

PLAT RECORDING SHEET

PLAT NAME: Bissonnet Street in Trillium Street Dedication Sec 3

PLAT NO: _____

ACREAGE: 7.98

LEAGUE: A.M. Clopper Survey

ABSTRACT NUMBER: A-151

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: TPHTM 1464, LLC.

(DEPUTY CLERK)

NOTES

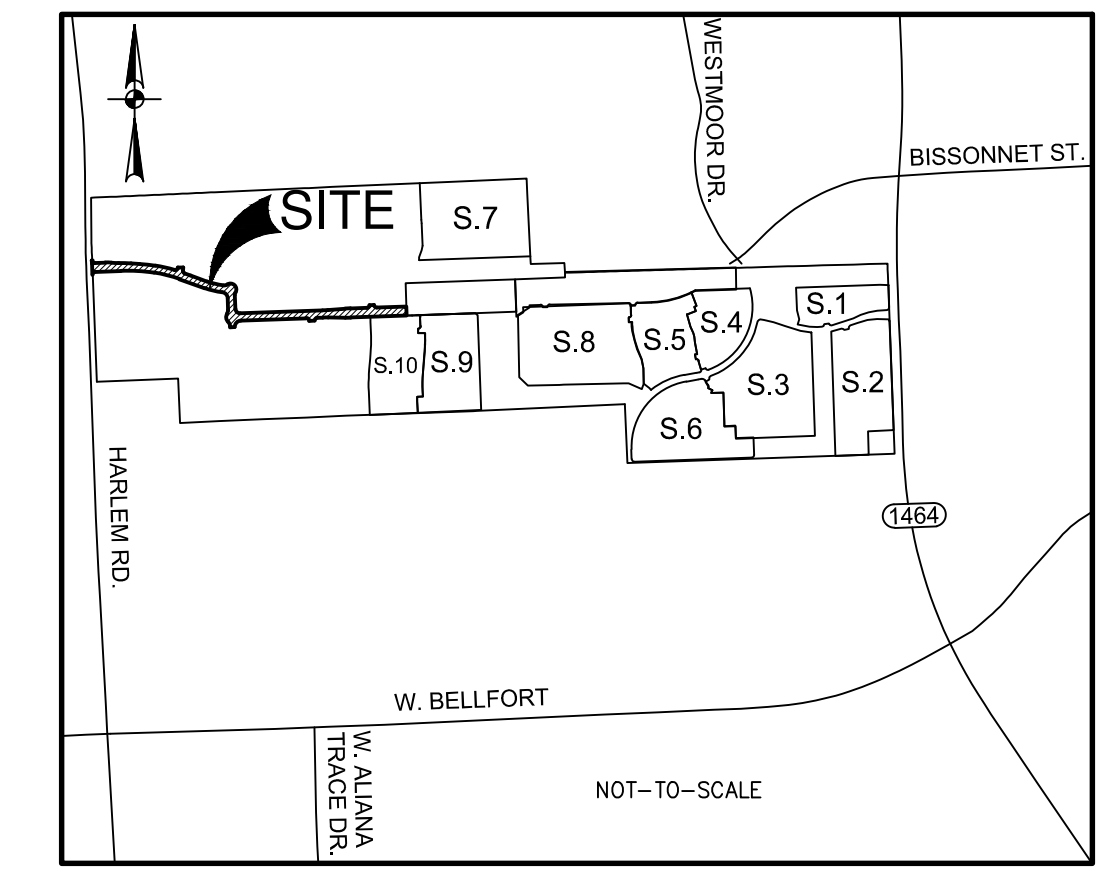
- THIS PLAT IS BASED ON A TITLE REPORT PREPARED BY TEXAS AMERICAN TITLE, FILE NO. 2791025-04183, EFFECTIVE DATE OF JANUARY 22, 2026, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 1.0001183710.
- THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBERS 48157C0140L DATED APRIL 02, 2014.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, AND FORT BEND INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUD NO. 255, FORT BEND COUNTY ESD NO. 5, CAD 11, AND THE CITY OF HOUSTON ETJ.
- CONTROL BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE MARKER 040460, DISC LOCATED IN NORTH END OF HEADWALL ON THE EAST SIDE OF FM 1464 AT KEEGAN'S BAYOU, ELEVATION 93.64, NAVD 88, 2001 ADJ.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- 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 CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY 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 AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- THIS PLAT LIES WITHIN ZONE "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004.
- 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 BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 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.
- THERE ARE PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- ENCROACHMENT AGREEMENT FILED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2025118611.

