

**PLAT RECORDING SHEET**

**PLAT NAME:** Amandera Parkway and Beadle Lane Street Dedication

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

**ACREAGE:** 7.740

**LEAGUE:** John Foster Survey, Sec 21

**ABSTRACT NUMBER:** 26

**NUMBER OF BLOCKS:** 0

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 0

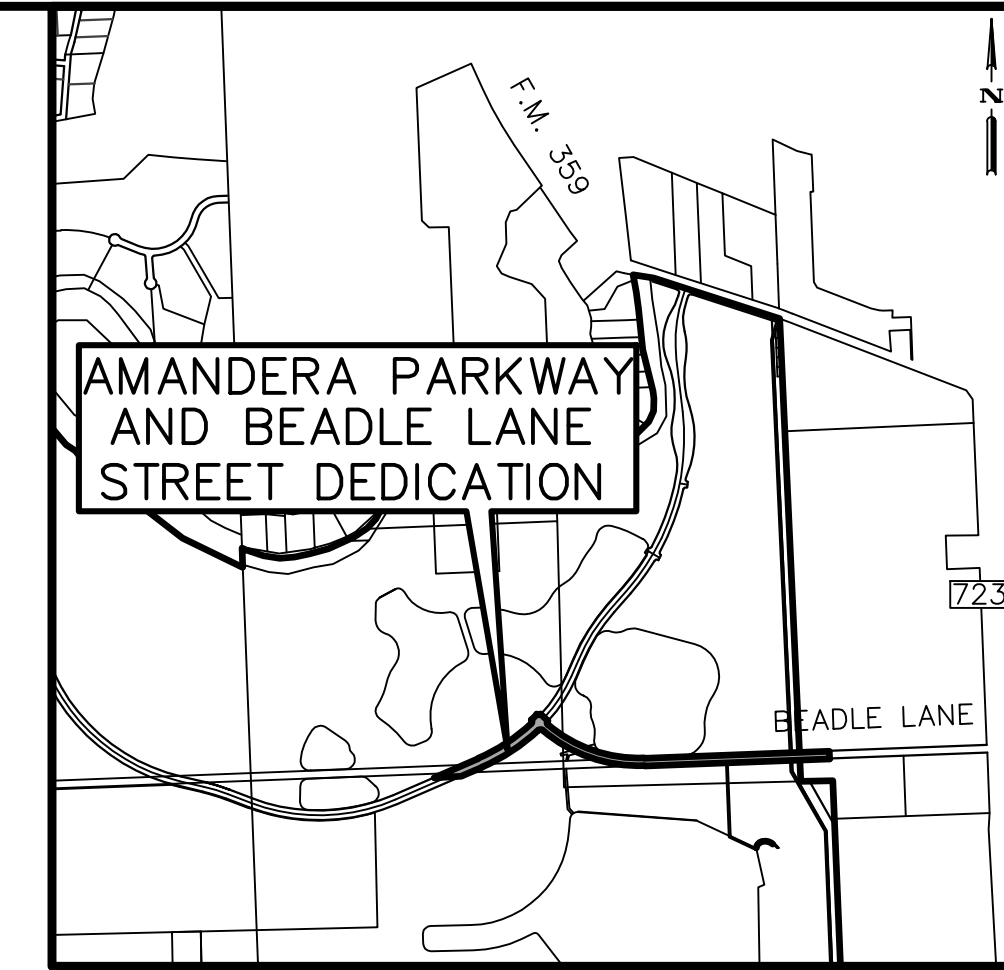
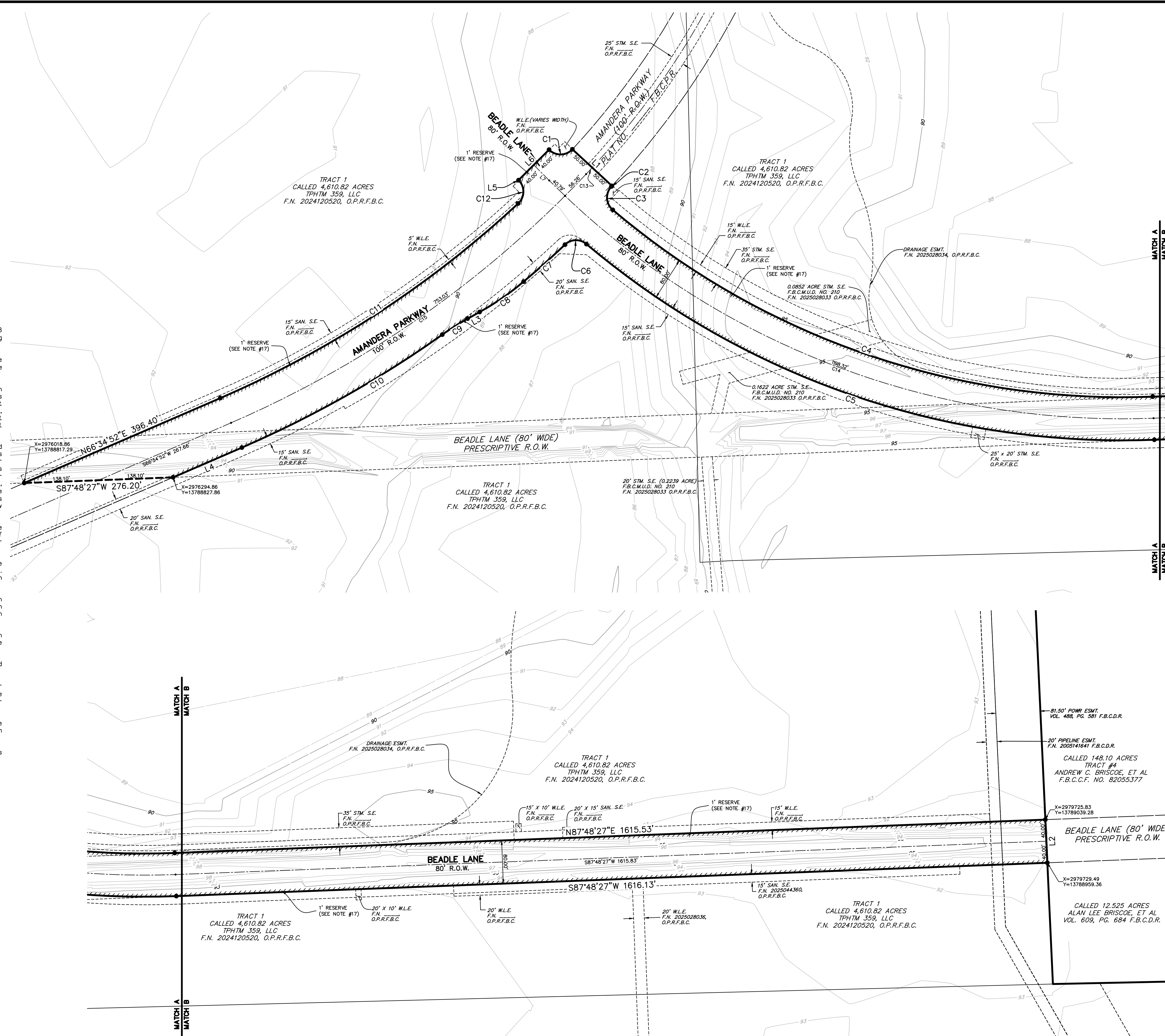
**OWNERS:** TPHTM 359, LLC.

