

**PLAT RECORDING SHEET**

**PLAT NAME:** Amandera Sec 3

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

**ACREAGE:** 69.97

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

**ABSTRACT NUMBER:** A-26

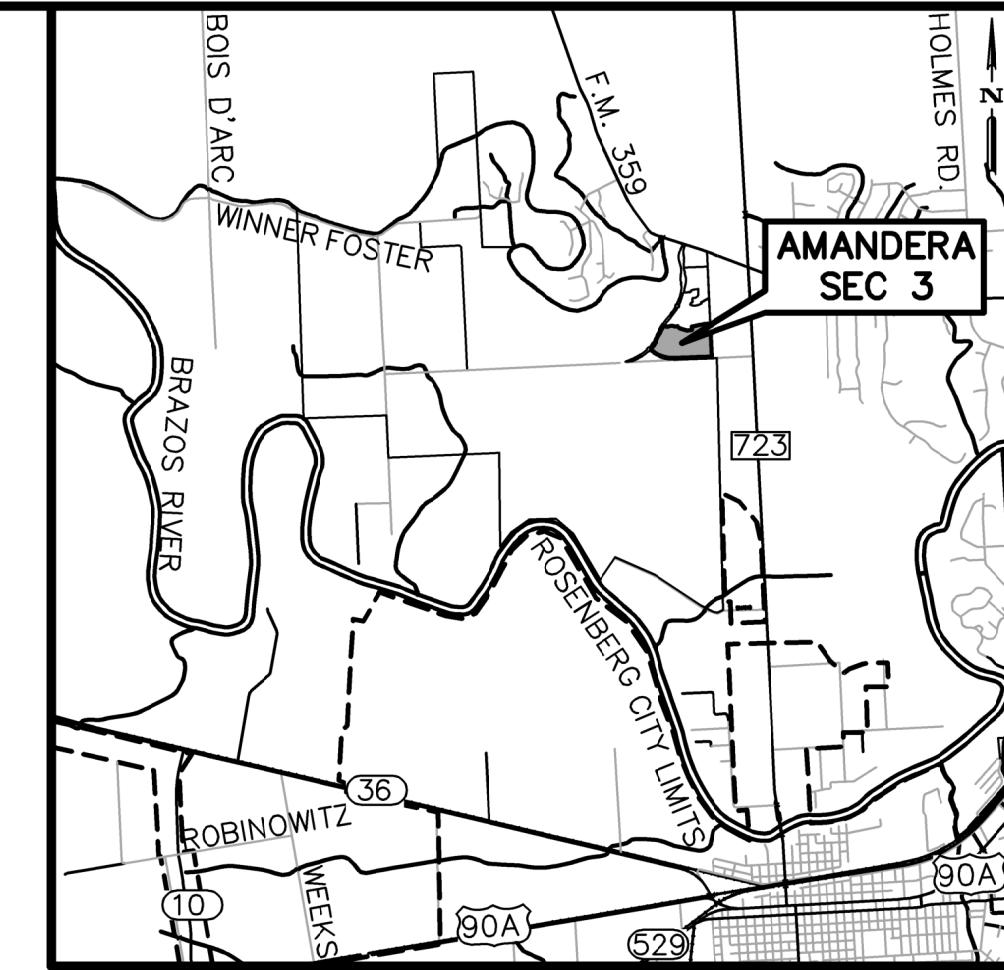
**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 102

