

PLAT RECORDING SHEET

PLAT NAME: Amandera Sec 6

PLAT NO: _____

ACREAGE: 22.73

LEAGUE: John Foster Survey, Section 21,

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 79

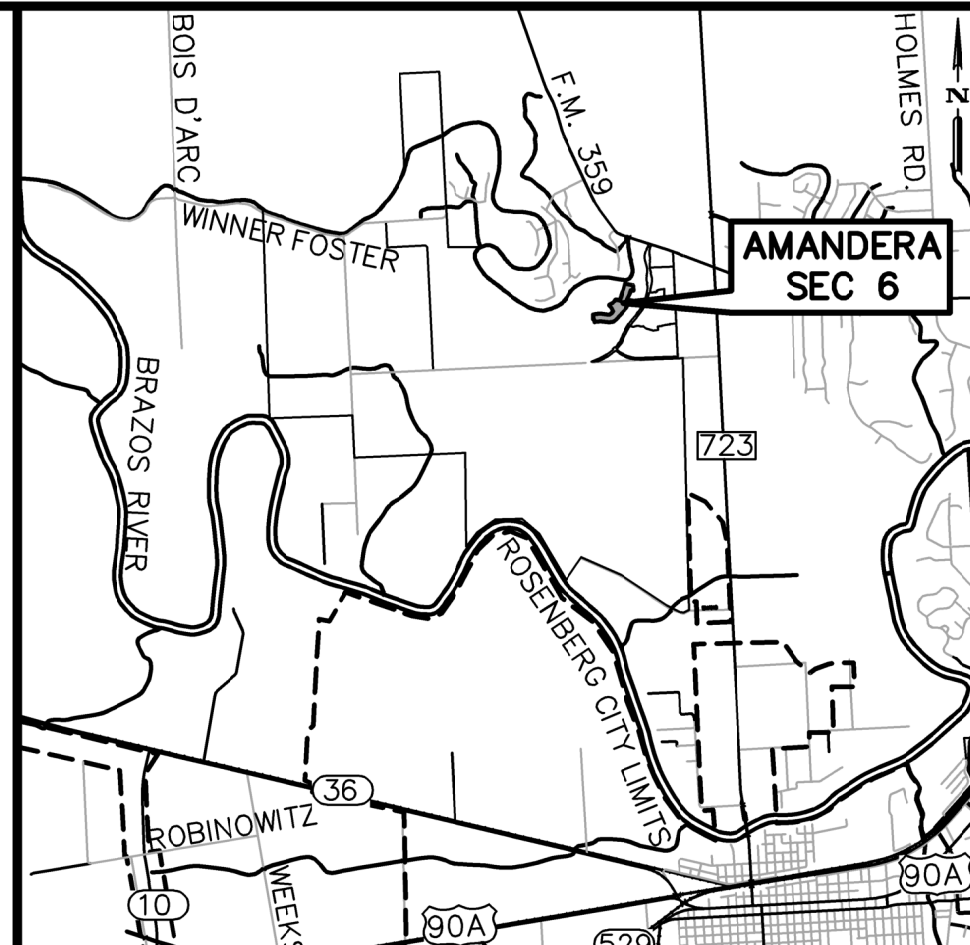
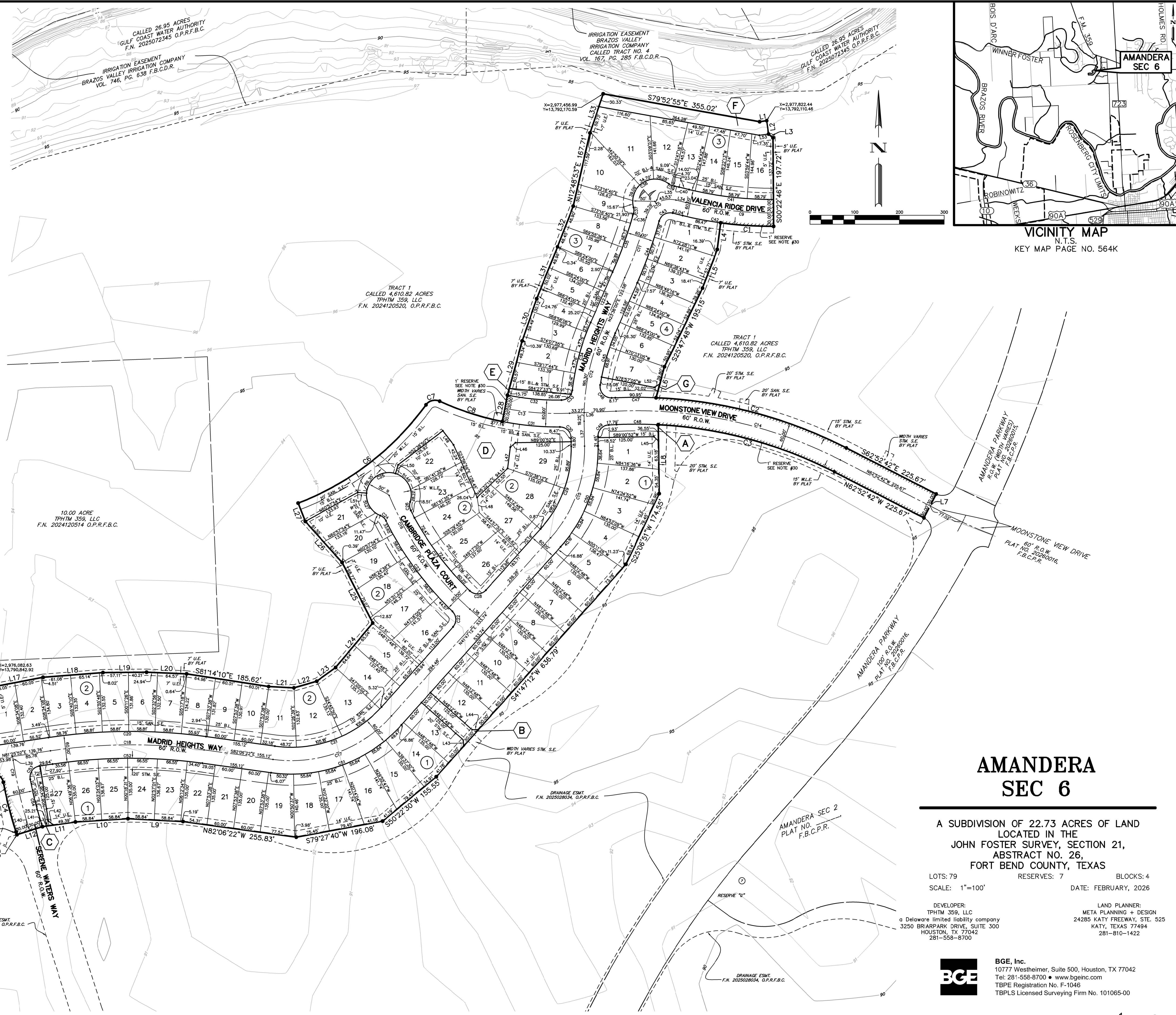
NUMBER OF RESERVES: 7

