

PLAT RECORDING SHEET

PLAT NAME: Talon Ridge Section 2

PLAT NO: _____

ACREAGE: 29.217

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

ABSTRACT NUMBER: 142

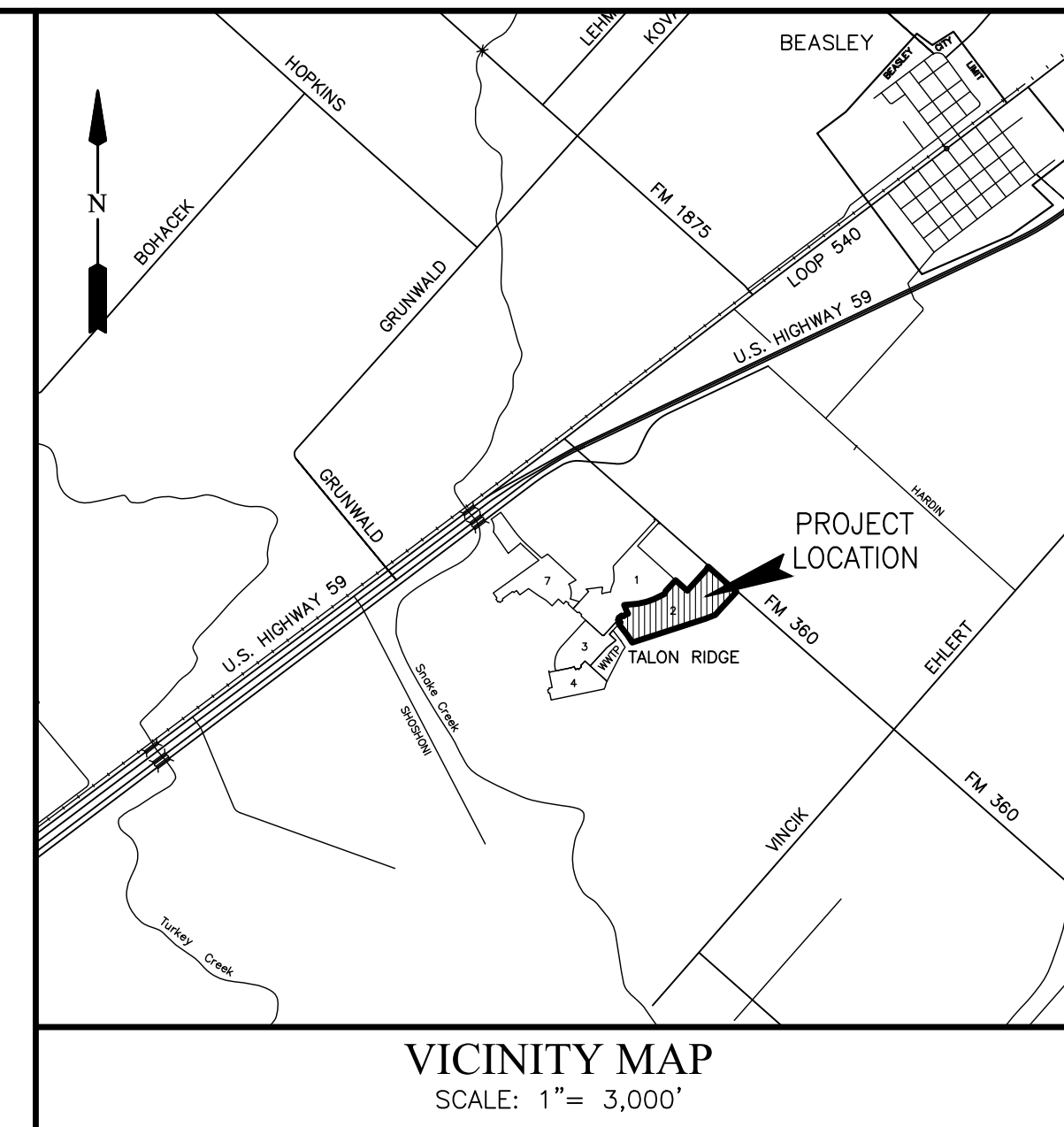
NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 154

