

MYLAR Backup

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Date Time : Tue, 02 Apr 2024 - 8:12am

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH D.R. HORTON INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, ACTING BY AND THROUGH ERNEST S. LOEB, VICE PRESIDENT OF LAND, BEING AN OFFICER OF D.R. HORTON INC., A DELAWARE CORPORATION, OWNERS OF THE 8.991 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 73, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), 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 AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO 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 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 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, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

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, DRAINS, 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 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 DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON SECTION 73 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, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH D.R. HORTON INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEB, ITS VICE PRESIDENT OF LAND, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2024.

D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: D.R. HORTON INC.,
A DELAWARE CORPORATION, ITS AUTHORIZED AGENT

BY: _____
ERNEST S. LOEB,
VICE PRESIDENT OF LAND

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE PRESIDENT OF LAND, OF D.R. HORTON INC., A DELAWARE CORPORATION, THE AUTHORIZED AGENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, MELONY F. GAY, 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.

MELONY F. GAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 85459

I, GARY D. NUTTER, 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 "LJA SURVEY" UNLESS OTHERWISE NOTED.

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

NOTES:

1. BENCHMARK: NGS MONUMENT HGCSO 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCSO 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.

ELEV. = 136.21 FEET NAVD88

2. TBM INDICATES TEMPORARY BENCHMARK: TBM 13; A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE EAST SIDE OF THE NORTH BOUND LINE OF TAMARRON TRACE. THE POINT IS LOCATED +/-290 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY.

ELEV. = 142.09 FEET NAVD88

TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.

3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD--88.

4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE MARCH 14, 2024 AND ISSUED MARCH 20, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT #4, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT #188, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.

7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0085M, REVISED JANUARY 29, 2021, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

8. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

9. THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 151.47 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.

11. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.

12. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

13. 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.

14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

16. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.

17. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.

18. 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.

19. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188.

20. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.

21. 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.

22. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT 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.

THIS PLAT OF TAMARRON SECTION 73 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2024.

AMY PEARCE, CHAIR

JOAN BERGER, CO-CHAIR

THIS PLAT OF TAMARRON SECTION 73 WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2024, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID

AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

MARIELA RODRIGUEZ, CITY SECRETARY

BEING 8.991 ACRES (391,666 SQUARE FEET) OF LAND LOCATED IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT NUMBER 261, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 187,244 ACRE TRACT CONVEYED TO 187 MUSKE INVESTMENTS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2020179946, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 8.991 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

COMMENCING FOR REFERENCE AT A 1-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN CALLED 631.26 ACRE TRACT CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2013000056, F.B.C.O.P.R., AND THAT CERTAIN CALLED 0.1148 ACRE TRACT CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2022024223, F.B.C.O.P.R., SAME BEING THE MOST EASTERLY NORTHEAST CORNER OF THAT CERTAIN CALLED 927.88 ACRE TRACT (TRACT 1) CONVEYED TO 1003 FRANZ INVESTMENTS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2020183372, F.B.C.O.P.R., BEING ON THE SOUTH LINE OF THAT CERTAIN CALLED 3.880 ACRE TRACT (TRACT 2) CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AND INSTRUMENT OF RECORD IN FILE NUMBER 2023097054, F.B.C.O.P.R., SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID H. & T. C. R.R. CO. SURVEY COMMON TO A NORTH LINE OF THE MICHAEL AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS, FROM WHICH A 3/4-INCH IRON ROD WITH CAP STAMPED "ALES" FOUND FOR THE SOUTHWEST CORNER OF SAID 3.880 ACRE TRACT BEARS SOUTH 87° 59' 28" WEST, 2,143.30 FEET;

THENCE, NORTH 87° 50' 23" EAST, ALONG THE COMMON LINE OF SAID 3.880 ACRE TRACT AND SAID 631.26 ACRE TRACT, 493.70 FEET TO A 1/2-INCH IRON PIPE WITH CAP STAMPED "BGE INC" FOUND FOR THE SOUTHEAST CORNER OF SAID 3.880 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 473.25 ACRE TRACT CONVEYED TO DJH RANCHING, LP AND CAT HIL ALLEN, LLC (50 PERCENT INTEREST TO EACH) BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2017112485, F.B.C.O.P.R., SAME BEING THE COMMON SOUTHERLY CORNER OF SAID H. & T. C. R.R. CO. SURVEY AND J. G. BENNET SURVEY, ABSTRACT NO. 611, FORT BEND COUNTY, TEXAS;

