

PLAT RECORDING SHEET

PLAT NAME: Talon Ridge Section 1

PLAT NO: _____

ACREAGE: 29.678

LEAGUE: B.B.B. & C.R.R. CO. Survey, Section 1

ABSTRACT NUMBER: 142

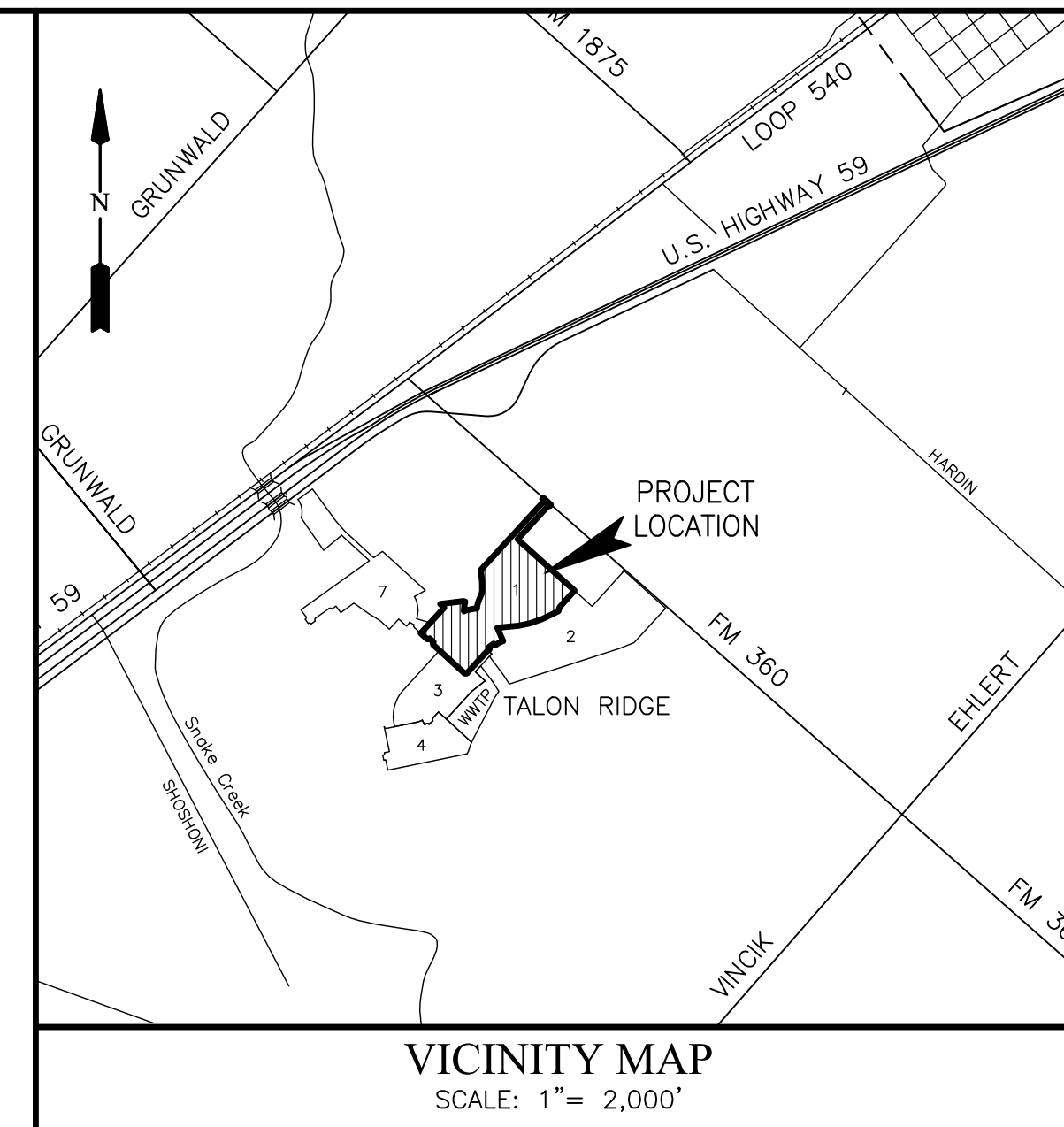
NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 84