NUMBER OF RESERVES: 4

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

(DEPUTY CLERK)



VICINITY MAP
SCALE: 1"= 3,000'
KEY MAP NO. 642S

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TPG AG EHC III (EMP) MULTI STATE 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH STEVEN S. BENSON, MANAGER, BEING AN OFFICER OF ESSENTIAL HOUSING ASSET MANAGEMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AUTHORIZED AGENT OF TPG AG EHC III (EMP) MULTI STATE 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 29.217 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TALON RIDGE SECTION 2, 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 2 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 TPG AG EHC III (EMP) MULTI STATE 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ESSENTIAL HOUSING ASSET MANAGEMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT, THEREUNTO AUTHORIZED, ITS MANAGER, STEVEN S. BENSON, THIS _____ DAY OF _____, 2026.

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

BY: ESSENTIAL HOUSING ASSET MANAGEMENT COMPANY, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
ITS AUTHORIZED AGENT

BY: _____
STEVEN S. BENSON, MANAGER

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN S. BENSON, MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AUTHORIZED AGENT OF TPG AG EHC III (EMP) MULTI STATE 6, 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.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

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

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 2

A SUBDIVISION OF 29.217 ACRES OF LAND SITUATED IN
THE B.B.B. & C.R.R. CO. SURVEY, SECTION 1, ABSTRACT 142,
FORT BEND COUNTY, TEXAS.

154 LOTS 4 RESERVES (1.286 ACRES) 4 BLOCKS

MARCH 17, 2026 JOB NO. 5690-1101.310

OWNER:

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 III (EMP) MULTI STATE 6, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: ESSENTIAL HOUSING ASSET MANAGEMENT COMPANPY, LLC
STEVEN S. BENSON, MANAGER
8585 E. HARTFORD DRIVE, SUITE 118 SCOTTSDALE, ARIZONA 83255
PH: (619) 400-9041

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

NOTES:

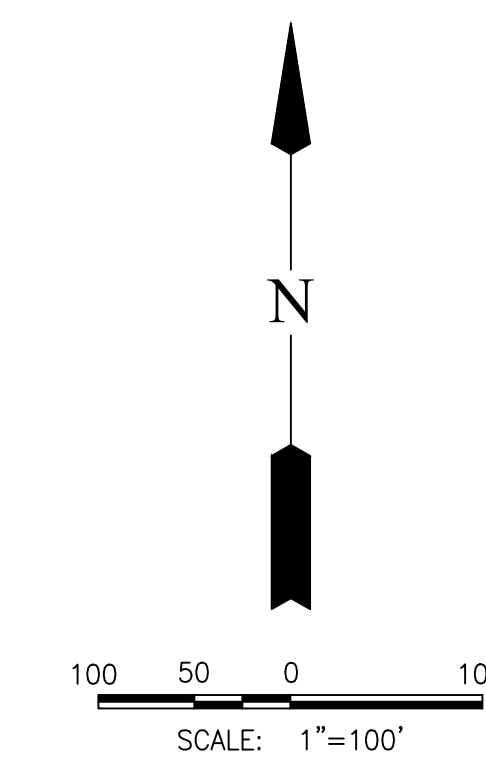
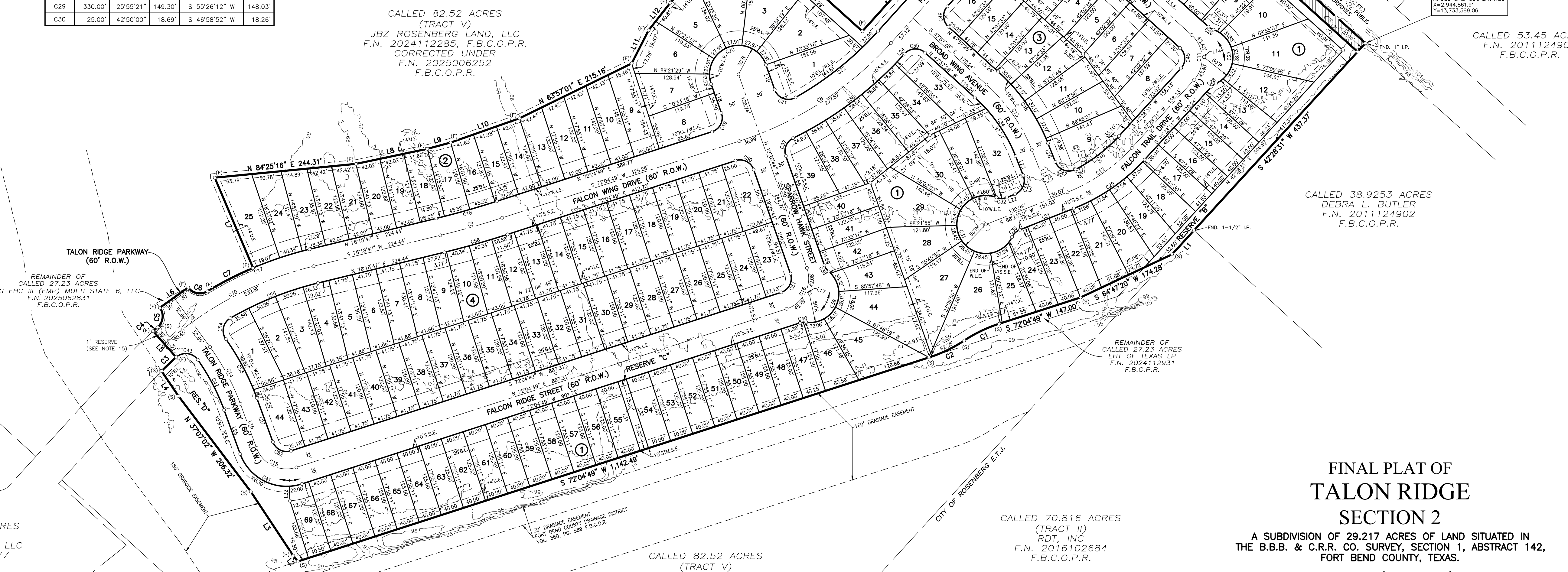
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9998658765.
- BENCHMARK: NGS MONUMENT HGSD 68; STAINLESS STEEL ROD ENCASED IN A 5 IN PVC PIPE WITH NGS LOGO CAP SURROUNDED WITH 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-SOUTHWEST FROM THE WEST CORNER OF THE POST OFFICE, 43.3 FEET SOUTHWEST FROM 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 OF THE SOUTHWEST INTERSECTION OF U.S. HIGHWAY 59 AND WEST LANA LANE, ~5 FEET SOUTHWEST 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 101.88 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 DOWNY 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. 481570375M, 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 "LJA 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.
- 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 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 "C" IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 273.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	250.00'	19°25'14"	67.28'	S 64°22'12" W	67.08'
C2	250.00'	19°25'14"	67.28'	S 64°22'12" W	67.08'
C3	570.00'	3°29'13"	34.69'	N 46°37'37" E	34.69'
C4	630.00'	0°56'18"	10.32'	N 48°50'23" E	10.32'
C5	25.00'	89°22'54"	37.25'	N 06°37'05" E	33.90'
C6	25.00'	84°59'05"	37.08'	S 78°33'55" E	33.77'
C7	630.00'	8°02'41"	88.46'	N 62°57'53" E	88.38'
C8	600.00'	30°02'17"	314.56'	S 57°03'41" W	310.97'
C9	1,500.00'	4°13'57"	110.81'	S 74°11'48" W	110.78'
C10	600.00'	27°56'33"	292.61'	S 62°20'30" W	289.72'
C11	55.00'	90°25'59"	86.81'	S 02°44'29" E	78.08'
C12	300.00'	25°55'21"	135.73'	S 59°26'12" W	134.58'
C13	300.00'	26°21'20"	138.00'	S 34°46'48" E	136.78'
C14	400.00'	19°58'50"	111.56'	S 28°04'58" E	111.20'
C15	55.00'	87°49'38"	84.31'	S 64°00'22" E	76.29'
C16	55.00'	91°31'33"	87.86'	N 26°19'03" E	78.81'
C17	630.00'	17°22'14"	191.00'	N 67°37'40" E	190.27'
C18	1,470.00'	4°13'57"	108.59'	N 74°11'48" E	108.57'
C19	25.00'	91°31'33"	39.94'	N 26°19'03" E	35.82'
C20	50.00'	180°00'00"	157.08'	N 70°33'16" E	100.00'
C21	25.00'	100°08'46"	43.70'	S 69°31'07" E	38.34'
C22	570.00'	18°21'58"	182.71'	N 51°13'31" E	181.93'
C23	30.00'	70°31'48"	36.93'	N 06°46'38" E	34.64'
C24	30.00'	90°00'00"	47.12'	S 87°02'32" W	42.43'
C25	25.00'	90°00'00"	39.27'	S 02°57'28" E	35.36'
C26	25.00'	22°47'36"	9.95'	S 59°21'16" E	9.88'
C27	50.00'	136°01'11"	118.70'	S 02°44'29" E	92.72'
C28	25.00'	22°47'36"	9.95'	S 53°52'19" W	9.88'
C29	330.00'	25°55'21"	149.30'	S 55°26'12" W	148.03'