THENCE, NORTH 00° 17' 33" WEST, DEPARTING SAID COMMON LINE, ALONG THE EAST LINE OF SAID 3.880 ACRES AND THE WEST LINE OF SAID 473.25 ACRES, AND ALONG THE EAST LINE OF SAID H. & T. C. R.R. CO. SURVEY AND THE WEST LINE OF SAID J. G. BENNET SURVEY, 72.33 FEET TO THE MICHAEL AUTREY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 3.880 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, DEPARTING THE EAST LINE OF SAID 187,244 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 473,246 ACRE TRACT, AND ALONG THE NORTHERLY LINE OF SAID 3.880 ACRES, THE FOLLOWING THREE (3) COURSES;

1. 86.06 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 02° 31' 43", AND A CHORD WHICH BEARS SOUTH 80° 25' 15" WEST, 86.05 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

2. 59.88 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 98° 01' 22", AND A CHORD WHICH BEARS NORTH 49° 18' 12" WEST, 52.84 FEET TO A POINT FOR CORNER;

3. SOUTH 78° 59' 08" WEST, 81.42 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00° 17' 31" WEST, DEPARTING THE NORTHERLY LINE OF SAID 3.880 ACRES, 119.41 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 41.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 03° 57' 31", AND A CHORD WHICH BEARS NORTH 01° 41' 14" EAST, 41.44 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 39' 59" EAST, 103.39 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 41.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 03° 57' 31", AND A CHORD WHICH BEARS NORTH 01° 41' 14" EAST, 41.44 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00° 17' 31" WEST, 387.61 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 45° 17' 31" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 89° 42' 29" WEST, 190.06 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 133.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 45° 17' 31" WEST, 120.21 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 89° 42' 29" WEST, 115.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 45° 17' 31" WEST, 14.14 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00° 17' 31" WEST, 95.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89° 42' 29" EAST, 125.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00° 17' 31" WEST, 30.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89° 42' 29" EAST, 180.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00° 17' 31" WEST, 372.15 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89° 42' 29" EAST, 120.06 FEET TO A POINT FOR CORNER;

