'18"E	60.00'
L5	N62°52'42"W	47.63'

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



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



AMANDERA PARKWAY STREET DEDICATION SEC 2

A SUBDIVISION OF 5.241 ACRES OF LAND LOCATED IN THE JOHN FOSTER SURVEY, SEC 21 ABSTRACT 26 FORT BEND COUNTY, TEXAS

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
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 5.241 acre tract described in the above and foregoing map of AMANDERA PARKWAY STREET DEDICATION SEC 2, do hereby make and establish said subdivision and development plan of said property according to all laws, 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 obutting 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 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.

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.

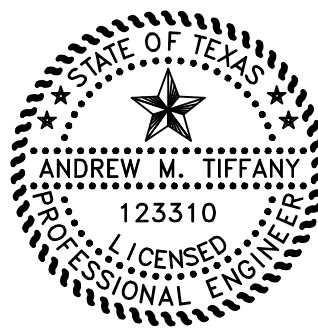
NAME: _____
Notary Public in and for the State of Texas
Commission Expires: _____

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

DESCRIPTION OF A 5.241 ACRE TRACT OF LAND SITUATED IN THE J. FOSTER SURVEY,
SECTION 21, ABSTRACT NO. 26 FORT BEND COUNTY, TEXAS

BEING a 5.241 acre (228,317 square feet) 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.) 2024120250 of the Official Public Records of Fort Bend County (O.P.R. F.B.C.), said 5.241 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 a Southerly line of a called 12.525 acre tract of land as described in an instrument to Alan Lee Briscoe, et al, recorded under Volume 609, Page 684 of the Fort Bend County Deed Records:

COMMENCING at a 1/2-inch iron pipe found for the most Westerly Southwest corner of said 12.525 acre tract and interior corner of said Tract 1 acre tract, from which a 1/2-inch iron pipe in concrete found for an interior corner of said 12.525 acre tract bears N 88° 48' 19" E, 333.36 feet;
THENCE, N 76° 27' 20" W, a distance of 2,706.28 feet over and across said Tract 1 and Beadle Lane (80 foot wide prescriptive easement) (no deed of record found) to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the POINT OF BEGINNING and the Southeast corner of the herein described tract;

THENCE, over and across said Tract 1, the following courses and distances:

N 47° 14' 03" 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 beginning of a non-tangent curve to the left, from which its center bears N 47° 14' 03" W, 1,450.00 feet;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 492.51 feet, having a radius of 1,450.00 feet, a central angle of 19° 27' 40" and chord which bears N 33° 02' 07" E, 490.14 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a point of tangency;

N 23° 18' 17" E, a distance of 190.42 feet to the beginning of a tangent curve to the right;
In a Northeasterly direction, along and with said curve to the right, an arc distance of 642.46 feet, having a radius of 2,950.00 feet, a central angle of 17° 57' 22" and chord which bears N 32° 16' 58" E, 639.83 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a point of tangency;

N 41° 15' 39" E, a distance of 258.14 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 Northeasterly direction, along and with said curve to the left, an arc distance of 519.14 feet, having a radius of 2,350.00 feet, a central angle of 12° 39' 26" and chord which bears N 34° 48' 28" W, 550.70 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a point of compound curvature to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 47.90 feet, having a radius of 30.00 feet, a central angle of 91° 28' 56" and chord which bears N 17° 08' 15" W, 42.97 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

N 27° 07' 18" E, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a Northwesterly corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears N 27° 07' 18" E, 30.00 feet;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 47.90 feet, having a radius of 30.00 feet, a central angle of 91° 28' 55" and chord which bears N 17° 22' 50" E,

42.97 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a point of compound curvature to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 3.22 feet, having a radius of 2,350.00 feet, a central angle of 00° 04' 42" and chord which bears N 25° 36' 02" E, 3.22 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the most Northerly corner of the herein described tract;

S 64° 26' 20" E, a distance of 100.00 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a Northeasterly corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 64° 26' 20" E, 30.00 feet;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 37.14 feet, having a radius of 30.00 feet, a central angle of 70° 56' 12" and chord which bears S 09° 54' 28" E,

34.82 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a Northeasterly corner of the herein described tract;

S 20° 17' 13" W, a distance of 62.76 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 20° 17' 13" E, 930.00 feet;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 1.63 feet, having a radius of 930.00 feet, a central angle of 00° 06' 01" and chord which bears N 69° 39' 46" W, 1.63 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 Southwesterly direction, along and with said curve to the left, an arc distance of 42.95 feet, having a radius of 30.00 feet, a central angle of 82° 01' 57" and chord which bears S 69° 22' 16" W,