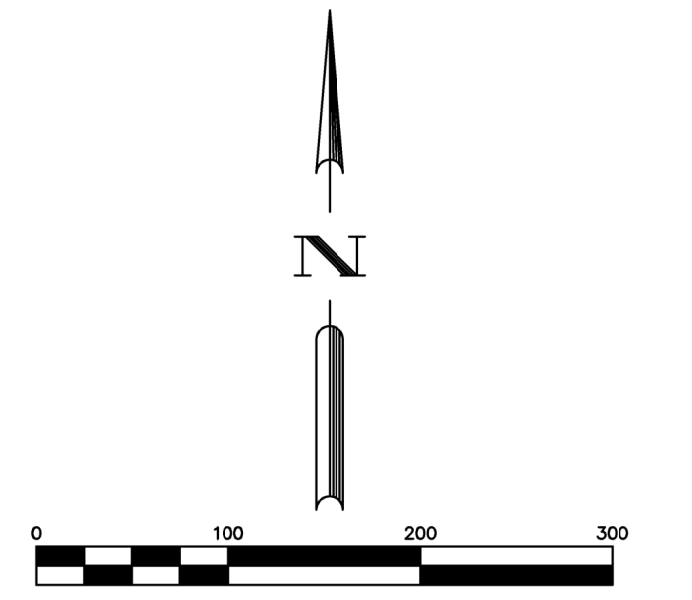
**NUMBER OF RESERVES:** 6

**OWNERS:** TPHTM 359, LLC

\_\_\_\_\_  
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VICINITY MAP  
N.T.S.  
KEY MAP PAGE NO. 564K



DISTRICT NAMES	
M. U. D.	FORT BEND COUNTY M. U. D. 212
SCHOOL	LAMAR 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. 7
FORT BEND COUNTY AND FORT BEND COUNTY DRAINAGE DISTRICT	

# AMADERA SEC 3

A SUBDIVISION OF 69.97 ACRES OF LAND LOCATED IN THE JOHN FOSTER SURVEY, SECTION 21, FORT BEND COUNTY, TEXAS

LOTS: 102 RESERVES: 6 BLOCKS: 4  
SCALE: 1"=100' DATE: FEBRUARY, 2026

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  
24285 KATY FREEMAN, STE. 525  
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



RESTRICTED RESERVE "E"  
39.20 ACRES / 1,707,434 S.F.  
RESTRICTED TO DRAINAGE/RETENTION AND RELATED USES

RESTRICTED RESERVE "F"  
4.131 ACRES / 179,966 S.F.  
RESTRICTED TO LANDSCAPE/OPEN SPACE PARK AND RELATED USES

TRACT 1  
CALLED 4,610.82 ACRES  
TPHTM 359, LLC  
F.N. 2024120520, O.P.R.F.B.C.

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TPHTM 359, LLC  
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HOUSTON LIGHTING & POWER CO. ESMIT.  
VOL. 486, PG. 581,  
F.B.C.D.R.

CALLLED 148.10 ACRES  
TRACT 4  
ANDREW C. BRISCOE JR., ET AL  
VOL. 1106, PG. 41, F.B.C.D.R.

CALLLED 12,525 ACRES  
ALAN LEE BRISCOE, ET AL  
VOL. 609, PG. 684  
F.B.C.D.R.

TRACT 1  
CALLED 4,610.82 ACRES  
TPHTM 359, LLC  
F.N. 2024120520, O.P.R.F.B.C.

20' STM. SE. (0.2239 ACRE)  
F.B.C.M.L.D. NO. 210  
F.N. 2025028033, O.P.R.F.B.C.

20' W.L.E.  
F.N. 2025028036, O.P.R.F.B.C.

20' PIPELINE ESMIT.  
CROSSLEY GOLF COURSE  
TRANSMISSION, LTD.  
F.N. 2025141641, F.B.C.D.R.

20' SAN. SE.  
PLAT NO. 20260016,  
F.B.C.P.R.

15' W.L.E.  
PLAT NO. 20260014,  
F.B.C.P.R.

STM. SE. (WITH VARIES)  
F.N. 2025028033,  
O.P.R.F.B.C.

STM. SE. (WITH VARIES)  
F.N. 2025028033,  
O.P.R.F.B.C.

20' STM. SE. (0.2239 ACRE)  
F.B.C.M.L.D. NO. 210  
F.N. 2025028033, O.P.R.F.B.C.

DRAINAGE ESMIT.  
F.N. 2025028034, O.P.R.F.B.C.

35' STM. SE.  
PLAT NO. 20260014,  
F.B.C.P.R.

15' x 10' W.L.E.  
PLAT NO. 20260014,  
F.B.C.P.R.

15' W.L.E.  
PLAT NO. 20260014,  
F.B.C.P.R.

