

LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- ① - INDICATES BLOCK NUMBER
- A - INDICATES RESERVE
- X - INDICATES STREET NAME BREAK

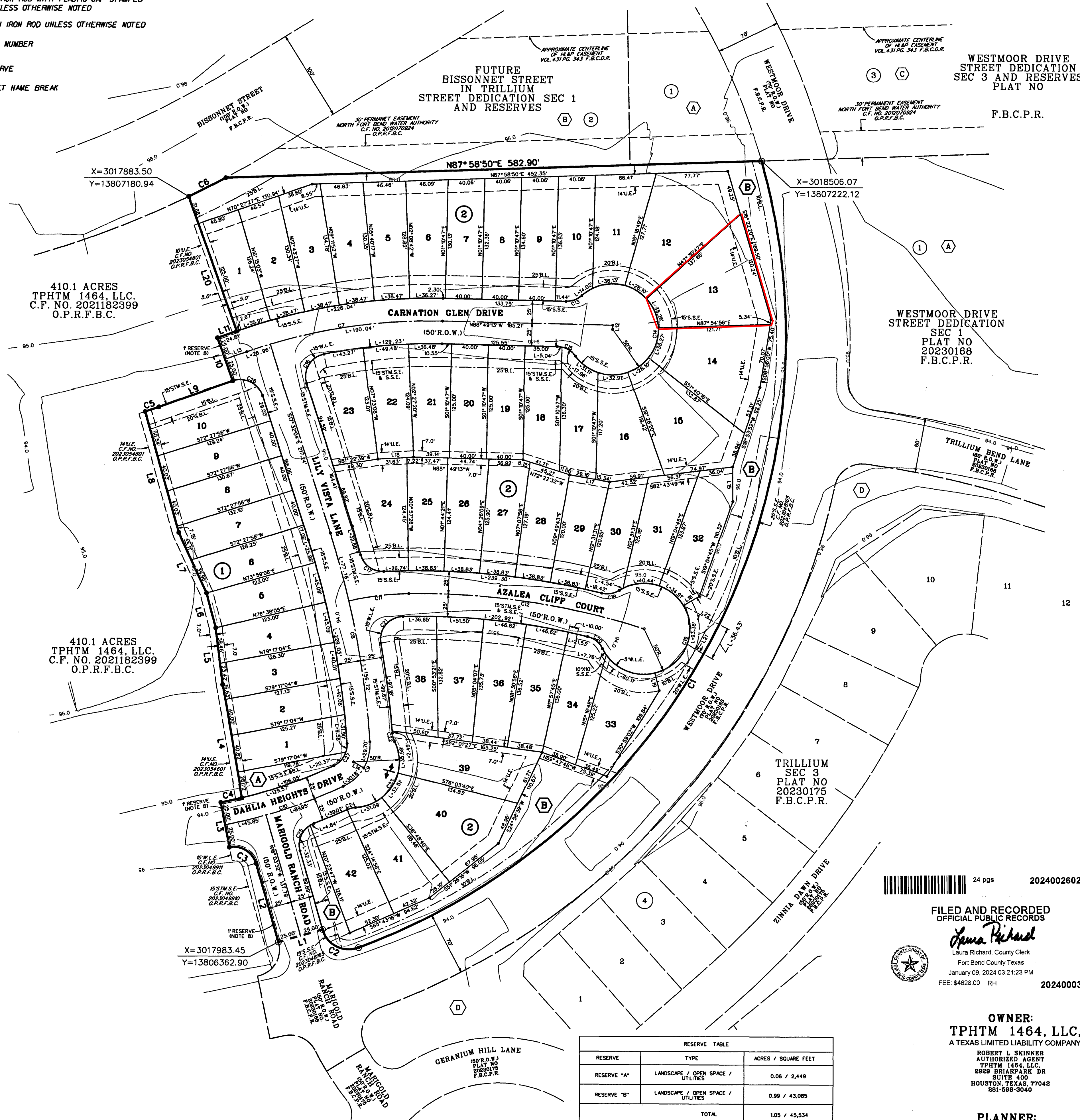
60 30 0 60 120
SCALE: 1" = 60'

NOTES:

- THIS PLAT IS BASED ON A CITY PLANNING SEARCH REPORT PREPARED BY CHARTER TITLE COMPANY, FILE NO. 2022-0418 EFFECTIVE DATE OF NOVEMBER 29, 2022, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.0001183710.
- THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBERS 48157C0140L DATED APRIL 02, 2014.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, AND FORT BEND INDEPENDENT SCHOOL DISTRICT, FOR BEND COUNTY MUD NO. 255, FORT BEND COUNTY ESD NO. 5, CAD 11, AND THE CITY OF HOUSTON ETI.
- CONTROL BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE MARKER 040460, DISC LOCATED IN NORTH END OF HEADWALL ON THE EAST SIDE OF FM 1464 AT KEEGAN'S BAYOU, ELEVATION 93.64, NAVD 88, 2001 ADJ.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 95.40 FEET ABOVE MEAN SEA LEVEL, NAVD 88, 2001 ADJUSTMENT, 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.
- 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 ADJUT ADJACENT ACRIAGE TRACTS. THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 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.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISION OF CHAPTER 42 CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- 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.
- ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- THIS PLAT LIES WITHIN ZONE "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN DWELLINGS.
- 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.