LINE #	BEARING	LENGTH
L1	S88°03'20"E	60.02'
L2	N87°57'20"E	50.00'
L3	S2°02'40"E	100.00'
L4	S87°57'20"W	63.02'
L5	S87°57'20"W	60.00'
L6	S87°57'20"W	50.00'
L7	N2°02'40"W	14.97'
L8	N17°41'36"E	4.95'
L9	N43°43'09"E	31.36'
L10	S2°02'40"E	70.00'
L11	N2°02'40"W	80.00'

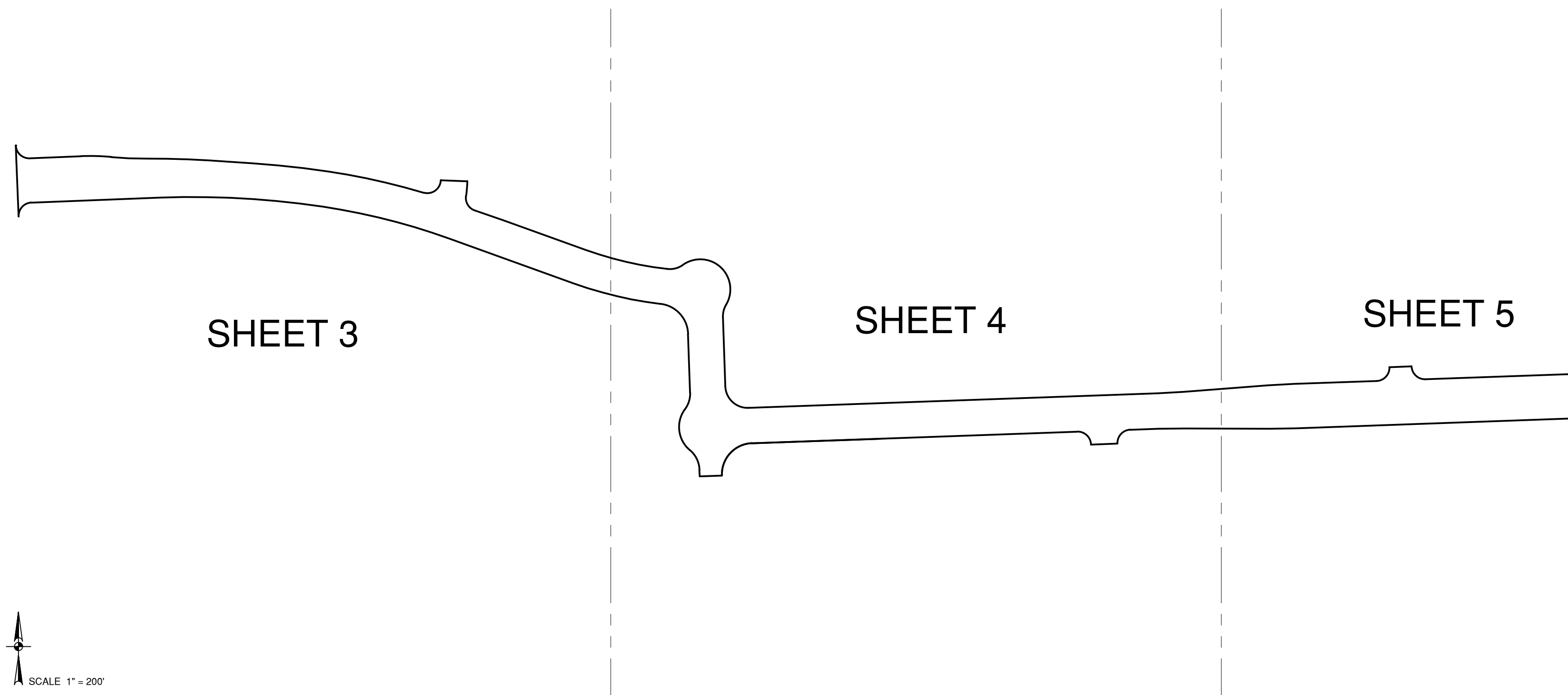
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	30.00'	90°16'28"	S47°06'51"E	42.53'	47.27'
C2	515.00'	7°34'45"	S88°27'43"E	68.07'	68.12'
C3	800.00'	5°41'41"	S87°31'11"E	79.48'	79.51'
C4	1945.00'	4°08'36"	S88°17'43"E	140.26'	140.29'
C5	2030.00'	4°47'32"	S83°49'39"E	169.74'	169.79'
C6	1580.00'	7°57'13"	S77°27'17"E	219.15'	219.33'
C7	30.00'	104°34'40"	N54°14'00"E	47.47'	54.76'
C8	330.00'	5°48'11"	S44°49'48"W	33.41'	33.42'
C9	30.00'	79°37'46"	S32°09'00"E	38.42'	41.69'
C10	2350.00'	1°41'34"	S71°03'08"E	69.43'	69.43'
C11	810.00'	13°22'33"	S76°53'36"E	188.67'	189.10'
C12	50.00'	41°50'59"	N75°29'39"E	35.71'	36.52'
C13	67.50'	156°13'38"	S47°19'01"E	132.11'	184.05'
C14	50.00'	32°50'28"	S142°23'47"W	28.27'	28.66'
C15	50.00'	90°00'00"	S47°02'40"E	70.71'	78.54'
C16	1500.00'	2°17'26"	N86°48'37"E	59.96'	59.97'
C17	1500.00'	2°17'26"	N86°48'37"E	59.96'	59.97'
C18	30.00'	90°00'00"	N42°57'20"E	42.43'	47.12'
C19	30.00'	90°00'00"	S47°02'40"E	42.43'	47.12'
C20	1500.00'	2°17'26"	S89°06'03"W	59.96'	59.97'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	1500.00'	2°17'26"	S89°06'03"W	59.96'	59.97'
C22	30.00'	90°00'00"	S42°57'20"W	42.43'	47.12'
C23	30.00'	90°00'00"	N47°02'40"W	42.43'	47.12'
C24	70.00'	90°00'00"	S42°57'20"W	98.99'	109.96'
C25	60.00'	48°11'23"	N26°08'21"W	48.99'	50.46'
C26	67.50'	86°31'57"	N6°58'04"W	92.53'	101.94'
C27	60.00'	38°20'34"	N17°07'37"E	39.41'	40.15'
C28	70.00'	81°06'10"	N42°35'45"W	91.02'	99.09'
C29	890.00'	12°56'31"	N76°40'34"W	200.61'	201.03'
C30	1500.00'	1°13'34"	N75°49'06"W	293.43'	293.90'
C31	1950.00'	10°49'12"	N86°50'29"W	367.70'	368.22'
C32	30.00'	90°01'35"	S42°44'08"W	42.44'	47.14'
C33	6925.00'	0°18'02"	N2°07'38"W	36.33'	36.33'
C34	1900.00'	6°31'40"	N89°14'15"W	199.79'	199.89'
C35	1990.00'	4°47'32"	N83°49'39"W	166.40'	166.45'
C36	1540.00'	1°13'34"	N75°49'06"W	301.26'	301.74'
C37	300.00'	15°44'56"	N94°08'08"E	82.20'	82.46'
C38	850.00'	12°56'31"	S76°40'34"E	191.59'	192.00'
C39	110.00'	81°06'10"	N42°35'45"W	143.03'	155.71'