NUMBER OF RESERVES: 8

OWNERS: JBZ Rosenberg Land, LLC & TPG AG EHC III (EMP) Multi State 6, LLC

(DEPUTY CLERK)



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 642N & 642S

STATE OF TEXAS
COUNTY OF FORT BEND

WE, JBZ ROSENBERG LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MATT WIGGINS, VICE PRESIDENT OF LAND DEVELOPMENT, BEING AN OFFICER OF JBZ ROSENBERG LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER, HEREINAFTER REFERRED TO AS OWNER OF THE 29.678 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TALON RIDGE SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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 PURPOSE 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 PURPOSE 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 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 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, 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, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS 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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TALON RIDGE SECTION 1 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.

FURTHER, OWNERS 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 WHEREOF, THE JBZ ROSENBERG LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATT WIGGINS, ITS VICE PRESIDENT OF LAND DEVELOPMENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2026.

JBZ ROSENBERG LAND, LLC,
A TEXAS LIMITED LIABILITY COMPANY

By: _____
MATT WIGGINS, VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATT WIGGINS, VICE PRESIDENT OF LAND DEVELOPMENT OF JBZ ROSENBERG LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, CLAYTON GAFFORD, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LIA SURVEY" UNLESS OTHERWISE NOTED.

CLAYTON GAFFORD, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6957

I, ANDREW BOWMAN, 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 BOWMAN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 132420

NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9998658765.
- BENCHMARK: NGS MONUMENT HOCSD 68: STAINLESS STEEL ROD ENCASED IN A 5 IN PVC PIPE WITH NGS LOGO CAP SURROUNDED WITH CONCRETE, LOCATED IN FORT BEND COUNTY - CITY OF BEASLEY, TEXAS, AT THE UNITED STATES POSTAL SERVICE OFFICE AT THE NORTHEAST INTERSECTION OF SOUTH 1ST STREET AND STATE HIGHWAY 540. THE STATION IS LOCATED 69.6 FEET SOUTH-SOUTHEAST FROM THE WEST CORNER OF THE POST OFFICE, 43.3 FEET SOUTHEAST FROM A METAL LIGHT POLE, 33.1 FEET EAST FROM THE CENTER OF A MANHOLE, AND 3.9 FEET SOUTHWEST FROM THE SOUTHWEST CURB OF THE POST OFFICE PARKING LOT.
ELEVATION = 105.9 FEET NAVD 88 (GEOID 18)
- TBM-A: CHISELED "BOX" CUT HEADWALL OF A CULVERT LOCATED ~53 FEET SOUTHWEST THE SOUTHWEST INTERSECTION OF U.S. HIGHWAY 59 AND WEST LANA LANE, ~5 FEET SOUTHEAST OF THE U.S. HIGHWAY 90 PAVING, AND ~34 FEET SOUTHWEST OF A POWER POLE.
ELEVATION = 102.41 FEET NAVD 88 (GEOID 18)
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 101.54 FEET ABOVE MEAN SEA LEVEL (NAVD88 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, MAX PONDING, OR SHEET FLOW ELEVATION; AND NO LESS THAN 24 INCHES ABOVE THE 100-YEAR WSEL OF ANY FUTURE DETENTION AND MITIGATION POND SERVING THE DEVELOPMENT AS DETERMINED DURING FUTURE SITE DESIGNS.
- THIS PLAT WAS PREPARED TO MEET FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 273, FORT BEND EMERGENCY SERVICE DISTRICT NO. 8 AND FORT BEND COUNTY.
- BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0375M, REVISED DECEMBER 21, 2017.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LIA SURVEY" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2 AND LIGHTING ZONE 3.
- 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 ADA REQUIREMENTS.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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.
- ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED STRUCTURE.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE EASEMENT AND DRAINAGE RESERVE "A" AND "E" IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 273.