20' PIPELINE ESMIT.  
CROSSLEY GOLF COURSE  
TRANSMISSION, LTD.  
F.N. 2025141641, F.B.C.D.R.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	140.00'	67°19'30"	164.51'	S 87°16'14" E	155.20'
C2	245.00'	53°05'34"	230.23'	N 85°59'18" E	221.86'
C3	235.00'	39°58'56"	163.99'	S 87°04'53" E	160.68'
C4	1460.00'	42°32'46"	1084.15'	N 70°55'10" W	1059.42'
C5	30.00'	92°28'18"	48.42'	N 3°24'38" W	43.33'
C6	1550.00'	19°31'14"	528.08'	N 33°03'54" E	525.53'
C7	1950.00'	13°05'14"	445.41'	N 29°50'54" E	444.44'
C8	55.00'	90°00'00"	86.39'	N 42°23'41" E	77.78'
C9	600.00'	5°39'10"	59.19'	S 89°46'44" E	59.17'
C10	2000.00'	15°47'25"	551.18'	N 0°08'30" W	549.44'
C11	1000.00'	10°21'32"	180.80'	S 2°34'27" W	180.55'
C12	350.00'	10°02'42"	61.36'	S 87°34'58" E	61.28'
C13	55.00'	90°00'00"	86.39'	N 47°36'19" W	77.78'
C14	55.00'	90°00'00"	86.39'	N 42°23'41" E	77.78'
C15	55.00'	89°35'14"	86.00'	S 42°36'04" W	77.50'
C16	25.00'	23°04'19"	10.07'	N 14°08'29" W	10.00'
C17	50.00'	136°08'47"	118.81'	N 42°23'45" E	92.77'
C18	25.00'	23°04'27"	10.07'	S 81°04'05" E	10.00'
C19	630.00'	0°54'03"	9.90'	N 87°50'42" E	9.90'
C20	25.00'	83°42'38"	36.53'	N 46°26'25" E	33.36'
C21	2030.00'	31°07'07"	112.27'	N 6°10'09" E	112.25'
C22	25.00'	100°21'32"	43.79'	N 42°25'33" W	38.40'
C23	25.00'	23°04'25"	10.07'	S 75°51'29" W	10.00'
C24	50.00'	136°08'51"	118.81'	N 47°36'18" W	92.77'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C25	25.00'	23°04'26"	10.07'	N 8°55'54" E	10.00'
C26	25.00'	23°04'25"	10.07'	N 14°08'31" W	10.00'
C27	50.00'	143°00'02"	124.79'	N 45°49'17" E	94.83'
C28	25.00'	29°55'37"	13.06'	S 77°38'30" E	12.91'
C29	25.00'	89°35'14"	39.09'	N 42°36'04" E	35.23'
C30	30.00'	90°00'00"	47.12'	N 47°11'33" W	42.43'
C31	30.00'	90°00'00"	47.12'	S 42°48'27" W	42.43'
C32	85.00'	89°35'14"	132.91'	S 42°36'04" W	119.77'
C33	25.00'	90°00'00"	39.27'	S 42°23'41" W	35.36'
C34	1030.00'	10°21'32"	186.22'	S 2°34'27" W	185.97'
C35	1970.00'	15°47'25"	542.92'	S 0°08'30" E	541.20'
C36	2030.00'	9°32'30"	338.06'	N 31°55'7" W	337.67'
C37	25.00'	94°06'37"	41.06'	N 45°33'01" W	36.60'
C38	25.00'	90°00'00"	39.27'	S 42°23'41" W	35.36'
C39	25.00'	82°35'02"	36.03'	N 48°22'25" E	32.99'
C40	380.00'	2°16'14"	15.06'	N 88°31'48" E	15.06'
C41	25.00'	90°00'00"	39.27'	S 47°36'19" E	35.36'
C42	25.00'	90°00'00"	39.27'	S 42°23'41" W	35.36'
C43	25.00'	90°00'00"	39.27'	N 47°36'19" W	35.36'
C44	970.00'	9°41'13"	164.00'	N 21°41'7" E	163.80'
C45	305.00'	57°26'08"	305.74'	N 51°5'48" E	293.10'
C46	220.00'	34°25'10"	132.16'	S 61°4'41" E	130.18'
C47	120.00'	108°23'54"	227.03'	N 43°14'03" W	194.65'
C48	215.00'	24°03'54"	90.30'	S 85°24'03" E	89.64'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S53°36'29"E	52.77'
L2	S45°21'07"E	68.27'
L3	S50°29'04"E	67.10'
L4	N86°27'14"E	84.69'
L5	N79°45'03"E	130.36'
L6	N5°56'38"W	149.65'
L7	N8°02'12"W	12.68'
L8	N81°57'48"E	133.71'
L9	N9°46'29"W	13.64'
L10	N2°36'19"W	26.49'
L11	N47°36'16"W	2.98'
L12	S42°23'42"W	2.98'
L13	N44°56'31"W	5.88'
L14	N26°26'53"W	25.00'
L15	N42°23'41"E	14.14'
L16	N87°23'41"E	75.66'
L17	N7°32'18"E	49.72'
L18	N6°09'50"E	49.46'
L19	N4°37'10"E	39.46'
L20	N49°14'00"E	14.24'
L21	N31°11'01"E	62.51'
L22	N42°51'59"W	14.24'
L23	N1°44'51"E	39.46'
L24	N5°58'28"W	49.46'
L25	N73°22'06"W	18.03'
L26	S47°36'19"E	14.14'
L27	N74°55'32"E	81.86'
L28	N74°55'32"E	57.51'