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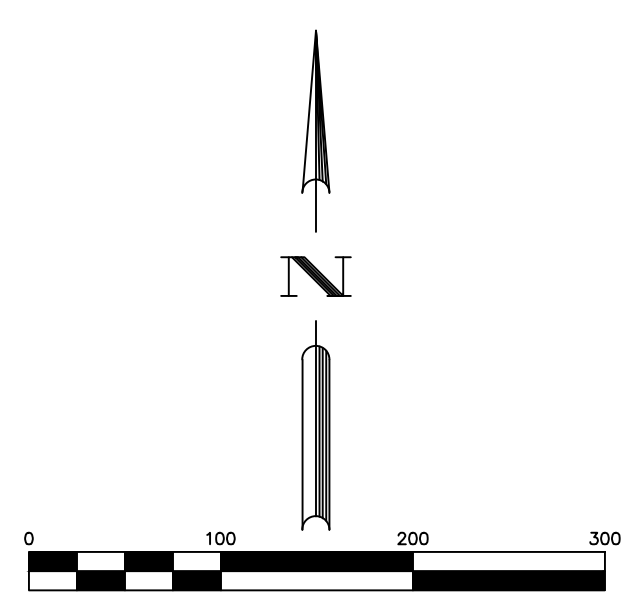
\_\_\_\_\_  
**(DEPUTY CLERK)**