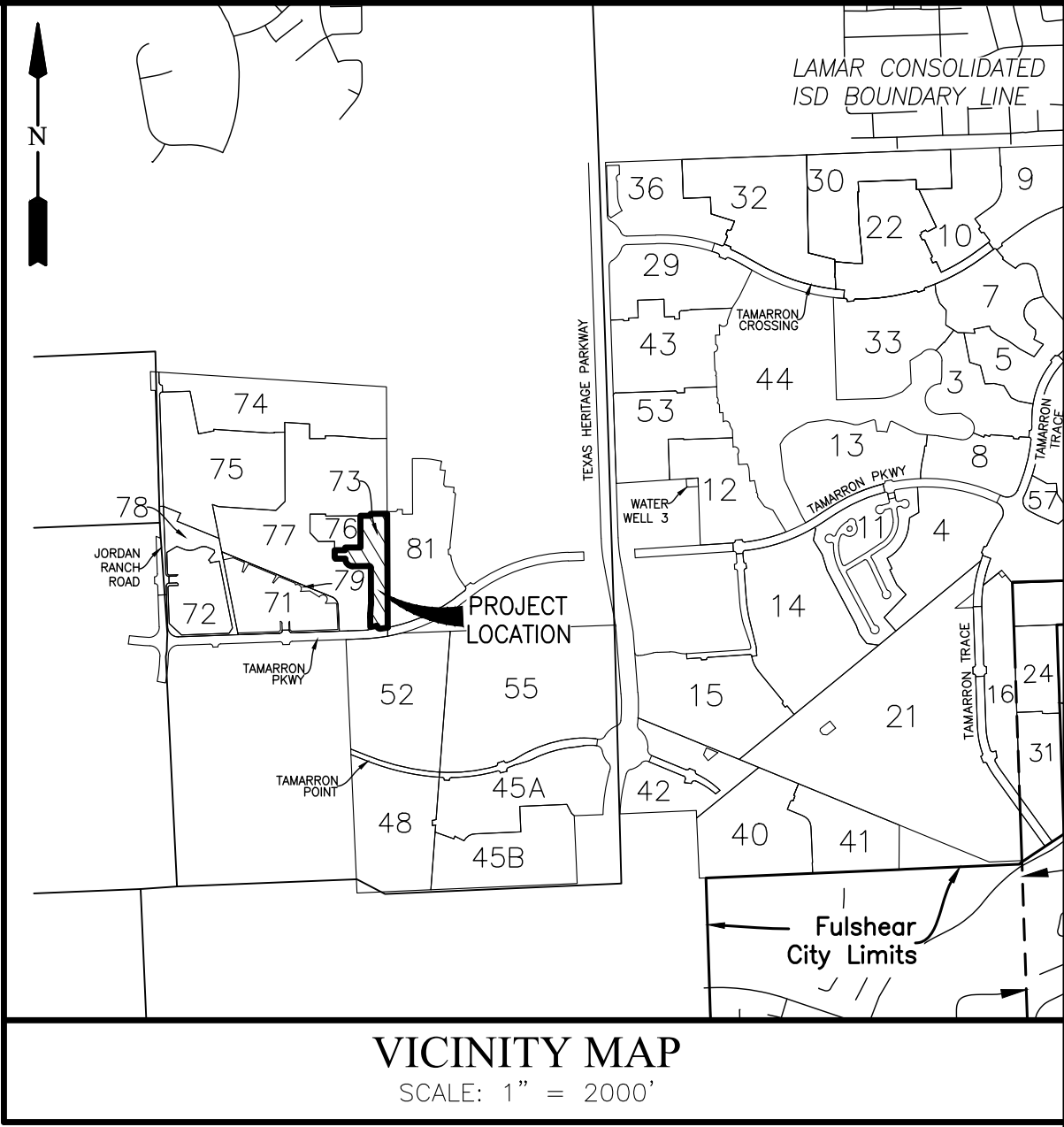
THENCE, NORTH 00° 17' 31" WEST, 72.80 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89° 42' 29" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 45° 17' 31" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89° 42' 29" EAST, 109.80 FEET TO A POINT ON THE EAST LINE OF SAID 187,244 ACRE TRACT, AND THE WEST LINE OF SAID 473.25 ACRE TRACT, AND BEING THE EAST LINE OF THE AFOREMENTIONED H. & T. C. R.R. CO. SURVEY, COMMON TO THE WEST LINE OF THE AFOREMENTIONED J. G. BENNETT SURVEY, ABSTRACT 611;

THENCE, SOUTH 00° 17' 33" EAST, ALONG SAID COMMON LINE, 1,363.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.991 ACRES OF LAND.



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 _____, 2024.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
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 _____, 2024 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

TAMARRON SECTION 73

A SUBDIVISION OF 8.991 ACRES OF LAND LOCATED IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 261, FORT BEND COUNTY, TEXAS.

33 LOTS 1 RESERVE (1.189 ACRES) 3 BLOCKS

APRIL 2, 2024

JOB NO. 1931-6073C

OWNERS:

D.R. HORTON - TEXAS, LTD.

A TEXAS LIMITED PARTNERSHIP

BY: D.R. HORTON INC., A DELAWARE CORPORATION

ERNEST S. LOEB, VICE PRESIDENT OF LAND
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA

LJA Engineering, Inc.