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 OR 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

DANIEL WONG
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

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 PLAT 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

FINAL PLAT OF TALON RIDGE SECTION 1

A SUBDIVISION OF 29.678 ACRES OF LAND SITUATED IN THE B.B.B. & C.R.R. CO. SURVEY, SECTION 1, ABSTRACT 142, FORT BEND COUNTY, TEXAS.

84 LOTS 8 RESERVES (8.861 ACRES) 4 BLOCKS

MARCH 17, 2026 JOB NO. 3891-1513.310

OWNERS:

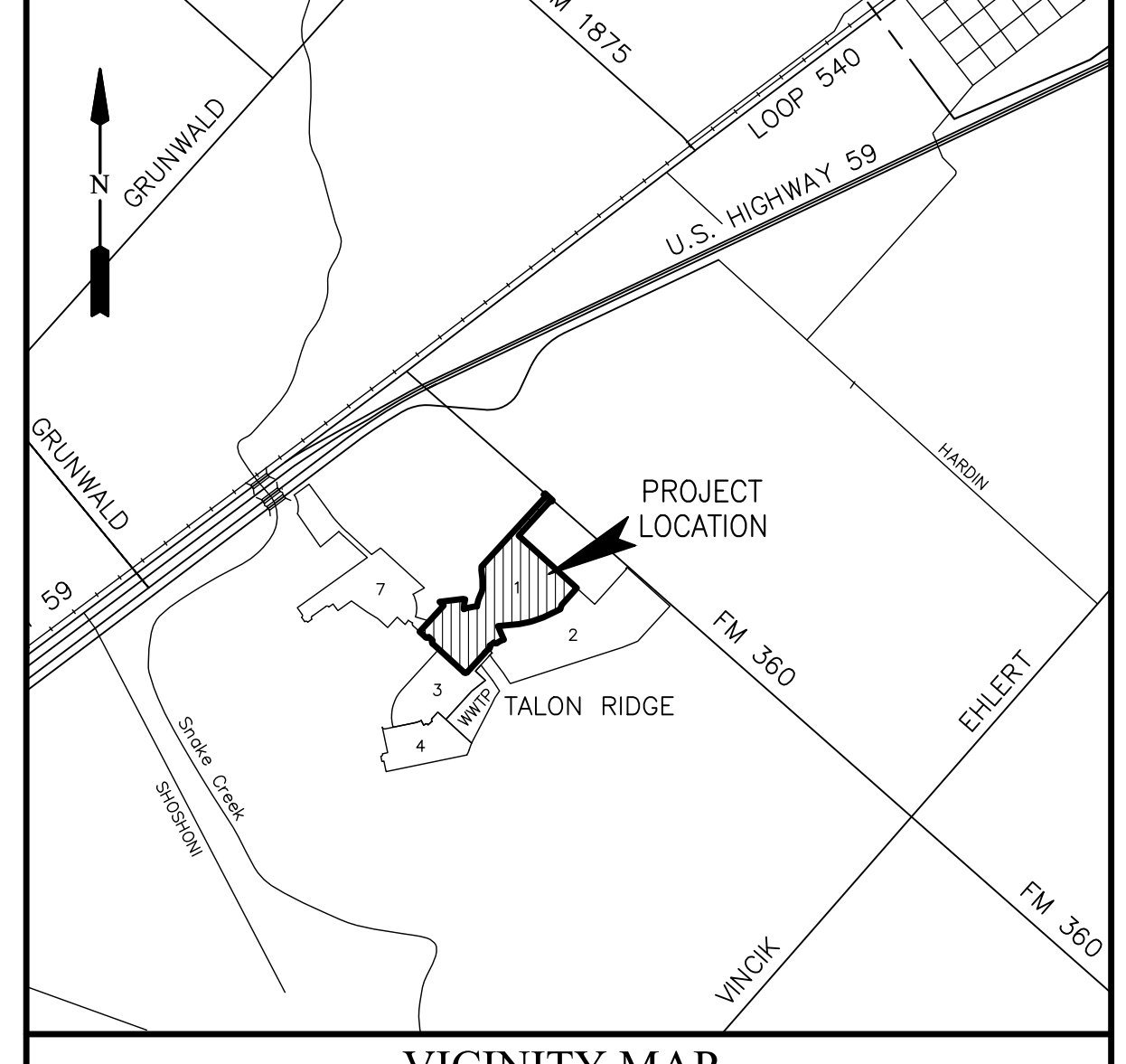
JBZ ROSENBERG LAND, LLC
A TEXAS LIMITED LIABILITY COMPANY
MATT WIGGINS, VICE PRESIDENT OF LAND DEVELOPMENT
7906 NORTH SAM HOUSTON PARKWAY WEST, SUITE 102 HOUSTON, TEXAS 77064
PH: 817-849-5274