GENERAL NOTES

- "W.L.E." indicates Water Line Easement.
- "SAN. S.E." indicates Sanitary Sewer Easement.
- "STM. S.E." indicates Storm Sewer Easement.
- "F.C." indicates Film Code.
- "VOL." indicates Volume.
- "PG." indicates Page.
- "F.B.C.C.F." indicates Fort Bend County Clerk's File.
- "F.B.C.D.R." indicates Fort Bend County Deed Records.
- "F.B.C.P.R." indicates Fort Bend County Plat Records.
- "NO." indicates Number.
- "R.O.W." indicates Right-of-Way.
- "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.
- "ESMT." indicates Easement.
- "F.N." indicates File Number.
- Bearing orientation is based on the Texas State Coordinate System of 1983 (NAD83), South Central Zone 4204, and referenced 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 revest 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 solid 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 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 Zone "AE" (areas determined to be within 100 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, 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.
- All corners are set 3/4-inch iron rod with cap stamped "BGE INC" unless otherwise noted.



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



CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	30.00'	92°22'20"	48.37'	N 88°57'07" E	43.30'
C2	1550.00'	0°03'34"	1.61'	S 42°47'44" W	1.61'
C3	30.00'	92°28'18"	48.42'	S 3°24'38" E	43.33'
C4	1460.00'	42°32'46"	1084.15'	S 70°55'10" E	1059.42'
C5	1540.00'	42°24'02"	1139.65'	N 70°59'32" W	1113.82'
C6	30.00'	83°25'22"	43.68'	S 88°29'48" W	39.92'
C7	2065.00'	2°51'00"	102.71'	S 48°12'37" W	102.70'
C8	500.00'	11°24'15"	99.52'	S 55°20'14" W	99.35'
C9	500.00'	6°24'04"	55.86'	S 57°50'19" W	55.83'
C10	2050.00'	11°56'35"	427.31'	S 60°36'35" W	426.54'
C11	1950.00'	19°28'20"	662.71'	N 56°50'42" E	659.53'
C12	30.00'	91°58'15"	48.16'	N 1°07'25" E	43.15'
C13	1500.00'	0°37'51"	16.52'	N 43°04'53" E	16.52'
C14	1500.00'	4°19'50"	1239.11'	S 68°31'38" E	1204.18'
C15	2000.00'	23°11'04"	809.29'	N 54°59'20" E	803.78'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S47°14'03"E	100.00'
L2	S23°27'28"E	80.00'
L3	S61°02'21"W	25.15'
L4	S66°34'52"W	138.93'
L5	N44°51'43"W	0.31'
L6	N45°08'17"E	80.00'
L7	N44°51'43"W	40.66'

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 AND BEADLE LANE STREET DEDICATION

A SUBDIVISION OF 7.740 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 7.740 acre tract described in the above and foregoing map of AMANDERA PARKWAY AND BEADLE LANE STREET DEDICATION, 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 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 AND BEADLE LANE STREET DEDICATION 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 plot 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 plot 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 7.740 ACRE TRACT OF LAND  
SITUATED IN THE J. FOSTER SURVEY, SECTION 21, ABSTRACT NO. 26  
FORT BEND COUNTY, TEXAS