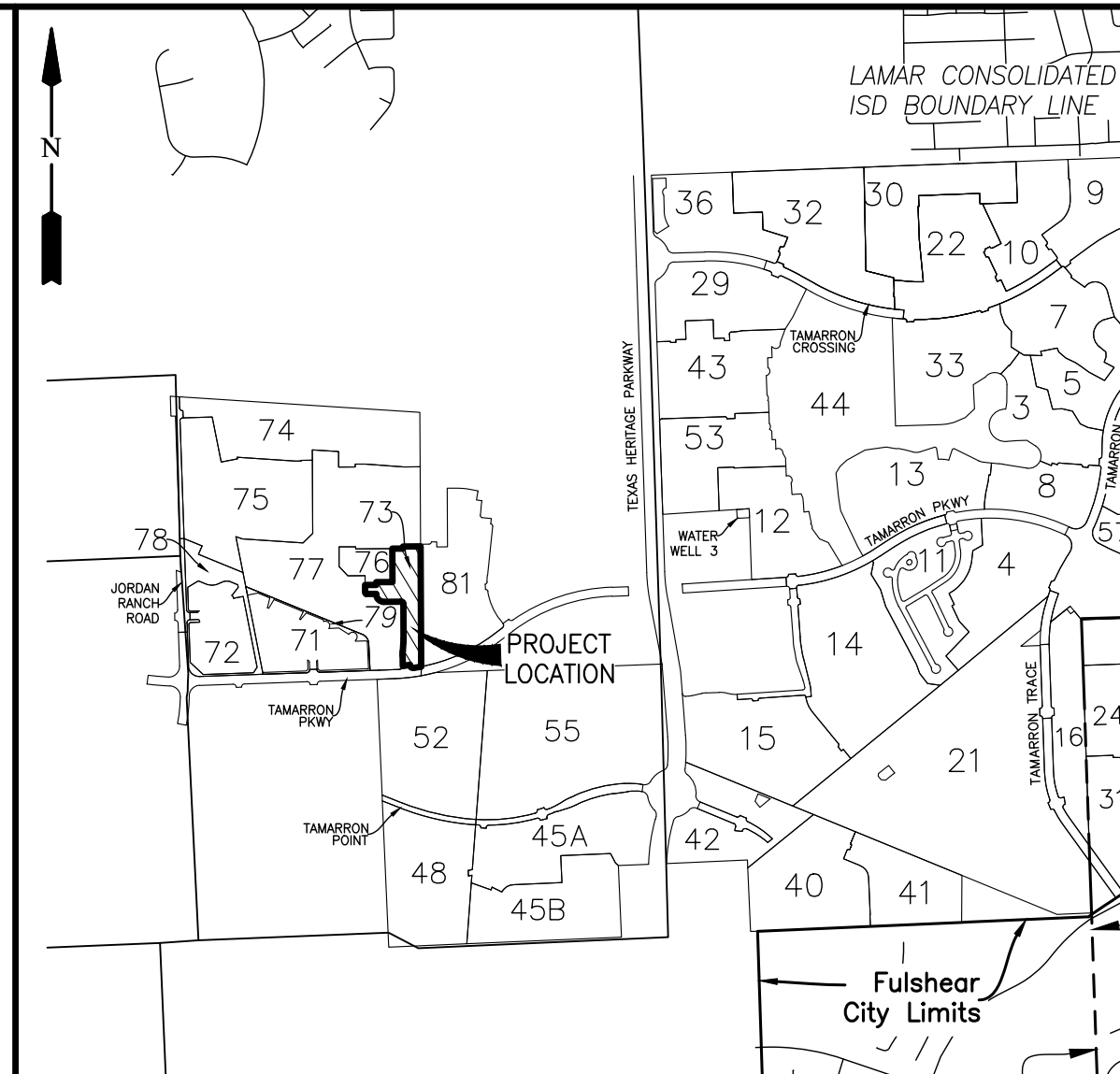
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

LJA

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 2

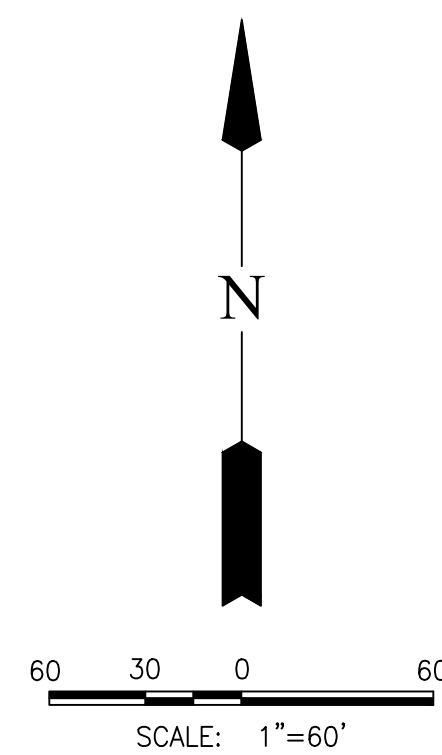
RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.189	51,798	RESTRICTED TO LANDSCAPE/OPEN SPACE