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.1393 AC. / 6,067 S.F.	LANDSCAPE / OPEN SPACE
B	4.138 AC. / 180,240 S.F.	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES / PIPELINE
C	0.8207 AC. / 35,748 S.F.	LANDSCAPE / OPEN SPACE
D	0.1006 AC. / 4,382 S.F.	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES
E	39.20 AC. / 1,707,434 S.F.	DRAINAGE / DETENTION AND RELATED USES
F	4.131 AC. / 179,967 S.F.	LANDSCAPE / OPEN SPACE / PARK AND RELATED USES

DESCRIPTION OF A 69.97 ACRE TRACT OF LAND SITUATED IN THE J. FOSTER SURVEY, SECTION 21, ABSTRACT NO. 26 FORT BEND COUNTY, TEXAS

BEING a 69.97 acre (3,047,773 square foot) tract of land situated in the J. Foster Survey, Section 21, Abstract No. 26 of Fort Bend County, Texas and being a portion of a called 4,610.82 acre tract of land described as Tract 1 in an instrument to TPHM 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 69.97 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 South line of a called 12,525 acre tract of land as described in an instrument to Alan Lee Briscoe, et al recorded under File Number (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 4,610.82 acre tract, from which a 1/2-inch iron pipe in concrete found for an interior corner of said 12,525 acre tract and being the most Easterly Northeast corner of said 4,610.82 acre tract bears N 88°48'19" E, 333.36 feet;

THENCE, N 02°37'28" E, along and with an East line of said 4,610.82 acre tract, some being a West line of said 12,525 acre tract at a distance of 225.18 feet pass the South right-of-way line of Beadle Lane (80 foot width) (No Deed Found) and the Northwest corner of said 12,525 acre tract, continuing over and across said Beadle Lane for a total distance of 305.18 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set on the North right-of-way line of said Beadle Lane and 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. and the POINT OF BEGINNING and the Southeast corner of the herein described tract;

THENCE, S 87°48'27" W, a distance of 1,615.53 feet along and with the North right-of-way line of said Beadle Lane, to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

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

In a Northeasterly direction, along and with said curve to the right, 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

N 70°55'10" W, 1,059.42 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Westerly Southwest corner of the herein described tract and the point of a tangent compound curve to the left;

In a Northeasterly direction, along and with said curve to the right, 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 N 03°24'38" W, 43.33 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 and the point of a tangent reverse curve to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 528.08 feet, having a radius of 1,550.00 feet, a central angle of 19°31'14" and chord which bears N 33°03'54" E, 525.53 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

N 23°18'17" E, 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 Northeasterly direction, along and with said curve to the right, an arc distance of 445.41 feet, having a radius of 1,950.00 feet, a central angle of 13°05'14" and chord which bears

N 29°50'54" E, 444.44 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described tract;

S 53°36'29" E, a distance of 52.77 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 Southeasterly direction, along and with said curve to the left, an arc distance of 164.51 feet, having a radius of 140.00 feet, a central angle of 67°19'30" and chord which bears S 87°16'14" E,