BEING a 7.740 acre (337,147 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 2024120520 of the Official Public Records of Fort Bend County and a portion of Beadle Lane (80 foot wide prescriptive easement) (no deed of record found), said 7.740 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 (VOL.) 609, Page (PG.) 684 of the Fort Bend County Deed Records (F. B. C. D. R.):

COMMENCING at a 1/2-inch iron pipe found for the most Westerly Southwest corner of said 12.525 acre tract and an interior corner of said Tract 1, from which a 1/2-inch iron pipe in concrete found for an interior corner of said 12.525 acre tract and the most Easterly Northeast corner of said Tract 1 bears  
N 88°48'19" E, 333.36 feet;

THENCE, N 02°37'28" W, a distance of 225.18 feet along and with a West line of said 12.525 acre tract and East line of said Tract 1 to a 3/4-inch iron with cap stamped 'BGE INC' set on the South right-of-way line of said Beadle Lane, being the Northwest corner of said 12.525 acre tract, same being the POINT OF BEGINNING and the Southeast corner of the herein described tract, from which a found 1/2-inch iron pipe bears S 25°48'17" E, a distance of 0.91 feet;

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

S 87°48'27" W, a distance of 1,616.13 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 Northwesterly direction, along and with said curve to the right, an arc distance of 1,139.65 feet, having a radius of 1,540.00 feet, a central angle of 42°24'02" and chord which bears  
N 70°59'32" W, 1,113.82 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract and a point of reverse curvature to the left;

In a Southerly direction, along and with said curve to the left, an arc distance of 43.68 feet, having a radius of 30.00 feet, a central angle of 83°25'22" and chord which bears S 88°29'48" W,  
39.92 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 point of reverse curvature to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 102.71 feet, having a radius of 2,065.00 feet, a central angle of 02°51'00" and chord which bears  
S 48°12'37" W, 102.70 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a tangent compound curve to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 99.52 feet, having a radius of 500.00 feet, a central angle of 11°24'15" and chord which bears  
S 55°20'14" W, 99.35 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the point of tangency;  
S 61°02'21" W, a distance of 25.15 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 55.86 feet, having a radius of 500.00 feet, a central angle of 06°24'04" and chord which bears  
S 57°50'19" W, 55.83 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the point of a tangent reverse curve to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 427.31 feet, having a radius of 2,050.00 feet, a central angle of 11°56'35" and chord which bears  
S 60°36'35" W, 426.54 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the point of tangency;  
S 66°34'52" W, a distance of 138.93 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a point for corner, lying on the South right-of-way line of said Beadle Lane;

THENCE, S 87°48'27" W, a distance of 276.20 feet along and with the South right-of-way line of said Beadle Lane to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the Southwest corner of the herein described tract;

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

N 66°34'50" E, a distance of 396.40 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 662.71 feet, having a radius of 1,950.00 feet, a central angle of 19°28'20" and chord which bears  
N 56°50'42" E, 659.53 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the point of a tangent compound curve to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 48.16 feet, having a radius of 30.00 feet, a central angle of 91°58'15" and chord which bears N 01°07'25" E,  
43.15 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the point of tangency;

N 44°51'43" W, a distance of 0.31 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the most Westerly Northwest corner of the herein described tract;  
N 45°08'17" E, a distance of 80.00 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the most Northerly Northwest corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears N 45°08'17" E, 30.00 feet;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 48.37 feet, having a radius of 30.00 feet, a central angle of 92°22'20" and chord which bears N 88°57'07" E,  
43.30 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the most Northerly Northeast corner of the herein described tract;

S 47°14'03" E, a distance of 100.00 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the most Easterly Northeast corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears S 44°06'10" E, 1,550.00 feet;