C30	25.00'	42°50'00"	18.69'	S 48°58'52" W	18.26'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C31	50.00'	265°40'01"	231.84'	N 21°36'08" W	73.33'
C32	25.00'	42°50'00"	18.69'	N 89°48'53" E	18.26'
C33	25.00'	90°00'00"	39.27'	N 23°23'52" E	35.36'
C34	270.00'	26°21'20"	124.20'	N 34°46'48" W	123.11'
C35	25.00'	90°00'00"	39.27'	S 87°02'32" W	35.36'
C36	630.00'	21°50'55"	240.24'	S 52°57'59" W	238.78'
C37	25.00'	83°20'11"	36.36'	S 22°13'21" W	33.24'
C38	25.00'	30°02'55"	13.11'	S 34°28'11" E	12.96'
C39	50.00'	146°39'38"	127.99'	S 23°50'10" W	95.80'
C40	25.00'	25°05'10"	10.95'	S 84°37'24" W	10.86'
C41	85.00'	87°49'38"	130.29'	N 64°00'22" W	117.91'
C42	370.00'	15°10'21"	97.98'	N 27°40'44" W	97.69'
C43	25.00'	96°21'52"	42.05'	N 83°26'50" W	37.26'
C44	25.00'	90°00'00"	39.27'	N 87°02'32" E	35.36'
C45	25.00'	90°25'59"	39.46'	S 64°00'22" E	35.49'
C46	270.00'	20°04'55"	94.63'	S 52°30'58" W	94.15'
C47	25.00'	17°22'14"	41.82'	N 69°31'21" W	37.11'
C48	330.00'	26°21'20"	151.80'	N 34°46'48" W	150.46'
C49	25.00'	90°00'00"	39.27'	N 02°57'28" W	35.36'
C50	25.00'	88°28'27"	38.60'	S 63°40'57" E	34.88'
C51	25.00'	91°31'33"	39.94'	S 26°19'03" W	35.82'
C52	25.00'	87°49'38"	38.32'	N 64°00'22" W	34.68'
C53	430.00'	15°18'40"	114.91'	N 27°44'53" W	114.57'
C54	25.00'	95°21'30"	41.61'	N 12°16'33" E	36.97'
C55	570.00'	16°21'29"	162.74'	N 68°08'02" E	162.18'
C56	1,530.00'	4°13'57"	113.03'	N 74°11'48" E	113.00'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	0.383	16,668	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	
B	0.470	20,483	RESTRICTED TO LANDSCAPE/OPEN SPACE	
C	0.043	1,875	RESTRICTED TO OPEN SPACE	
D	0.390	16,988	RESTRICTED TO LANDSCAPE/OPEN SPACE	
TOTAL	1.286	56,014		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°25'32" W	55.91'
L2	N 38°41'20" W	12.75'
L3	N 33°28'43" W	132.51'
L4	N 34°04'14" W	51.90'
L5	N 41°37'46" W	60.00'
L6	N 54°17'28" E	60.00'
L7	N 23°00'46" W	169.02'
L8	N 78°06'19" E	125.70'
L9	N 74°51'10" E	41.62'
L10	N 70°35'26" E	125.63'
L11	N 26°57'27" E	64.02'
L12	N 38°16'24" E	60.52'
L13	S 21°36'08" E	90.58'
L14	S 87°15'31" W	3.00'
L15	S 36°04'22" E	105.38'
L16	S 20°05'33" E	80.74'
L17	N 65°36'20" W	7.50'
L18	N 19°26'44" W	52.86'
L19	S 19°26'44" E	45.58'
L20	S 42°02'32" W	85.00'
L21	S 68°23'52" W	100.04'
L22	N 68°23'52" E	14.97'
L23	N 21°36'08" W	35.58'
L24	S 42°02'32" W	2.12'
L25	N 20°05'33" W	80.74'
L26	N 21°36'08" W	34.31'
L27	N 20°05'33" W	80.74'
L28	N 47°57'28" W	536.89'
L29	N 42°02'32" E	124.49'
L30	S 17°55'11" E	125.00'
L31	N 17°55'11" W	125.00'
L32	S 03°05'31" E	25.00'
L33	N 70°33'16" E	122.00'
L34	N 84°15'36" E	29.76'