155.20 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 Northeasterly direction, along and with said curve to the right, an arc distance of 230.23 feet, having a radius of 245.00 feet, a central angle of 53°05'34" and chord which bears N 85°59'18" E,

221.86 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 163.99 feet, having a radius of 235.00 feet, a central angle of 39°58'56" and chord which bears S 87°04'53" E,

160.68 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 45°21'07" E, a distance of 68.27 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

S 50°29'04" E, a distance of 67.10 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

S 73°54'10" E, a distance of 328.02 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point;

N 86°27'14" E, a distance of 84.69 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 79°45'03" E, a distance of 130.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 05°56'38" W, a distance of 149.65 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Northwest corner of the herein described tract;

N 81°57'48" E, a distance of 133.71 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 08°02'12" W, a distance of 12.68 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 81°57'48" E, a distance of 133.71 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 09°46'29" W, a distance of 13.64 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 87°23'41" E, a distance of 207.91 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

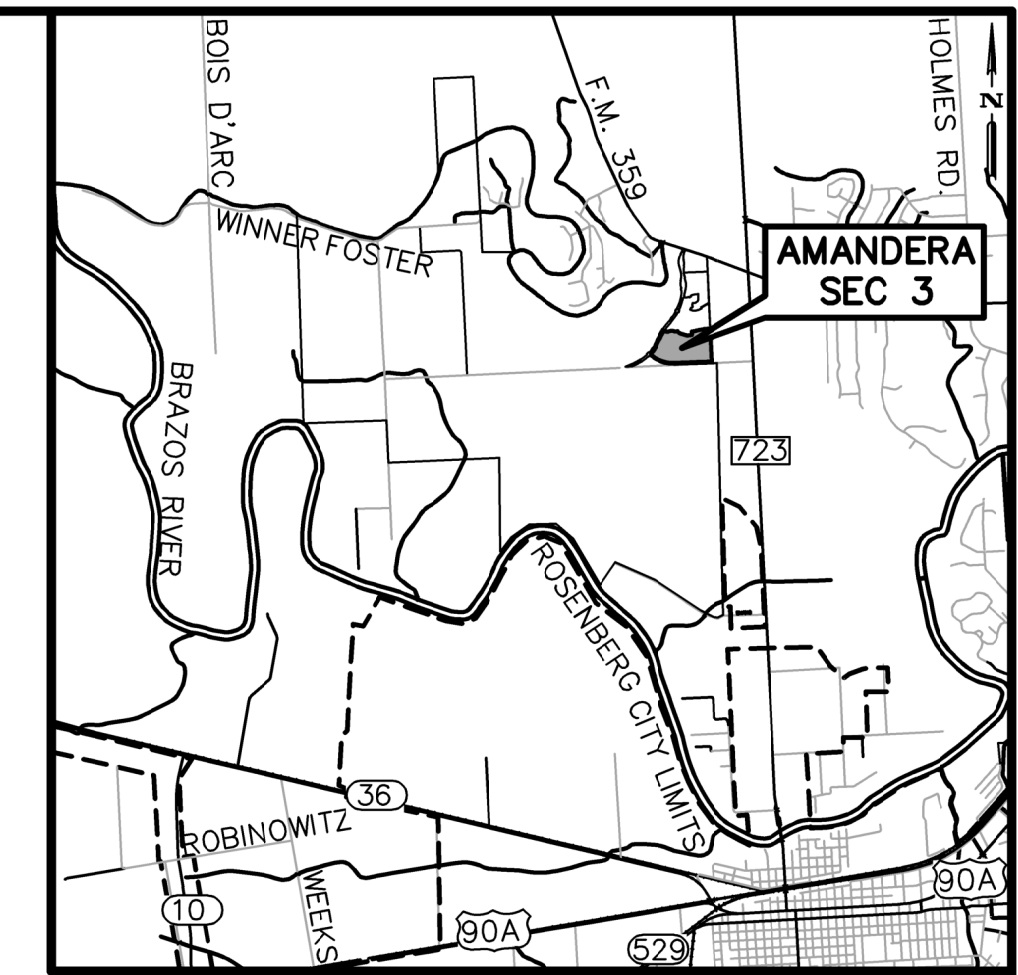
N 02°36'19" W, a distance of 26.49 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 87°23'41" E, a distance of 257.30 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set on the common line of said 4,610.82 acre tract and said 148.10 acre tract for the Northeast corner of the herein described tract;

THENCE, S 02°37'28" E, a distance of 1,413.75 feet along and with the common line of said 4,610.82 acre tract and said 148.10 acre tract to the POINT OF BEGINNING and containing 69.97 acres (3,047,773 square feet) of land.