OWNERS: TPHTM 359, LLC

(DEPUTY CLERK)

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	830.00'	8°11'53"	118.76'	N 86°16'49" W	118.66'
C2	1030.00'	24°39'00"	443.13'	S 75°12'12" E	439.72'
C3	970.00'	24°12'37"	409.87'	N 74°59'00" W	406.83'
C4	1030.00'	6°21'44"	114.37'	N 14°16'30" W	114.31'
C5	25.00'	87°28'30"	38.17'	N 54°49'53" W	34.57'
C6	630.00'	33°12'32"	365.15'	N 52°24'06" E	360.06'
C7	25.00'	78°53'16"	34.42'	N 75°14'28" E	31.77'
C8	630.00'	13°23'19"	147.22'	S 72°00'33" E	146.88'
C9	800.00'	14°10'02"	197.81'	S 83°17'45" E	197.31'
C10	55.00'	88°21'33"	84.82'	S 59°36'30" W	76.66'
C11	1000.00'	8°10'17"	142.62'	N 19°30'52" E	142.49'
C12	500.00'	24°35'08"	214.55'	S 11°18'26" W	212.91'
C13	600.00'	13°53'03"	145.40'	S 85°38'44" E	145.04'
C14	1000.00'	29°42'34"	518.53'	N 77°43'59" W	512.74'
C15	300.00'	42°46'20"	223.95'	N 20°24'02" E	218.79'
C16	700.00'	25°42'57"	314.18'	S 35°21'19" E	311.55'
C17	300.00'	56°06'26"	293.78'	N 69°50'25" E	282.18'
C18	1200.00'	16°27'46"	344.80'	S 89°39'45" W	343.61'
C19	1000.00'	8°53'14"	155.11'	S 13°00'45" E	154.96'
C20	1230.00'	16°27'46"	353.42'	S 89°39'45" W	352.20'
C21	270.00'	56°06'26"	264.40'	S 69°50'25" W	253.96'
C22	25.00'	87°59'03"	38.39'	S 2°12'19" E	34.73'
C23	730.00'	19°48'12"	252.31'	S 36°17'45" E	251.06'
C24	25.00'	40°51'42"	17.45'	S 46°49'30" E	17.45'
C25	50.00'	26°55'05"	231.77'	S 65°32'11" W	73.38'
C26	25.00'	45°03'09"	19.66'	N 4°11'51" W	19.16'
C27	670.00'	19°07'48"	223.70'	N 36°17'19" W	222.66'
C28	25.00'	92°21'35"	40.30'	S 87°58'00" W	36.08'
C29	270.00'	42°46'20"	201.56'	S 20°24'02" W	196.91'
C30	25.00'	89°32'01"	39.07'	S 45°45'09" E	35.21'
C31	630.00'	11°48'56"	129.92'	S 84°36'41" E	129.69'
C32	570.00'	12°13'46"	121.66'	N 84°49'06" W	121.43'
C33	25.00'	82°29'10"	35.99'	S 47°49'26" W	32.96'
C34	530.00'	17°01'09"	157.43'	S 15°05'26" W	156.85'
C35	965.52'	8°12'33"	138.34'	S 19°30'52" W	138.22'
C36	5.17'	8°12'33"	0.74'	S 15°40'41" W	0.74'
C37	25.00'	31°36'21"	13.79'	S 0°07'27" W	13.62'
C38	50.00'	144°05'05"	125.74'	S 56°21'49" W	95.13'
C39	25.00'	31°36'21"	13.79'	N 67°23'50" W	13.62'
C40	85.00'	6°59'16"	10.37'	N 79°42'22" W	10.36'
C41	770.00'	14°10'02"	190.39'	N 83°17'45" W	189.91'
C42	830.00'	14°10'02"	205.23'	S 83°17'45" E	204.71'
C43	25.00'	88°21'33"	38.55'	N 59°36'30" E	34.85'
C44	1030.00'	8°10'17"	146.89'	N 19°30'52" E	146.77'
C45	470.00'	14°45'18"	121.04'	N 16°13'21" E	120.70'
C46	25.00'	101°25'58"	44.26'	N 41°52'17" W	38.70'
C47	1030.00'	5°03'34"	90.95'	S 89°56'31" W	90.93'
C48	970.00'	5°29'57"	93.10'	S 89°50'17" E	93.06'
C49	25.00'	88°23'52"	38.57'	N 43°12'48" E	34.86'
C50	330.00'	42°46'20"	246.35'	N 20°24'02" E	240.67'
C51	330.00'	56°06'26"	323.15'	N 69°50'25" E	310.40'
C52	1170.00'	16°27'46"	336.18'	N 89°39'45" E	335.02'
C53	25.00'	92°49'09"	40.50'	N 35°01'18" E	36.21'
C54	970.00'	6°04'05"	102.73'	N 14°25'19" W	102.68'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N82°00'38"E	16.11'
L2	S75°59'22"E	30.00'
L3	S49°11'04"E	13.17'
L4	S7°19'45"W	59.85'
L5	S20°45'27"W	92.51'
L6	S15°14'55"W	71.82'
L7	S27°07'18"W	60.00'
L8	S0°42'54"E	154.09'
L9	N87°02'59"W	122.87'
L10	S86°25'57"W	117.68'
L11	S81°53'34"W	74.80'
L12	S72°32'38"W	60.00'
L13	N17°27'22"W	6.58'
L14	N8°34'08"W	60.00'
L15	N81°25'52"E	23.24'
L16	N8°34'08"W	130.00'
L17	N79°08'40"E	124.61'
L18	N85°31'33"E	134.24'
L19	N89°32'31"E	97.32'
L20	S87°39'09"E	89.51'
L21	S86°59'41"E	57.04'
L22	N73°44'13"E	52.75'
L23	N54°01'59"E	52.20'
L24	N39°47'15"E	129.68'
L25	N26°53'04"W	152.06'
L26	N41°55'24"W	122.70'
L27	N20°59'38"W	43.92'
L28	N11°17'47"E	60.00'
L29	N15°12'46"E	125.66'
L30	N19°06'34"E	100.00'
L31	N21°49'49"E	124.74'
L32	N21°13'39"E	97.69'
L33	N18°36'13"E	92.34'
L34	S76°12'44"E	23.04'
L35	S33°38'11"E	5.60'
L36	N87°24'44"E	104.17'
L37	N0°59'08"W	55.70'
L38	S48°12'48"E	28.44'
L39	N8°34'08"W	8.52'
L40	S17°27'22"E	6.58'
L41	S17°27'22"E	6.58'
L42	N53°20'17"W	14.20'
L43	N31°12'48"W	14.14'
L44	S86°47'12"W	14.14'
L45	N45°51'01"W	14.11'
L46	N48°11'54"E	15.14'
L47	N7°22'57"E	47.89'
L48	S9°10'31"E	34.23'
L49	S37°21'10"E	39.73'
L50	N17°01'25"E	20.00'
L51	S85°21'44"E	20.00'
L52	S58°08'55"W	14.65'
L53	N82°00'38"E	20.89'