TPG AG EHC III (EMP) MULTI STATE 6, LLC
A DELAWARE LIMITED LIABILITY COMPANY

STEVEN S. BENSON, MANAGER
10235 WEST LITTLE YORK, SUITE 450, HOUSTON, TEXAS 77040

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386

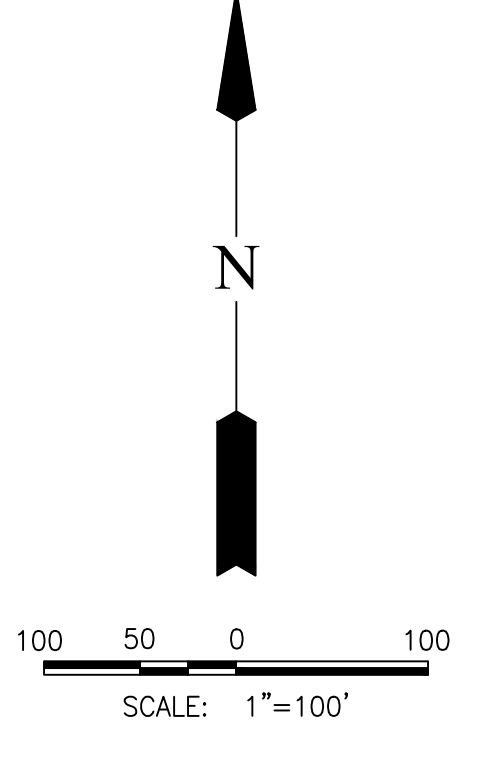


VICINITY MAP
SCALE: 1" = 2,000'

KEY MAP NO. 642N & 642S

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	630.00'	8°02'41"	88.46'	S 62°57'53" W	86.38'
C2	25.00'	84°59'05"	37.08'	N 78°33'55" W	33.77'
C3	25.00'	85°22'54"	37.25'	S 06°37'05" W	33.90'
C4	630.00'	6°52'59"	75.68'	S 45°52'02" W	75.64'
C5	25.00'	90°00'00"	39.27'	S 87°25'33" W	35.36'
C6	25.00'	90°00'00"	39.27'	S 87°25'33" W	35.36'
C7	25.00'	90°00'00"	39.27'	N 02°34'27" E	35.36'
C8	645.00'	1°39'38"	153.78'	N 78°20'05" E	153.42'
C9	30.00'	90°27'35"	47.36'	N 02°43'41" W	42.60'
C10	300.00'	38°48'35"	203.21'	S 23°05'50" W	199.34'
C11	400.00'	39°45'55"	277.61'	S 16°11'25" E	272.07'
C12	55.00'	89°30'12"	85.92'	S 03°12'22" E	77.44'
C13	600.00'	52°08'48"	546.08'	S 67°37'08" E	527.42'
C14	615.00'	51°15'59"	550.28'	S 68°03'33" E	532.11'
C15	300.00'	51°39'00"	270.44'	N 67°52'02" E	261.37'
C16	30.00'	89°32'25"	46.88'	S 87°16'19" W	42.26'
C17	25.00'	90°27'35"	39.47'	S 02°43'41" E	35.50'
C18	25.00'	22°02'13"	9.62'	S 58°58'35" E	9.56'
C19	50.00'	133°47'25"	116.75'	S 03°05'59" E	91.98'
C20	25.00'	23°16'34"	10.16'	S 52°09'27" W	10.09'
C21	630.00'	53°10'22"	584.67'	S 67°06'21" W	563.91'
C22	25.00'	90°00'00"	39.27'	S 48°41'32" W	35.36'
C23	370.00'	39°45'55"	256.79'	S 16°11'25" E	251.67'
C24	430.00'	39°45'55"	298.43'	N 16°11'25" W	292.48'
C25	25.00'	95°10'03"	41.52'	N 43°53'29" W	36.91'