GENERAL NOTES

- "①" indicates Block Number.
- "B.L." indicates Building Line.
- "D.E." indicates Drainage Easement.
- "U.E." indicates Utility Easement.
- "R.O.W." indicates Right-of-Way.
- "W.L.E." indicates Water Line Easement.
- "SAN. S.E." indicates Sanitary Sewer Easement.
- "STM. S.E." indicates Storm Sewer Easement.
- "ESMT." indicates Easement.
- "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
- "F.B.C.P.R." indicates Fort Bend County Plot Records.
- "F.B.C.D.R." indicates Fort Bend County Deed Records.
- "VOL." indicates Volume.
- "PG." indicates Page.
- "F.N." indicates File Number.
- "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983 (NAD83), South Central Zone 4204, and referenced to monuments found along the East 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 0.0999870165.
- 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.
- 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.
- Any new development within the subdivision plot shall obtain a Storm Water Quality Permit before the issuance of any development permits.
- This plot is within Lighting Zone L23.
- This tract is located within Fort Bend County.
- The top of all floor slabs shall be a minimum of 98.46 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- 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.
- 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 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 and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 212.
- There are observable evidence of pipelines within the boundaries of the subject tract, based on the title research provided per City Planning Letter prepared by Charter Title Company, file number 2021-0577, certified date of November 1, 2021, that there is a pipeline easement of record within the boundaries of the subject tract and shown hereon.
- 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 Unincorporated 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 unless otherwise noted are set 3/4-Inch Iron Rod "BGE INC" Cap.
- A minimum distance of 10' shall be maintained between residential dwellings.



VICINITY MAP  
N.T.S.  
KEY MAP PAGE NO. 564K

# AMANDERA SEC 3

A SUBDIVISION OF 69.97 ACRES OF LAND  
LOCATED IN THE  
JOHN FOSTER SURVEY, SECTION 21,  
ABSTRACT NO. 26,  
FORT BEND COUNTY, TEXAS

LOTS:102 RESERVES:6 BLOCKS:4  
SCALE: 1"=100' DATE: FEBRUARY, 2026

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

LAND PLANNER:  
META PLANNING + DESIGN  
24285 KATY FREEWAY, STE. 525  
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 William Dalton, Vice President owner of the 69.97 acre tract described in the above and foregoing map of AMANDERA SEC 3, 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 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, 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 baysou, 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 SEC 3 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 WITNESS WHEREOF, TPHTM 359, LLC, a Delaware limited liability company, has caused these presents to be signed by William Dalton Vice President hereunto authorized, this 12th day of February, 2026.

TPHTM 359, LLC, a Delaware limited liability company

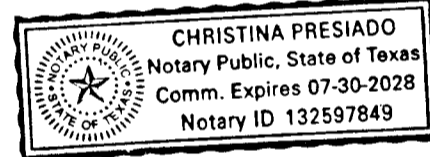
BY: TM 359 Member LLC,  
a Texas limited liability company,  
its Administrative Member

By: Will Kalle  
Name: William Dalton, Jr  
Title: Vice President

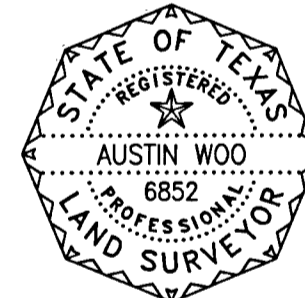
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared William Dalton, Vice President 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 12th day of February, 2026.