AMADERA SEC 6

A SUBDIVISION OF 22.73 ACRES OF LAND LOCATED IN THE JOHN FOSTER SURVEY, SECTION 21, ABSTRACT NO. 26, FORT BEND COUNTY, TEXAS

LOTS: 79 RESERVES: 7 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
BPPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

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	

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 22.73 acre tract described in the above and foregoing map of AMANDERA SEC 6, 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 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 such 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 bays, 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 6 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby covenant 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 William Dalton thereunto authorized, this 12th day of February, 2026.

TPHTM 359, LLC, a Delaware limited liability company
BY: William Dalton
Name: William Dalton
Title: Vice President

STATE OF TEXAS
COUNTY OF HARRIS

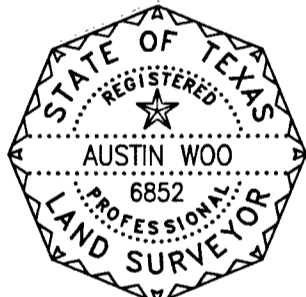
BEFORE ME, the undersigned authority, on this day personally appeared Christina Presiado of TP 359 Member, LLC, a Texas limited liability company, the Administrative Member of TPHTM 359, LLC, a Delaware limited liability company known to me to be the person whose name is subscribed to the foregoing instrument 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.



NAME: CHRISTINA PRESIADO
Notary Public in and for the State of Texas
Commission Expires: 07-30-2026

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 2/10/26
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 2/17/26
Andrew M. Tiffany, P.E.
Texas Registration No. 123310
BGE, Inc.
TBPE Registration No. F-1046

DESCRIPTION OF A 22.73 ACRE TRACT OF LAND SITUATED IN THE JOHN FOSTER SURVEY, SECTION 21, ABSTRACT NO. 26 FORT BEND COUNTY, TEXAS