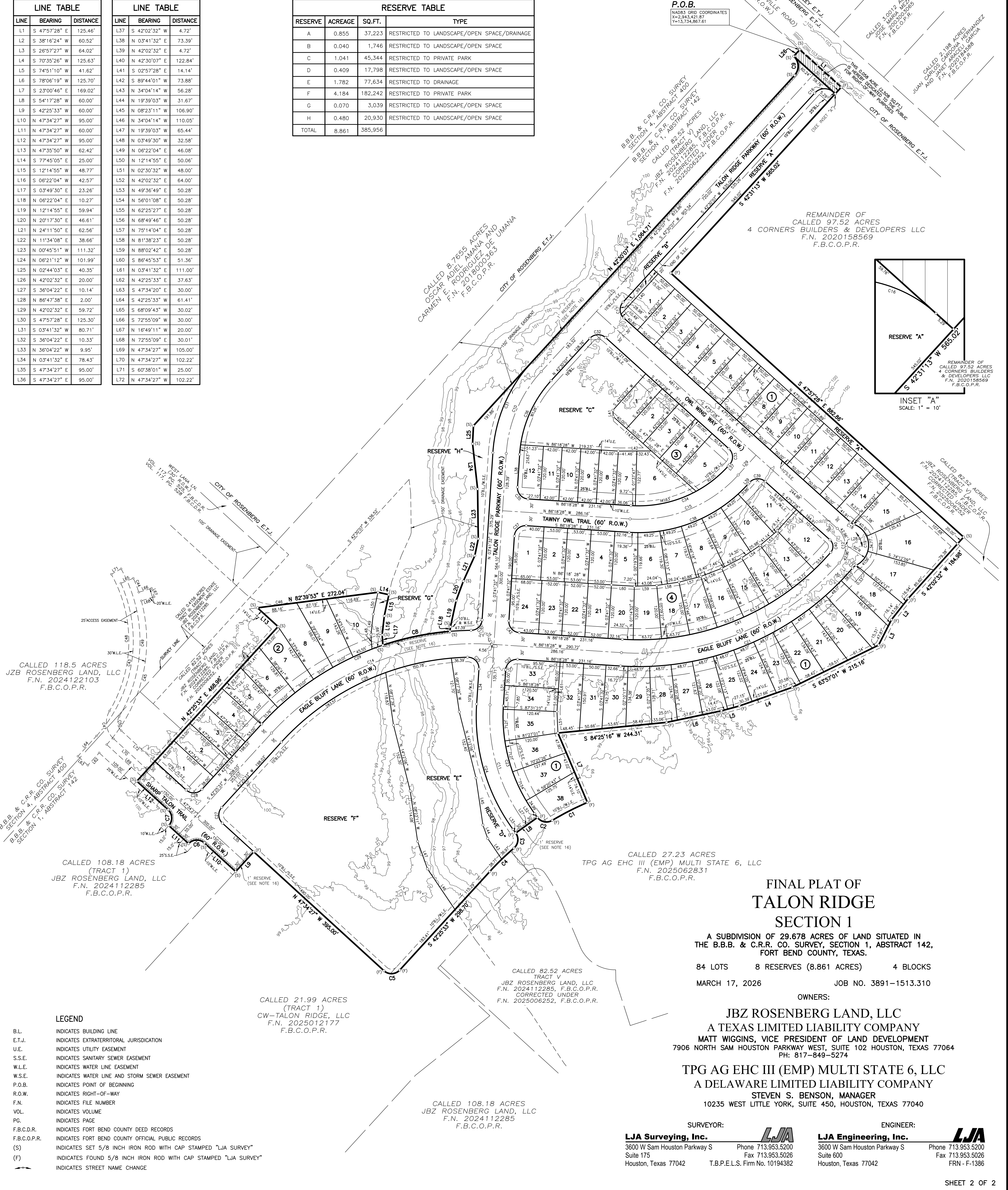
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C26	585.00'	46°05'56"	470.68'	S 65°28'31" W	458.08'
C27	25.00'	90°00'00"	39.27'	S 02°34'27" E	35.36'
C28	25.00'	90°00'00"	39.27'	N 87°25'33" E	35.36'
C29	645.00'	46°56'57"	528.52'	N 65°54'01" E	513.86'
C30	25.00'	85°40'57"	37.39'	N 46°32'01" E	34.00'
C31	330.00'	38°48'35"	223.53'	N 23°05'50" E	219.28'
C32	25.00'	89°32'25"	39.07'	N 87°16'20" E	35.21'
C33	25.00'	90°00'00"	39.27'	S 02°57'28" E	35.36'
C34	270.00'	51°39'00"	243.40'	S 67°52'02" W	235.24'
C35	25.00'	90°00'00"	39.27'	N 41°18'28" W	35.36'
C36	270.00'	38°48'35"	182.89'	N 23°05'50" E	179.41'
C37	25.00'	90°00'00"	39.27'	N 48°41'32" E	35.36'
C38	330.00'	51°39'00"	297.48'	N 67°52'02" E	287.51'
C39	25.00'	90°00'00"	39.27'	N 87°02'32" E	35.36'
C40	20.00'	88°59'13"	31.06'	S 03°27'51" E	28.03'
C41	570.00'	52°39'47"	523.91'	S 67°21'39" W	505.66'
C42	25.00'	90°00'00"	39.27'	N 41°18'28" W	35.36'
C43	315.00'	66°42'03"	366.71'	N 09°04'31" E	346.35'
C44	223.09'	8°38'58"	33.68'	N 21°16'05" W	33.65'
C45	345.00'	57°22'30"	345.48'	N 13°32'10" E	331.22'
C46	100.00'	89°54'03"	156.91'	S 87°27'08" W	141.30'
C47	50.00'	78°25'38"	68.44'	S 08°21'38" E	63.22'
C48	305.00'	60°13'10"	320.56'	N 00°44'36" E	306.01'
C49	330.00'	60°13'10"	346.84'	N 00°44'36" E	331.09'
C50	25.00'	78°25'38"	34.22'	S 08°21'38" E	31.61'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°57'28" E	125.46'
L2	S 38°16'24" W	60.52'
L3	S 26°57'27" W	64.02'
L4	S 70°35'26" W	125.63'
L5	S 74°51'10" W	41.62'
L6	S 78°06'19" W	125.70'
L7	S 23°00'46" E	169.02'
L8	S 54°17'28" W	60.00'
L9	S 42°25'33" W	60.00'
L10	N 47°34'27" W	95.00'
L11	N 47°34'27" W	60.00'
L12	N 47°34'27" W	95.00'
L13	N 47°35'50" W	62.42'
L14	S 77°45'05" E	25.00'
L15	S 12°14'55" W	48.77'
L16	S 06°22'04" W	42.57'
L17	S 03°49'30" E	23.26'
L18	N 06°22'04" E	10.27'
L19	N 12°14'55" E	59.94'