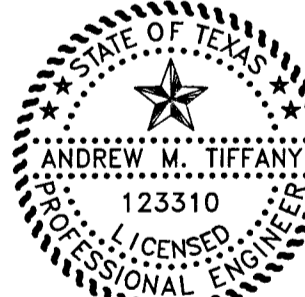


Christina Plesniak  
NAME: CHRISTINA PLESNIAK  
Notary Public in and for the State of Texas  
Commission Expires: 07-30-2028

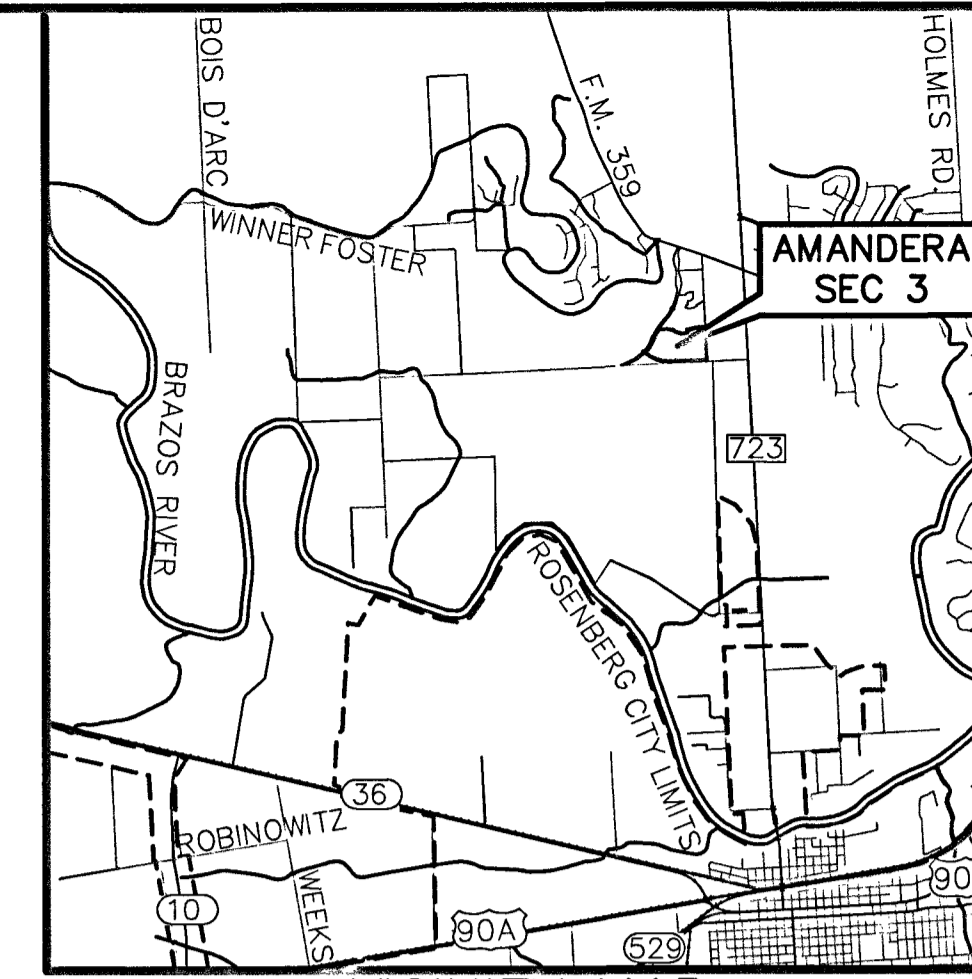


Austin Woo  
Austin Woo, R.P.L.S.  
Texas Registration No. 6852

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  
Andrew M. Tiffany, P.E.  
Texas Registration No. 123310  
BCE, Inc.  
TBPE Registration No. F-1046



VICINITY MAP  
N.T.S.  
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 \_\_\_\_\_, 2026.

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 \_\_\_\_\_, 2026, 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 SEC 3

A SUBDIVISION OF 69.97 ACRES OF LAND  
LOCATED IN THE  
JOHN FOSTER SURVEY, SECTION 21,  
ABSTRACT NO. 26,  
FORT BEND COUNTY, TEXAS

LOTS: 102      RESERVES: 6      BLOCKS: 4  
SCALE: 1"=100'      DATE: FEBRUARY, 2026

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  
24285 KATY FREEWAY, STE. 525  
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