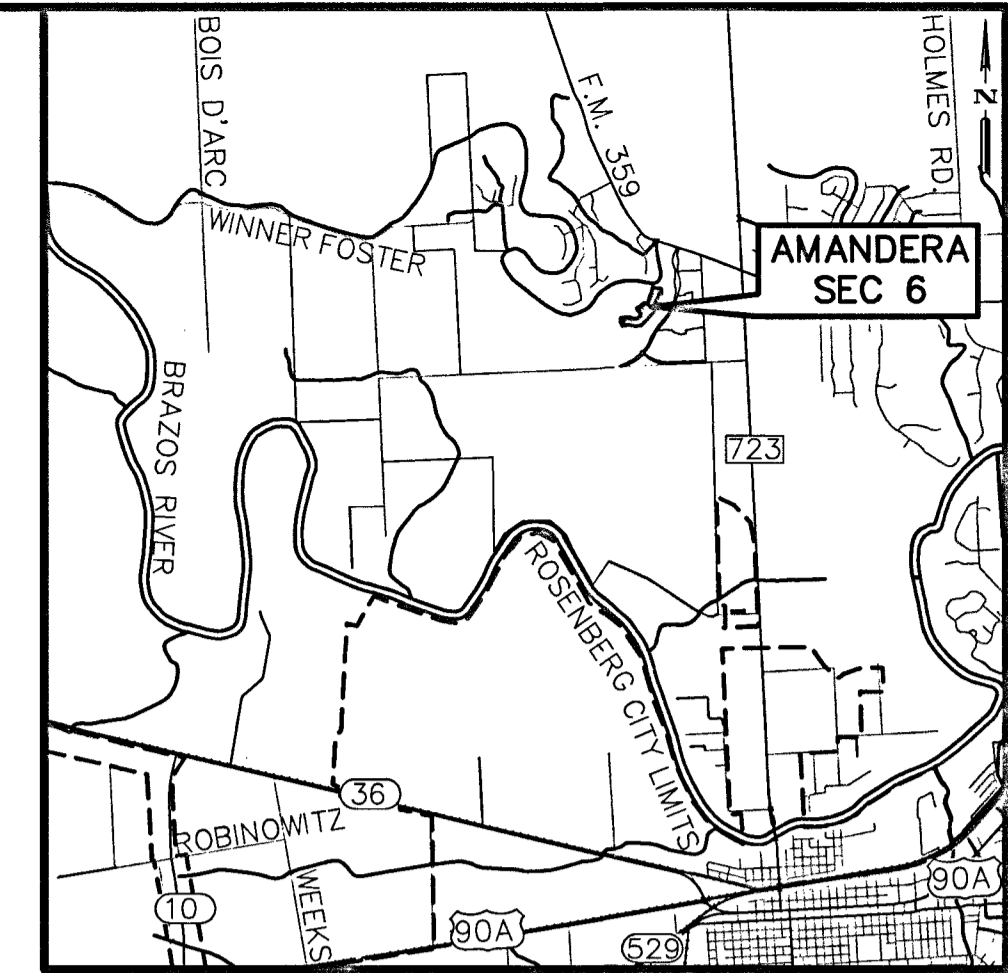
BEING a 22.73 acre (990,143 square feet) tract of land situated in the John Foster Survey, Section 21, Abstract No. 26 of Fort Bend County, Texas, as shown on the plat of said tract of land filed in the Public Records of Fort Bend County, Texas, under File Number (F.N.) 2024120520 of the Official Public Records of Fort Bend County, Texas, and as more fully described in the plat of said tract of land filed in the Public Records of Fort Bend County, Texas, under File Number (F.N.) 2024120520 and bounded as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and adjusted to monuments found along the line of the tract of land as described in an instrument to TPHTM 359, LLC recorded under F.N. 2024120514 of the Official Public Records of Fort Bend County, Texas:

COMMENTING at a 5/8-inch iron rod found for the Northeast corner of said 10.00 acre tract, from which a 5/8-inch iron rod with cap stamped "J.T. JAKUBIK & ASSOC. LLC" found for the Southeast corner of said 10.00 acre tract bears S 02° 14' 30" E, 360.00 feet to the beginning of a non-tangent curve to the right, from which its center bears N 00° 22' 46" W, 830.00 feet; In a Northwesterly direction, along and with said curve to the right, an arc distance of 118.76 feet, having a radius of 830.00 feet, a central angle of 08° 11' 33" and chord which bears N 86° 16' 49" W, 118.66 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract; S 07° 59' 22" E, a distance of 30.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract; S 49° 11' 04" E, a distance of 43.17 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 00° 22' 46" E, a distance of 197.72 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 beginning of a non-tangent curve to the right, from which its center bears N 00° 22' 46" W, 830.00 feet; In a Northwesterly direction, along and with said curve to the right, an arc distance of 118.76 feet, having a radius of 830.00 feet, a central angle of 08° 11' 33" and chord which bears N 86° 16' 49" W, 118.66 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract; S 07° 59' 22" E, a distance of 30.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract; S 20° 45' 27" W, a distance of 92.51 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; S 25° 47' 48" W, a distance of 195.15 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; S 15° 14' 55" W, a distance of 71.82 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 02° 14' 30" E, 360.00 feet to the beginning of a non-tangent curve to the right, from which its center bears N 00° 22' 46" W, 830.00 feet; In a Southeasterly direction, along and with said curve to the right, an arc distance of 443.13 feet, having a radius of 1,030.00 feet, a central angle of 24° 39' 00" and chord which bears S 75° 12' 12" E, 439.72 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of tangency; S 62° 52' 42" E, a distance of 225.67 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; S 27° 07' 18" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southeasterly corner of the herein described tract; N 62° 52' 42" W, a distance of 225.67 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 Northwesterly direction, along and with said curve to the left, an arc distance of 409.87 feet, having a radius of 970.00 feet, a central angle of 24° 12' 37" and chord which bears N 74° 59' 00" W, 406.83 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract; S 00° 42' 54" E, a distance of 154.09 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; S 25° 06' 51" W, a distance of 174.55 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; S 25° 47' 12" W, a distance of 636.79 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; S 60° 22' 30" W, a distance of 155.55 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; S 79° 27' 40" W, a distance of 196.08 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly corner of the herein described tract; N 82° 06' 22" W, a distance of 255.83 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; N 87° 02' 59" W, a distance of 122.87 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; S 89° 25' 57" W, a distance of 117.68 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; S 81° 53' 34" W, a distance of 74.60 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; S 72° 32' 38" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of the herein described tract; N 17° 27' 27" W, a distance of 6.58 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 114.37 feet, having a radius of 1,030.00 feet, a central angle of 08° 21' 44" and chord which bears N 14° 16' 30" W, 114.31 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 Northwesterly direction, along and with said curve to the left, an arc distance of 38.17 feet, having a radius of 25.00 feet, a central angle of 87° 28' 30" and chord which bears N 54° 49' 53" W, 38.17 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southeasterly corner of the herein described tract; N 08° 34' 08" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Northerly corner of the herein described tract; N 81° 25' 52" E, a distance of 23.24 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° 34' 08" W, a distance of 130.00 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 79° 08' 40" E, a distance of 124.61 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; N 85° 31' 33" E, a distance of 134.24 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; N 89° 32' 31" E, a distance of 97.32 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; S 87° 39' 09" E, a distance of 89.51 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; S 81° 14' 10" E, a distance of 185.62 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; S 88° 59' 41" E, a distance of 57.04 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; N 73° 44' 13" E, a distance of 52.75 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; N 54° 01' 59" E, a distance of 52.20 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; N 39° 47' 15" E, a distance of 129.68 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract; N 28° 53' 04" W, a distance of 152.06 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; N 41° 55' 24" W, a distance of 122.70 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; N 20° 59' 38" W, a distance of 43.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Northerly corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears N 20° 59' 38" W, 630.00 feet; In a Northwesterly direction, along and with said curve to the left, an arc distance of 365.15 feet, having a radius of 630.00 feet, a central angle of 33° 22' 30" and chord which bears N 52° 24' 06" E, 360.00 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 Northwesterly direction, along and with said curve to the right, an arc distance of 34.42 feet, having a radius of 630.00 feet, a central angle of 13° 23' 19" and chord which bears S 72° 00' 33" E, 146.88 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract; N 11° 17' 47" E, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; N 15° 12' 46" E, a distance of 125.66 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; N 19° 06' 34" E, a distance of 100.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; N 21° 49' 49" E, a distance of 124.74 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; N 21° 33' 39" E, a distance of 97.69 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; N 12° 48' 53" E, a distance of 167.71 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an angle point; N 18° 36' 13" E, a distance of 92.34 feet to the POINT OF BEGINNING and containing 22.73 acres (990,143 square feet) of land

RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.085 AC. / 3,721 S.F.	LANDSCAPE / OPEN SPACE
B	0.095 AC. / 4,150 S.F.	LANDSCAPE / OPEN SPACE
C	0.069 AC. / 3,004 S.F.	LANDSCAPE / OPEN SPACE
D	0.956 AC. / 41,650 S.F.	LANDSCAPE / OPEN SPACE
E	0.052 AC. / 2,286 S.F.	LANDSCAPE / OPEN SPACE
F	0.260 AC. / 11,344 S.F.	LANDSCAPE / OPEN SPACE
G	0.097 AC. / 4,238 S.F.	LANDSCAPE / OPEN SPACE

GENERAL NOTES

- "1" indicates Block Number.
- "B.L." indicates Building Line.
- "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.
- "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.
- "VOL." indicates Volume.
- "PG." indicates Page.
- "F.N." indicates File Number.
- 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 10.00 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.
- 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.
- 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 plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
- This plat is within Lighting Zone LZ3.
- This tract is located within Fort Bend County.
- The top of all floor slabs shall be a minimum of 98.41 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 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 and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 212.
- The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) and 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 48157C0115L, Revised April 2, 2014).
- 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 ocreage 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 rest in the dedicator, his heirs, assigns, or successors.
- 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.
- There is no pipeline for this plat.



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

Approved by the Commissioners Court of Fort Bend County, Texas, this _____ day of _____, 2026.

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.

Laura Richard
County Clerk
Fort Bend County, Texas

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

By: _____
Deputy

AMANDERA SEC 6

A SUBDIVISION OF 22.73 ACRES OF LAND
LOCATED IN THE
JOHN FOSTER SURVEY, SECTION 21,
ABSTRACT NO. 26,
FORT BEND COUNTY, TEXAS

LOTS: 79 RESERVES: 7 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