410.1 ACRES
TPHTM 1464, LLC.
C.F. NO. 2021182399
O.P.R.F.B.C.

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VICINITY MAP
N.T.S. / KEY MAP 527S

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	1064.07	715.00	85° 16' 4"	S26°42'07"W	968.56
C2	49.54	30.00	94° 36' 19"	N63°21'42"W	44.10
C3	37.17	25.00	85° 10' 46"	N58°38'55"W	33.84
C4	23.52	520.00	2° 35' 29"	N77°27'57"E	23.52
C5	15.82	1425.00	0° 38' 11"	N70°46'33"E	15.82
C6	45.11	1050.00	2° 27' 41"	N62°45'42"E	45.10
C7	217.00	600.00	20° 43' 19"	S80°49'07"W	215.82
C8	233.87	1000.00	13° 24' 0"	S10°50'04"E	233.34
C9	59.88	50.00	68° 37' 9"	S30°10'30"W	56.37
C10	135.80	545.00	14° 16' 37"	S77°37'23"W	135.45
C11	65.89	300.00	12° 35' 3"	N82°45'02"E	65.76
C12	260.36	800.00	18° 38' 49"	S81°38'02"E	259.21
C13	18.91	25.00	43° 19' 39"	N69°30'58"E	18.46
C14	240.89	50.00	276° 2' 5"	S05°52'11"W	66.89
C15	23.52	25.00	52° 42' 26"	N62°38'00"W	23.20
C16	41.82	25.00	95° 50' 14"	S30°23'03"W	37.11
C17	33.64	25.00	77° 6' 23"	S54°15'40"E	31.16
C18	20.19	25.00	46° 16' 36"	N80°39'59"E	19.65
C19	241.13	50.00	276° 19' 0"	S05°52'11"W	66.71
C20	21.94	25.00	50° 17' 28"	N61°18'03"W	21.25
C21	43.07	25.00	98° 42' 10"	S39°12'01"E	37.94
C22	9.71	25.00	22° 15' 30"	S15°42'32"E	9.65
C23	99.18	50.00	113° 39' 5"	S29°59'15"W	83.70
C24	9.43	25.00	21° 36' 54"	S76°00'21"W	9.38
C25	37.17	25.00	85° 10' 46"	S26°31'51"W	33.84
C26	40.15	25.00	92° 0' 28"	S63°32'18"E	35.97
C27	29.94	25.00	68° 37' 9"	S30°10'30"W	28.18

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S73°56'28"W	50.00
L2	N16°03'32"W	89.89
L3	N11°14'18"W	50.00
L4	N09°55'42"W	126.17
L5	N07°14'34"W	62.88
L6	N14°41'25"W	39.40
L7	N24°39'18"W	73.07
L8	N15°28'58"W	137.75
L9	N70°27'27"E	85.79
L10	N19°32'33"W	50.00
L11	N70°27'27"E	22.14
L12	N01°10'47"E	4.56
L13	S70°27'27"W	24.81
L14	N60°06'07"W	12.86
L15	S00°23'51"E	38.11
L16	S59°05'04"W	20.00
L17	N80°02'44"W	44.50
L18	S66°40'19"W	38.85
L19	S13°56'06"E	20.00
L20	N19°32'33"W	156.68
L21	S58°56'06"E	20.72
L22	S61°49'34"E	43.95

ABBREVIATION LEGEND

C.F. NO.	CLERKS FILE NUMBER
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM. S.E.	STORM SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.L.E.	WATER LINE EASEMENT
H.L.P.	HOUSTON LIGHTING AND POWER
D.P.R.F.B.C.	OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS

24 PGS 2024002602

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard
Laura Richard, County Clerk

Fort Bend County Texas

January 09, 2024 03:21:23 PM

FEE: \$4628.00 RH 20240003



OWNER:

TPHTM 1464, LLC,
A TEXAS LIMITED LIABILITY COMPANY

ROBERT L. SKINNER
AUTHORIZED AGENT

TPHTM 1464, LLC

2929 BRIARPARK DR

SUITE 400

HOUSTON, TEXAS 77042

281-598-3040

PLANNER:

META
PLANNING + DESIGN

24275 KATY FREEWAY, SUITE 200
HOUSTON, TEXAS 77044
Tel: 281-810-1422

ENGINEER / SURVEYOR:

Costello

Costello, Inc.
2107 CityWest Blvd, 3rd Floor
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPCE FIRM REGISTRATION NO. 280
TBPCE FIRM REGISTRATION NO. 100486

RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LANDSCAPE / OPEN SPACE / UTILITIES	0.08 / 2,449
RESERVE "B"	LANDSCAPE / OPEN SPACE / UTILITIES	0.99 / 43,085
TOTAL		1.05 / 45,534