	EXISTING EASEMENTS
1	20' SANITARY SEWER EASEMENT FBCCF NO. 2025094538
2	25' SANITARY SEWER EASEMENT FBCCF NO. 2025094538
3	10' SANITARY SEWER EASEMENT FBCCF NO. 2025094538
4	VARIABLE WIDTH SANITARY SEWER EASEMENT FBCCF NO. 2025094538
5	20' STORM SEWER EASEMENT FBCCF NO. 2025094539
6	10' STORM SEWER EASEMENT FBCCF NO. 2025094539
7	VARIABLE WIDTH STORM SEWER EASEMENT FBCCF NO. 2025094539
8	15' X 15' WATER LINE EASEMENT FBCCF NO. 2025094540
9	VARIABLE WIDTH WATER LINE EASEMENT FBCCF NO. 2025094540
10	30' PERMANENT EASEMENT NORTH FORT BEND WATER AUTHORITY FBCCF NO. 2012070924
11	APPROXIMATE CENTERLINE OF H.L.P. EASEMENT VOL. 431 PG. 343 FBCCR
12	190' HOUSTON LIGHTING AND POWER COMPANY EASEMENT VOL. 629 PG. 143 FBCCR
13	10' SENERGY GAS PIPELINE EASEMENT FBCCF NO. 2023076047
14	APPROXIMATE CENTERLINE OF MAGNOLIA PIPELINE COMPANY EASEMENT (NO DEFINED WIDTH) VOL. 199 PG. 134 FBCCR
15	DRAINAGE EASEMENT FBCCF NO. 2025094541
16	20' X 20' STORM SEWER EASEMENT FBCCF NO. 2024056528
17	20' X 20' WATER LINE EASEMENT FBCCF NO. 2024056524
18	SANITARY SEWER EASEMENT FBCCF NO. 2024056525