L20	N 20°17'30" E	46.61'
L21	N 24°11'50" E	62.56'
L22	N 11°34'08" E	38.66'
L23	N 00°45'51" W	111.32'
L24	N 06°21'12" W	101.99'
L25	N 02°44'03" E	40.35'
L26	N 42°02'32" E	20.00'
L27	S 36°04'22" E	10.14'
L28	N 88°47'38" E	2.00'
L29	N 42°02'32" E	59.72'
L30	S 47°57'28" E	125.30'
L31	S 03°41'32" W	80.71'
L32	S 36°04'22" E	10.33'
L33	N 36°04'22" W	9.95'
L34	N 03°41'32" E	78.43'
L35	S 47°34'27" E	95.00'
L36	S 47°34'27" E	95.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L37	S 42°02'32" W	4.72'
L38	N 03°41'32" E	73.39'
L39	N 42°02'32" E	4.72'
L40	N 42°30'07" E	122.84'
L41	S 02°57'28" E	14.14'
L42	S 89°44'01" W	73.88'
L43	N 34°04'14" W	56.28'
L44	N 19°39'03" W	31.67'
L45	N 08°23'11" W	106.90'
L46	N 34°04'14" W	110.05'
L47	N 19°39'03" W	65.44'
L48	N 03°49'30" W	32.58'
L49	N 06°22'04" E	46.08'
L50	N 12°14'55" E	50.06'
L51	N 02°30'32" W	48.00'
L52	N 42°02'32" E	64.00'
L53	N 49°36'49" E	50.28'
L54	N 56°01'08" E	50.28'
L55	N 62°25'27" E	50.28'
L56	N 68°49'46" E	50.28'
L57	N 75°14'04" E	50.28'
L58	N 81°38'23" E	50.28'
L59	N 88°02'42" E	50.28'
L60	S 86°45'53" E	51.36'
L61	N 03°41'32" E	111.00'
L62	N 42°25'33" E	37.63'
L63	S 47°34'27" E	30.00'
L64	S 42°25'33" W	61.41'
L65	S 68°09'43" W	30.02'
L66	S 72°55'09" W	30.00'
L67	N 16°49'11" W	20.00'
L68	N 72°55'09" E	30.01'
L69	N 47°34'27" W	105.00'
L70	N 47°34'27" W	102.22'
L71	S 60°38'01" W	25.00'
L72	N 47°34'27" W	102.22'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	0.855	37,223	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	
B	0.040	1,746	RESTRICTED TO LANDSCAPE/OPEN SPACE	
C	1.041	45,344	RESTRICTED TO PRIVATE PARK	
D	0.409	17,798	RESTRICTED TO LANDSCAPE/OPEN SPACE	
E	1.782	77,634	RESTRICTED TO DRAINAGE	
F	4.184	182,242	RESTRICTED TO PRIVATE PARK	
G	0.070	3,039	RESTRICTED TO LANDSCAPE/OPEN SPACE	
H	0.480	20,930	RESTRICTED TO LANDSCAPE/OPEN SPACE	
TOTAL	8.861	385,956		