VICINITY MAP
SCALE: 1" = 2000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°42'29" E	60.00'
L2	N 89°42'29" E	108.80'
L3	S 78°59'08" W	81.42'
L4	N 00°17'31" W	119.41'
L5	N 03°39'59" E	103.39'
L6	S 89°42'29" W	115.00'
L7	N 45°17'31" W	14.14'
L8	N 00°17'31" W	95.00'
L9	N 89°42'29" E	125.00'
L10	N 00°17'31" W	30.00'
L11	N 89°42'29" E	180.00'
L12	N 89°42'29" E	120.06'
L13	N 00°17'31" W	72.80'
L14	S 00°17'31" E	25.00'
L15	S 00°17'31" E	25.00'
L16	S 00°17'31" E	25.00'
L17	S 00°17'31" E	25.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	N 45°17'31" E	35.36'
C2	1,950.00'	2°31'43"	86.26'	S 80°25'15" W	86.05'
C3	35.00'	98°01'22"	59.88'	N 49°18'12" W	52.84'
C4	600.00'	3°57'31"	41.45'	N 01°41'14" E	41.44'
C5	600.00'	3°57'31"	41.45'	N 01°41'14" E	41.44'
C6	25.00'	90°00'00"	39.27'	N 45°17'31" W	35.36'
C7	85.00'	90°00'00"	133.52'	N 45°17'31" W	120.21'
C8	55.00'	90°00'00"	86.39'	N 45°17'31" W	77.78'
C9	25.00'	90°00'00"	39.27'	S 44°42'29" E	35.36'
C10	600.00'	3°57'31"	41.45'	S 02°16'17" E	41.44'
C11	600.00'	3°57'31"	41.45'	S 02°16'17" E	41.44'
C12	25.00'	90°00'00"	39.27'	N 45°17'31" E	35.36'
C13	25.00'	90°00'00"	39.27'	N 44°42'29" E	35.36'



LEGEND

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|--------------|--|
| B.L. | INDICATES BUILDING LINE |
| U.E. | INDICATES UTILITY EASEMENT |
| D.E. | INDICATES DRAINAGE EASEMENT |
| W.L.E. | INDICATES WATER LINE EASEMENT |
| S.S.E. | INDICATES SANITARY SEWER EASEMENT |
| STM.SE. | INDICATES STORM SEWER EASEMENT |
| ESMT | INDICATES EASEMENT |
| F.B.C.P.R. | INDICATES FORT BEND COUNTY PLAT RECORDS |
| F.B.C.O.P.R. | INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS |
| F.B.C.D.R. | INDICATES FORT BEND COUNTY DEED RECORDS |
| F.N. | INDICATES FILE NUMBER |
| NO. | INDICATES NUMBER |
| VOL. | INDICATES VOLUME |
| PG. | INDICATES PAGE |
| R.O.W. | INDICATES RIGHT-OF-WAY |
| P.O.B. | INDICATES POINT OF BEGINNING |

FINAL PLAT

TAMARRON SECTION 73

A SUBDIVISION OF 8.991 ACRES OF LAND LOCATED IN
THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 261,
FORT BEND COUNTY, TEXAS.

33 LOTS 1 RESERVE (1.189 ACRES) 3 BLOCKS
APRIL 2, 2024 JOB NO. 1931-6073C

OWNERS:

D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: D.R. HORTON INC., A DELAWARE CORPORATION
ERNEST S. LOEB, VICE PRESIDENT OF LAND
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR:

ENGINEER:

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

LJA Engineering, Inc. 
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386