LOCATION MAP
NOT TO SCALE
KEY MAP 526V



BISSONNET STREET IN TRILLIUM STREET DEDICATION SEC 3

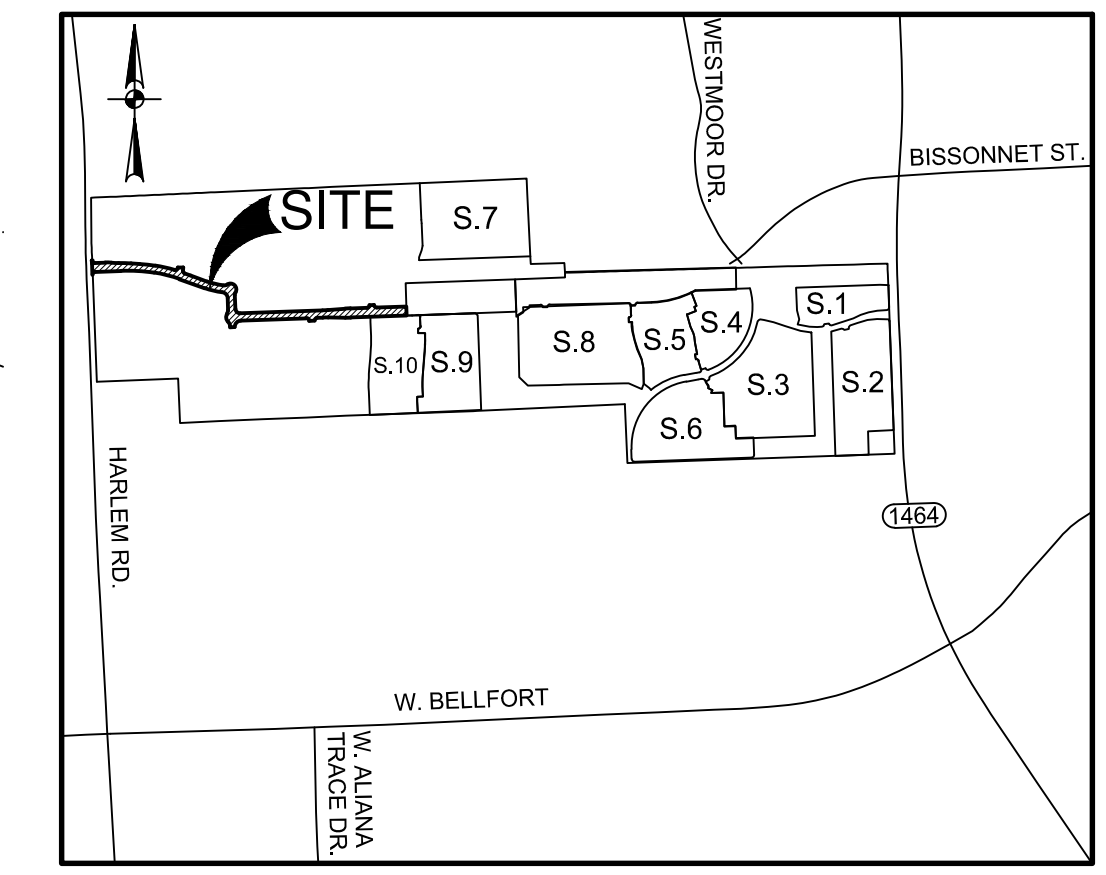
A SUBDIVISION OF 7.98 ACRES SITUATED IN THE A.M. CLOPPER SURVEY, ABSTRACT NO. A-151
FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS
JANUARY 2026

OWNER:
TPHTM 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 | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #110028800

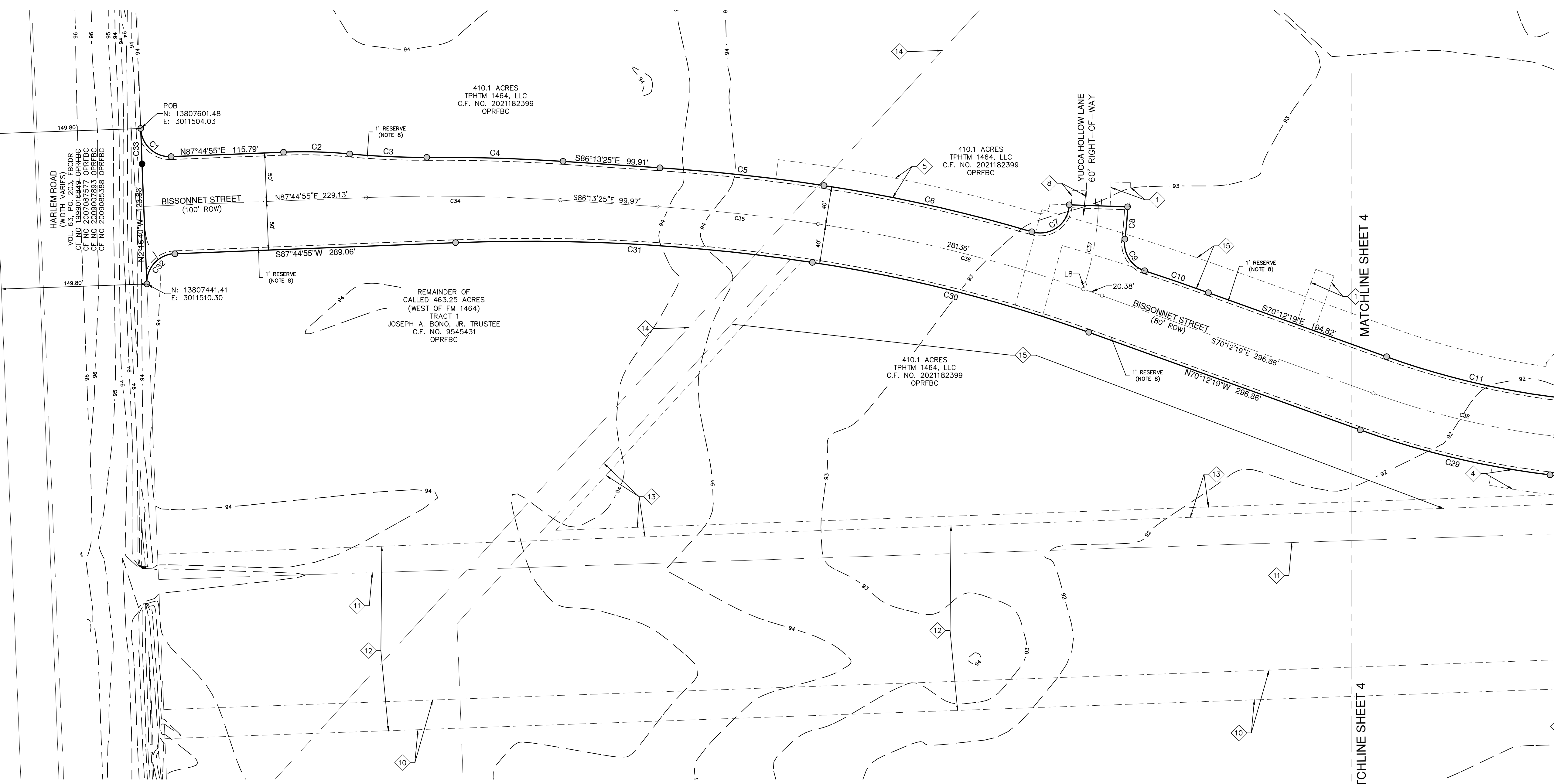
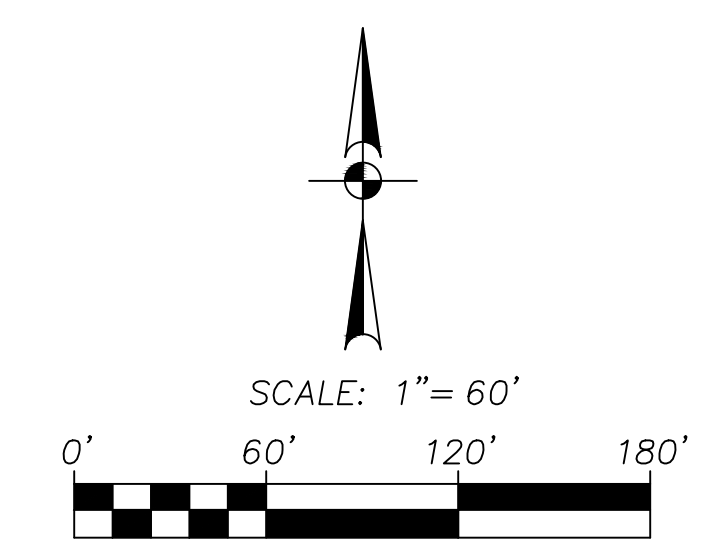
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 Section: 3\216\1-2 Plot: 1464-58-216.dwg