FINAL PLAT OF TALON RIDGE SECTION 1
 A SUBDIVISION OF 29.678 ACRES OF LAND SITUATED IN THE B.B.B. & C.R.R. CO. SURVEY, SECTION 1, ABSTRACT 142, FORT BEND COUNTY, TEXAS.
 84 LOTS 8 RESERVES (8.861 ACRES) 4 BLOCKS
 MARCH 17, 2026 JOB NO. 3891-1513.310
 OWNERS:
J.B.Z. ROSENBERG LAND, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 MATT WIGGINS, VICE PRESIDENT OF LAND DEVELOPMENT
 7906 NORTH SAM HOUSTON PARKWAY WEST, SUITE 102 HOUSTON, TEXAS 77064
 PH: 817-849-5274
TPG AG EHC III (EMP) MULTI STATE 6, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 STEVEN S. BENSON, MANAGER
 10235 WEST LITTLE YORK, SUITE 450, HOUSTON, TEXAS 77040
 SURVEYOR: **LJA Surveying, Inc.** Phone 713.953.5200
 3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042 Fax 713.953.5028 T.B.P.E.L.S. Firm No. 10194382
 ENGINEER: **LJA Engineering, Inc.** Phone 713.953.5200
 3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042 Fax 713.953.5028 FRN - F-1386

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - E.T.J. INDICATES EXTRATERRITORIAL JURISDICTION
 - U.E. INDICATES UTILITY EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - W.S.E. INDICATES WATER LINE AND STORM SEWER EASEMENT
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - (S) INDICATES SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
 - (F) INDICATES FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
 - INDICATES STREET NAME CHANGE