P.O.B.
NAD83 GRID COORDINATES
X=2944.96191
Y=13733.56906

**FINAL PLAT OF
TALON RIDGE
SECTION 2**

A SUBDIVISION OF 29.217 ACRES OF LAND SITUATED IN THE B.B.B. & C.R.R. CO. SURVEY, SECTION 1, ABSTRACT 142, FORT BEND COUNTY, TEXAS.

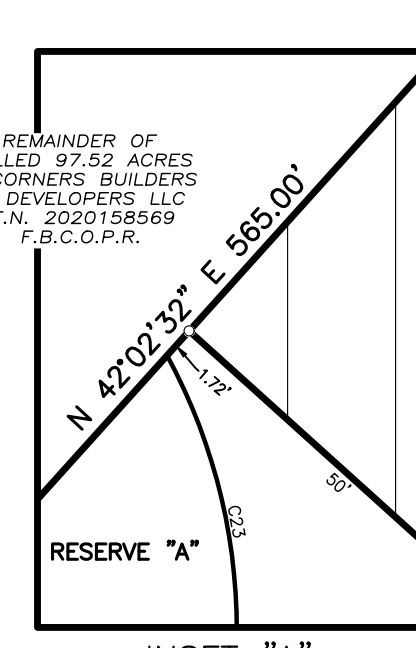
154 LOTS 4 RESERVES (1.286 ACRES) 4 BLOCKS

MARCH 17, 2026 JOB NO. 5690-1101.310

OWNER:
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 III (EMP) MULTI STATE 6, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: ESSENTIAL HOUSING ASSET MANAGEMENT COMPANYPNY, LLC
STEVEN S. BENSON, MANAGER
8585 E. HARTFORD DRIVE, SUITE 118 SCOTTSDALE, ARIZONA 83255
PH: (619) 400-9041

- LEGEND**
- BL. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - RES. INDICATES RESERVE
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - FND. INDICATES FOUND
 - I.P. INDICATES IRON PIPE
 - F.B.C.O.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



SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Houston, Texas 77042
Phone 713.953.5200
Suite 600
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

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