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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
- ◇ EXISTING EASEMENT SYMBOL



EXISTING EASEMENTS	
①	20' SANITARY SEWER EASEMENT FBCCF NO. 2025094538
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⑪	APPROXIMATE CENTERLINE OF HL&P EASEMENT VOL. 431 PG. 343 FBCDR
⑫	180' HOUSTON LIGHTING AND POWER COMPANY EASEMENT VOL. 629 PG. 143 FBCDR
⑬	10' SIENERGY GAS PIPELINE EASEMENT FBCCF NO. 2023076047
⑭	APPROXIMATE CENTERLINE OF MAGNOLIA PIPELINE COMPANY EASEMENT (NO DEFINED WIDTH) VOL. 198 PG. 134 FBCDR
⑮	DRAINAGE EASEMENT FBCCF NO. 2025094541
⑯	20' X 20' STORM SEWER EASEMENT FBCCF NO. 2024056626
⑰	20' X 20' WATER LINE EASEMENT FBCCF NO. 2024056624
⑱	SANITARY SEWER EASEMENT FBCCF NO. 2024056625

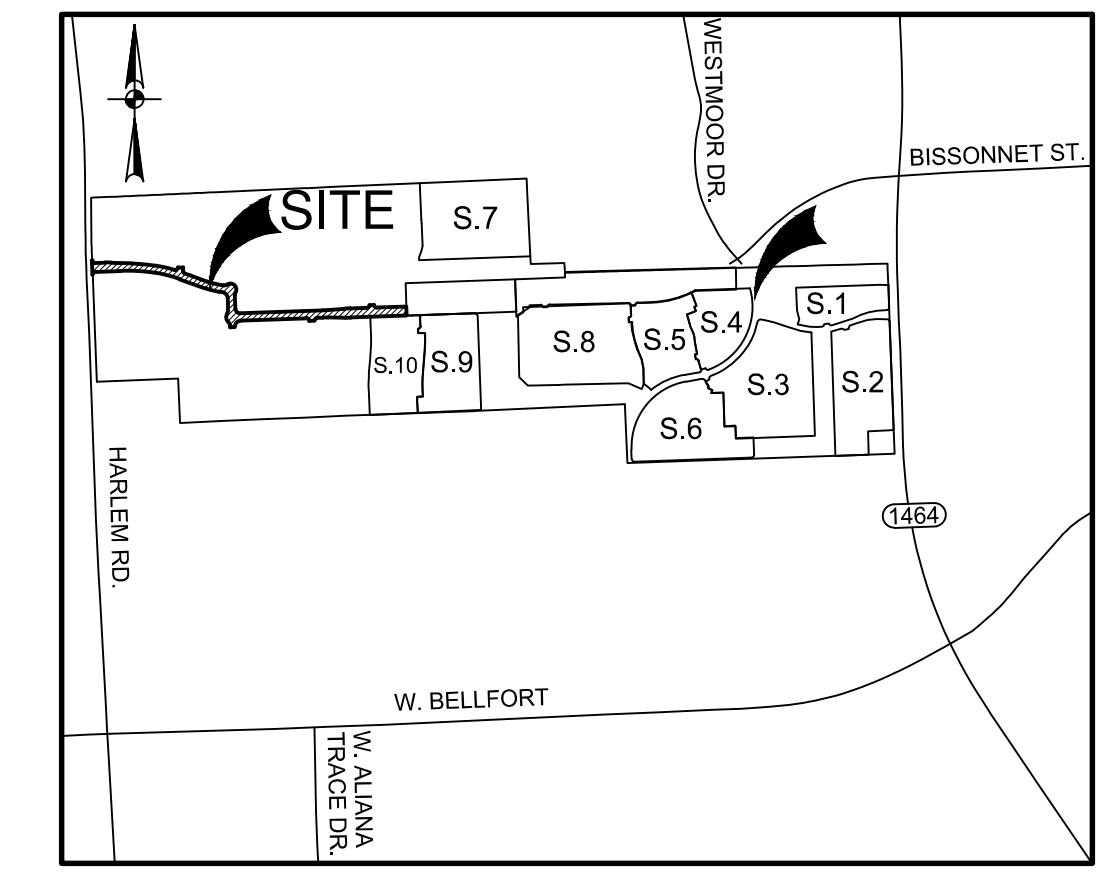
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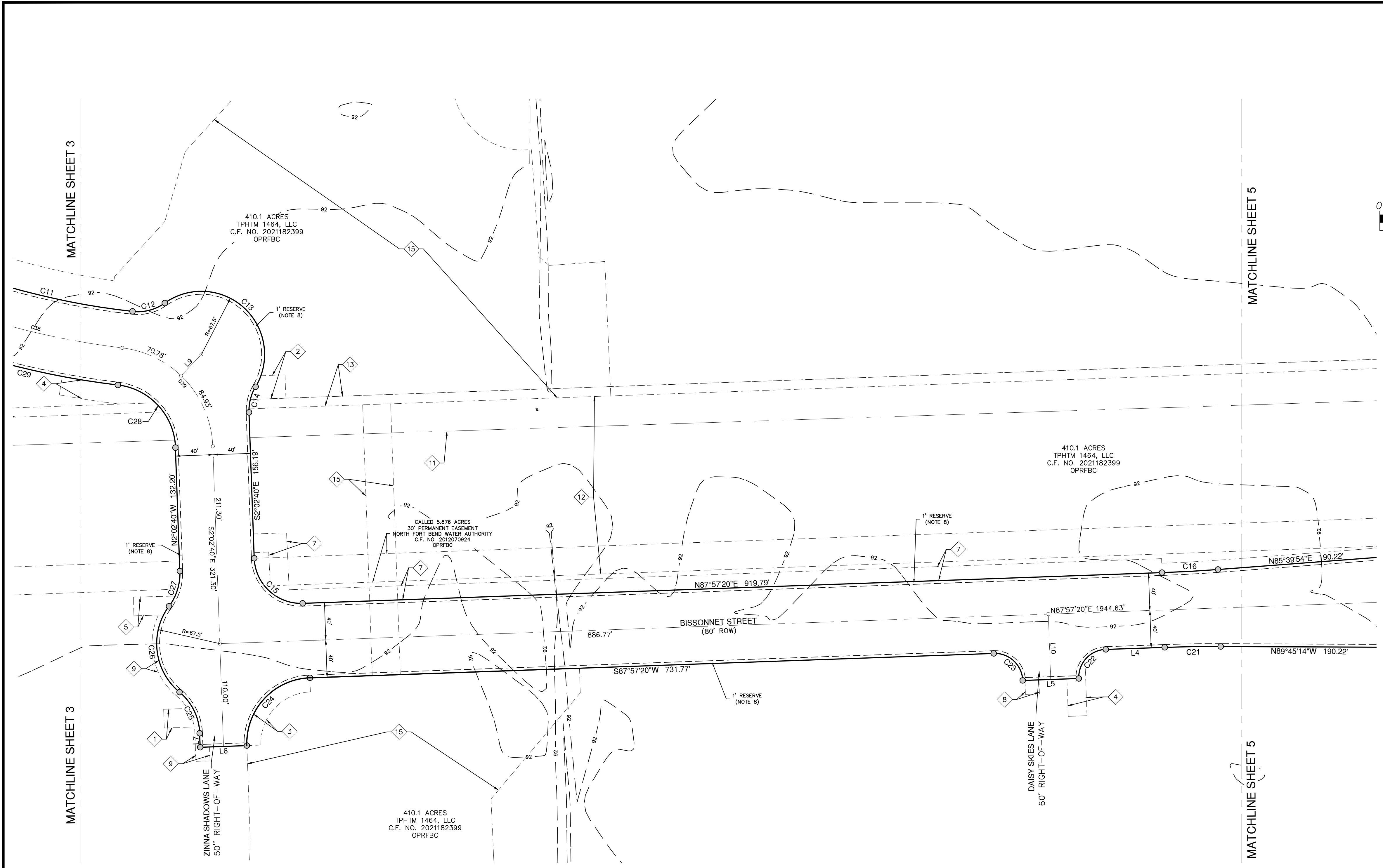
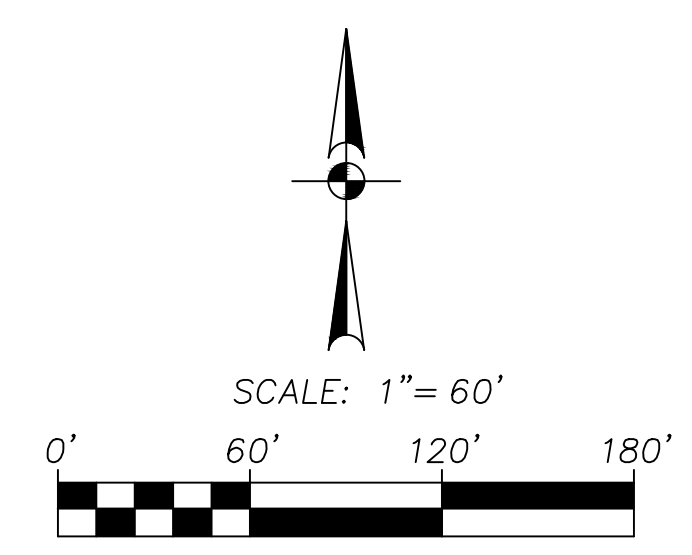