39.38 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a point of reverse curvature to the right;

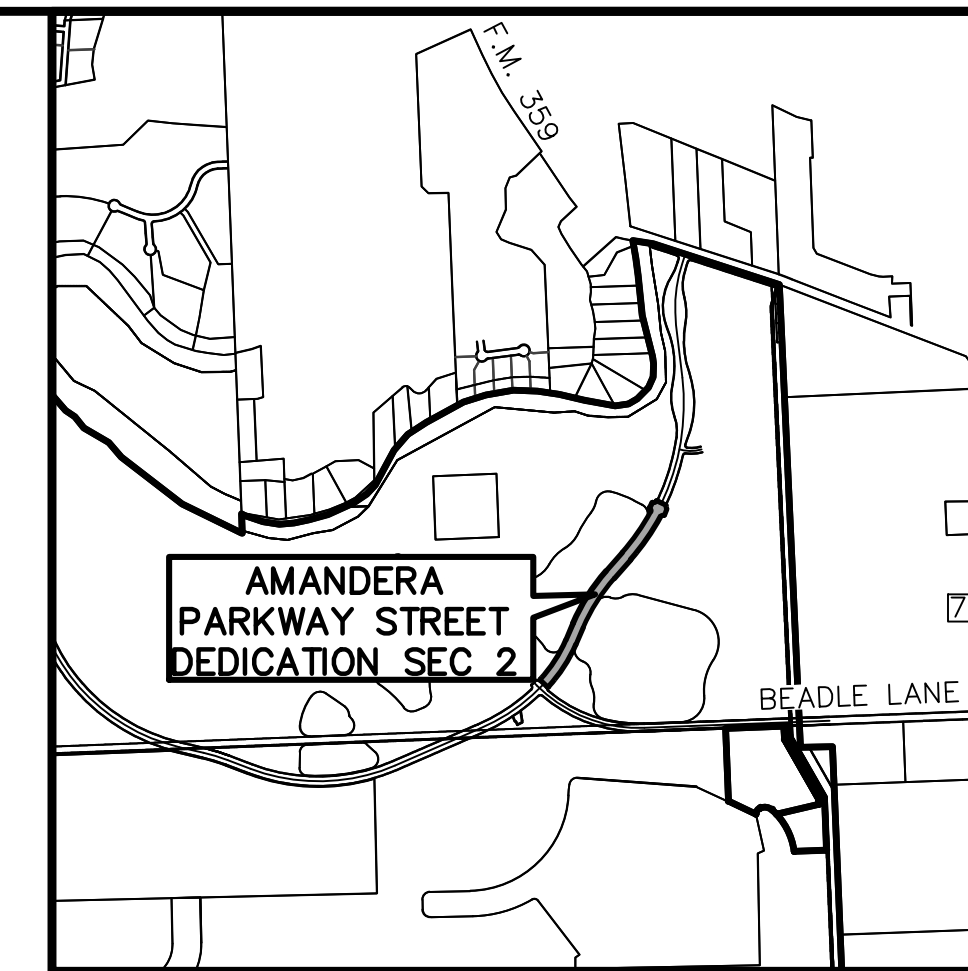
In a Southwesterly direction, along and with said curve to the right, an arc distance of 551.87 feet, having a radius of 2,450.00 feet, a central angle of 12° 54' 21" and chord which bears S 34° 48' 28" W, 550.70 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the point of tangency;

S 41° 15' 39" W, a distance of 258.14 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 611.12 feet, having a radius of 1,950.00 feet, a central angle of 17° 57' 22" and chord which bears S 32° 16' 58" W, 608.62 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a point of tangency;

S 23° 18' 17" W, a distance of 190.42 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the beginning of a tangent curve to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 526.47 feet, having a radius of 1,550.00 feet, a central angle of 19° 27' 40" and chord which bears S 33° 02' 07" W, 523.95 feet to the POINT OF BEGINNING and containing 5.241 acres (228,317 square feet) of land.



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 2

A SUBDIVISION OF 5.241 ACRES OF LAND
LOCATED IN THE
JOHN FOSTER SURVEY, SEC 21
ABSTRACT 26
FORT BEND COUNTY, TEXAS

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
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00