

PLAT RECORDING SHEET

PLAT NAME: Trillium Sec 14

PLAT NO: _____

ACREAGE: 40.893

LEAGUE: A.M. Clopper Survey

ABSTRACT NUMBER: A-151

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 151

NUMBER OF RESERVES: 7

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, HERINAFTER REFERRED TO AS OWNERS OF THE 40.893 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TRILLIUM SEC 14, 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 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 SIX FEET, SIX INCHES (6' 6") FOR FIFTEEN FEET (15' 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 SIX INCHES (7' 6") FOR FIFTEEN FEET (15' 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 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, DRAINS, 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 22ND DAY OF DECEMBER, 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

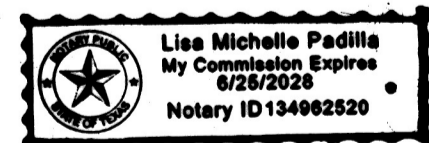
BY: [Signature]
ROBERT L. SKINNER, AUTHORIZED AGENT

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 22ND DAY OF DECEMBER, 2025.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6-25-2028



I, BRIAN D. LORENTSON, 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.

[Signature] 12/18/25
BRIAN D. LORENTSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6839



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.

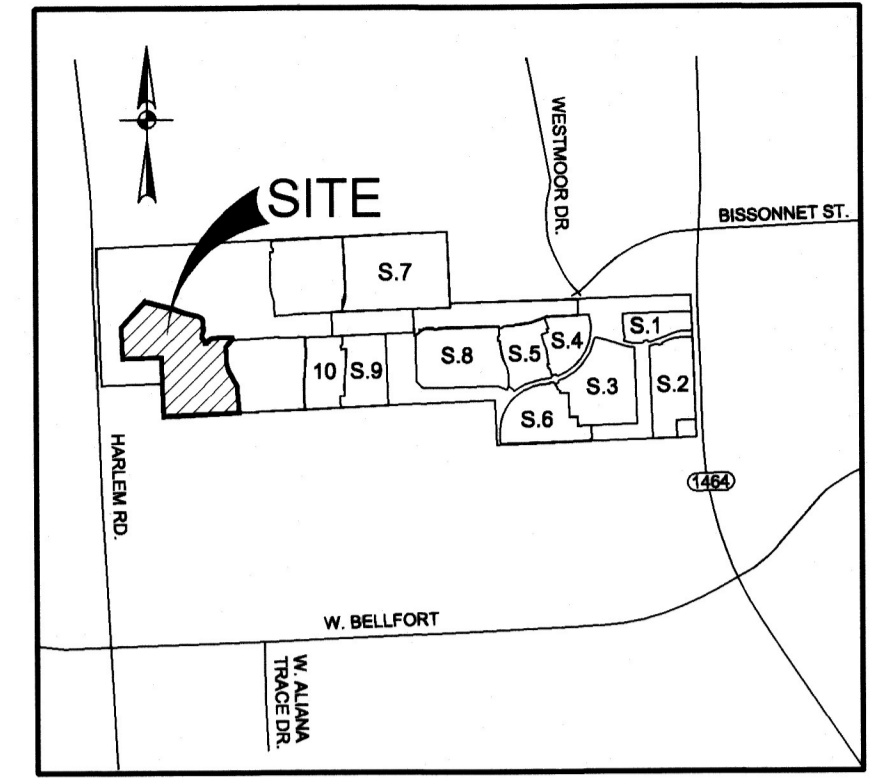
[Signature] 12/16/25
KEITH ROBERT BILLE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 78483



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF TRILLIUM SEC 14, 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.

BY: _____
LISA M. CLARK, CHAIR
OR
M. SONNY GARZA, VICE CHAIRPERSON

BY: _____
VONN TRAN, SECRETARY



LOCATION MAP
NOT-TO-SCALE / KEY MAP 5275

I, J. STACY SLAWNSKI, 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 SLAWNSKI, 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 CLERK

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 _____ AT _____ O'CLOCK (A.M. OR P.M.) OF THE PLAT RECORDS OF SAID COUNTY, IN PLAT NUMBER _____ 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 14

A SUBDIVISION OF 40.893 ACRES SITUATED IN THE A.M. CLOPPER SURVEY, ABSTRACT NO. A-151,
FORT BEND COUNTY, TEXAS.

151 LOTS 7 RESERVES 3 BLOCKS
DECEMBER 2025

OWNER:
TPHTM 1464, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
3250 BRIARPARK DR.
3RD FLOOR
HOUSTON, TEXAS, 77042
TEL: (281) 589-3040
CONTACT: ROBERT L. SKINNER