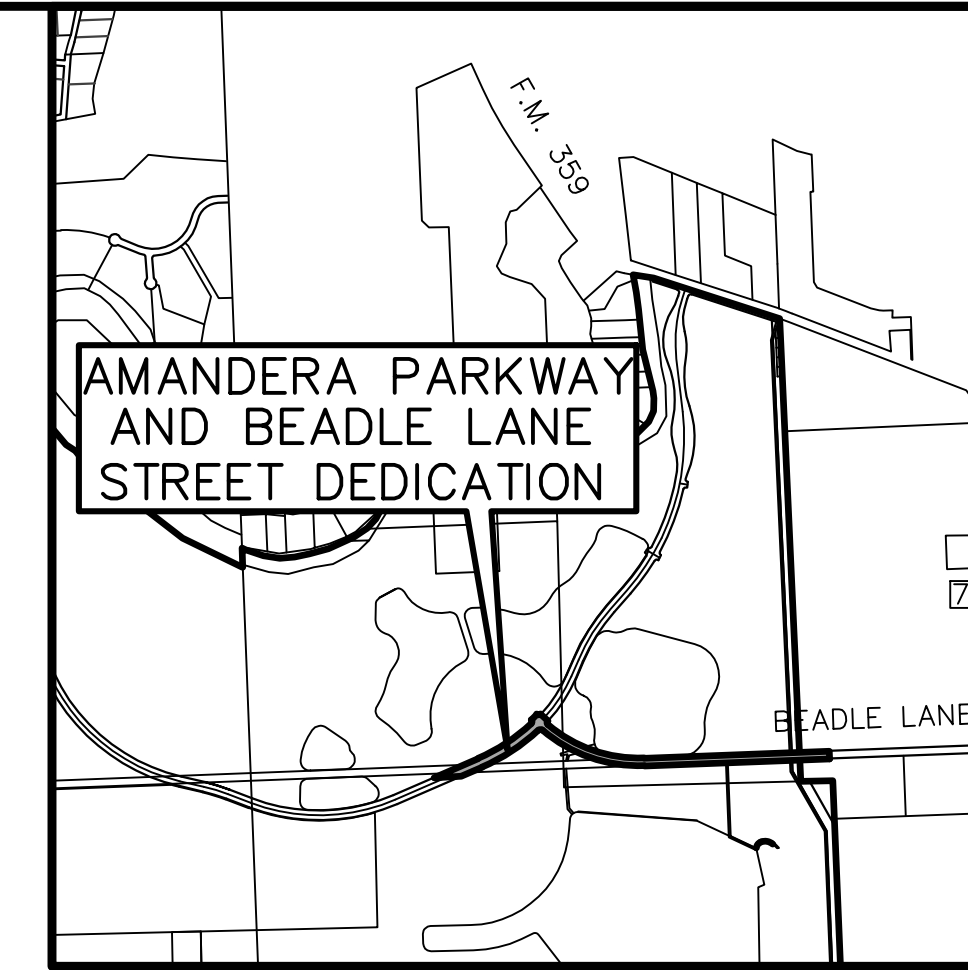
In a Southwesterly direction, along and with said curve to the right, an arc distance of 1.61 feet, having a radius of 1,550.00 feet, a central angle of 00°03'34" and chord which bears  
S 42°47'44" W, 1.61 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the point of a tangent reverse curve to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 48.42 feet, having a radius of 30.00 feet, a central angle of 92°28'18" and chord which bears S 03°24'38" E,  
43.33 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the point of a tangent compound curve to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 1,084.15 feet, having a radius of 1,460.00 feet, a central angle of 42°32'46" and chord which bears  
S 70°55'10" E, 1,059.42 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the point of tangency, lying on the North right-of-way line of said Beadle Lane;

THENCE, N 87°48'27" E, a distance of 1,615.53 feet along and with the North right-of-way of Beadle Lane to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the Northeast corner of the herein described tract, same being the Southwest corner of a called 148.10 acre tract of land described as Tract 4 in an instrument to Andrew C. Briscoe, Et Al recorded under VOL. 1106, PG. 41 of the F.B.C.D.R.;

THENCE, S 02°37'28" E, a distance of 80.00 feet over and across said Beadle Lane to the POINT OF BEGINNING and containing 7.740 acres (337,147 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 Plot 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 AND BEADLE LANE STREET DEDICATION

A SUBDIVISION OF 7.740 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