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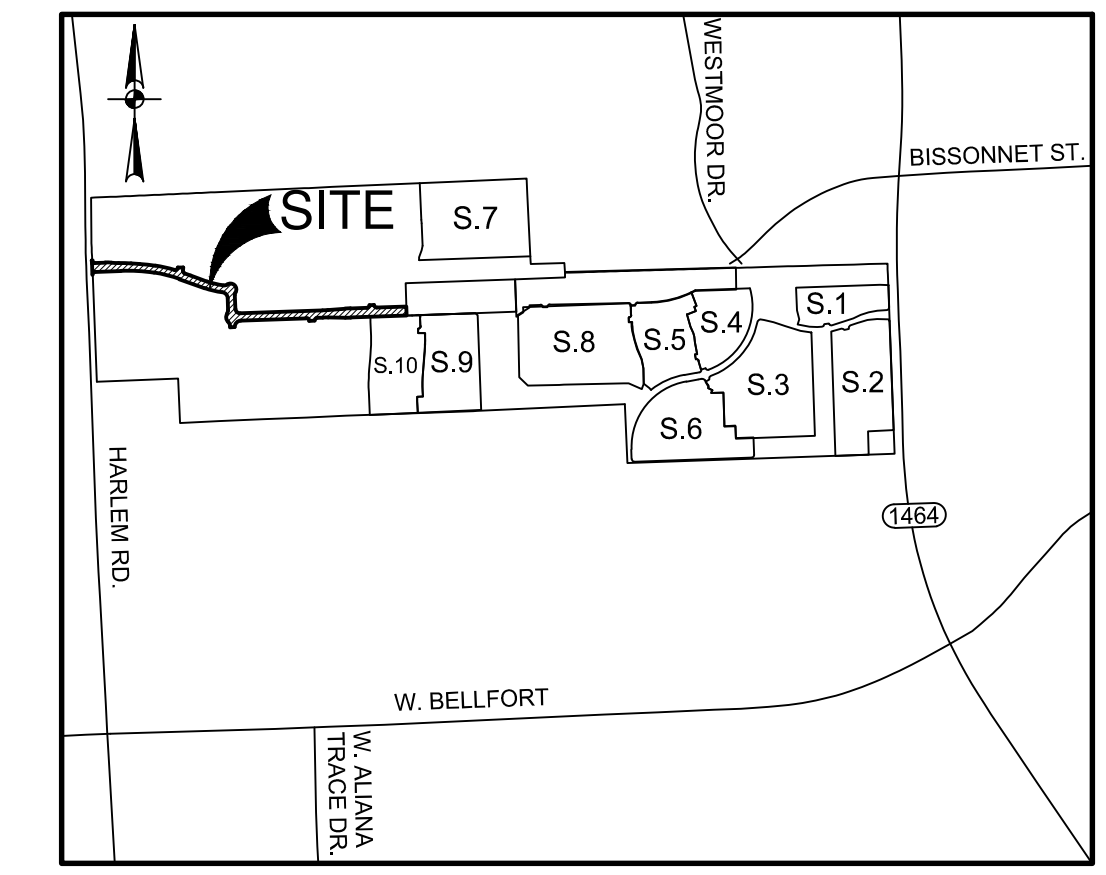
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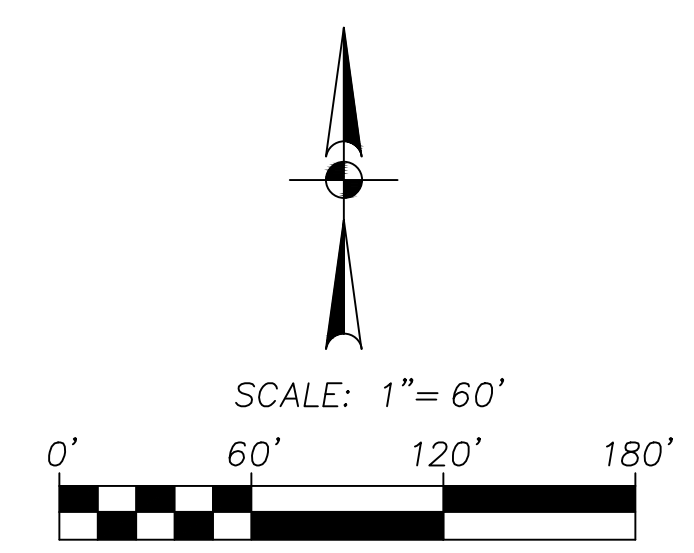
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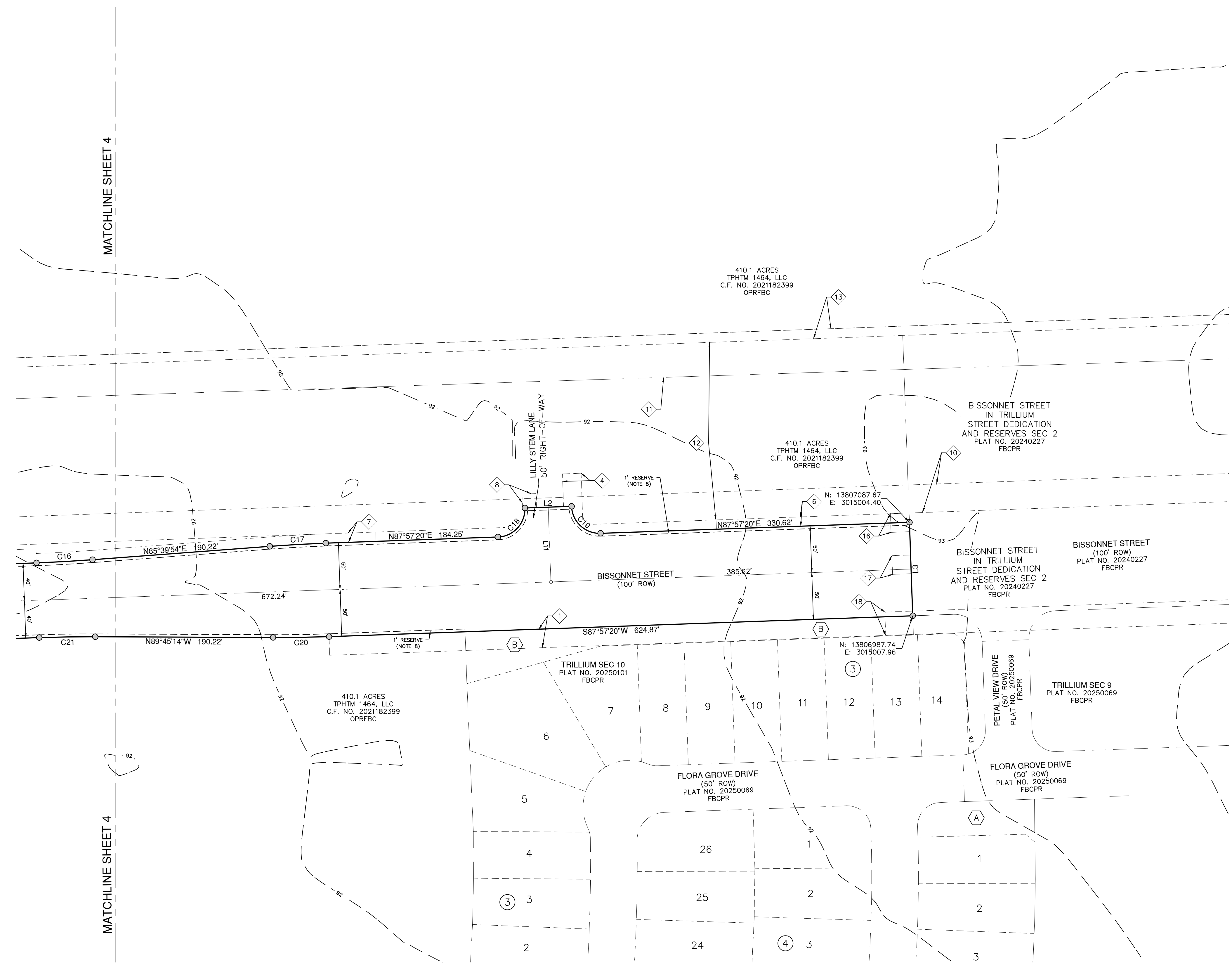


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●	FOUND IRON ROD (UNLESS NOTED OTHERWISE)
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R	RADIUS
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