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



REMAINDER OF CALLED 463.25 ACRES (WEST OF FM 1464) TRACT 1 JOSEPH A. BONO, JR. TRUSTEE C.F. NO. 9545431 OPRFBC

CALLED 10.000 ACRES TO HARLEM AC, LLC C.F. NO. 2007009550 OPRFBC

MADDEN ROAD (WIDTH VARIES) PLAT NO. 20200056 PRFBC

HARLEM ROAD RESERVES SLIDE NO. 20200056 PRFBC

RESERVE "A" BLOCK 1

CALLLED 60.002 ACRES MADDEN ROAD LANDFILL LIMITED PARTNERSHIP C.F. NO. 2004125827 OPRFBC

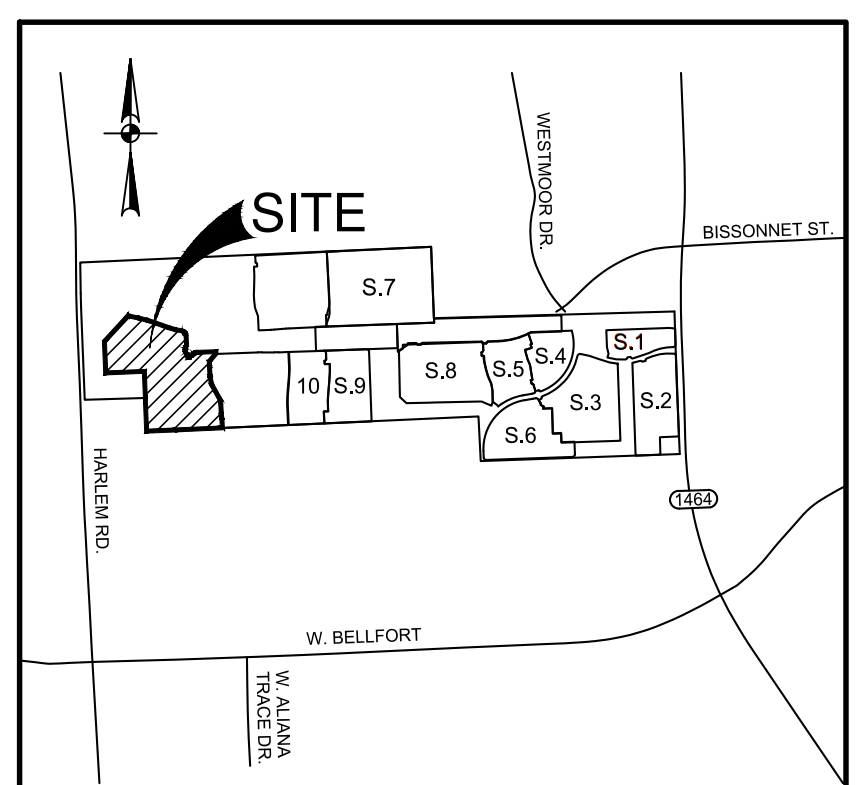
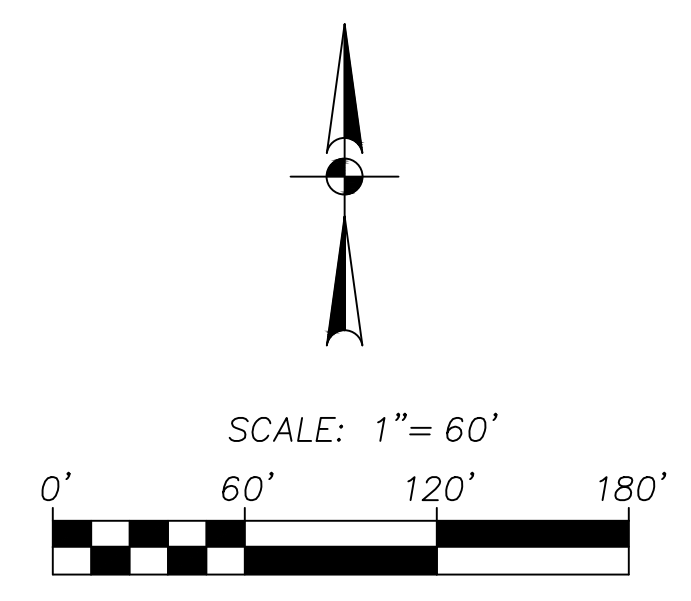
410.1 ACRES TPTHM 1464, LLC C.F. NO. 2021182359 OPRFBC

N: 13805787.18 E: 3012440.67

N: 13805835.42 E: 3013540.72

MATCHLINE SHEET 3
MATCHLINE SHEET 4

MATCHLINE SHEET 3
MATCHLINE SHEET 4



LOCATION MAP
NOT-TO-SCALE / KEY MAP 5275

LEGEND

- SET IRON ROD (PD)
● FOUND IRON ROD (UNLESS NOTED OTHERWISE)
VOL. PG. VOLUME PAGE
POB POINT OF BEGINNING
R RADIUS
FBCCF NO. FORT BEND COUNTY CLERK FILE NUMBER
FBCDR FORT BEND COUNTY DEED RECORDS
N: NORTHING COORDINATES
E: EASTING COORDINATES
ROW RIGHT-OF-WAY
UE UTILITY EASEMENT
BL BUILDING LINE
① BLOCK SYMBOL
ⓐ RESERVE SYMBOL
↗ STREET NAME CHANGE SYMBOL

Table with 2 columns: Symbol and Description. Lists existing easements such as 20' sanitary sewer easement, 15' sanitary sewer easement, variable width sanitary sewer easement, 20' storm sewer easement, variable width water line easement, 30' permanent easement, 190' Houston Lighting and Power Company easement, approximate centerline of H&P easment, 10' Sienergy gas pipeline easement, and approximate centerline of Magnolia Pipeline Company easement.

Table with 3 columns: Reserve Symbol, Description, and Area. Lists reserves A through G with their respective descriptions and areas in acres and square feet.

TRILLIUM SEC 14

A SUBDIVISION OF 40.893 ACRES SITUATED IN THE A.M. CLOPPER SURVEY, ABSTRACT NO. A-151, FORT BEND COUNTY, TEXAS.
151 LOTS 7 RESERVES 3 BLOCKS
SCALE: 1" = 60' JANUARY 2026

OWNER: TPTHM 1464, LLC. A DELAWARE LIMITED LIABILITY COMPANY
3250 BRIARPARK DR. 3RD FLOOR HOUSTON, TEXAS, 77042 TEL: (281) 598-3040 CONTACT: ROBERT L SKINNER
PAPE-DAWSON 2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 713.428.2400 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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