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Data Time : Mon, 29 Apr 2024 - 3:35pm

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, BEING AN OFFICER OF D.R. HORTON INC., A DELAWARE CORPORATION, OWNERS OF THE 1,806 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 79, 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 79 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, 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

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE PRESIDENT, 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
MY COMMISSION EXPIRES: _____

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

BEING 1,806 ACRES (78,693 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 1,806 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

PART 1 -1.516 ACRES

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 2022024233, F.B.C.O.P.R., SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 72.76 ACRE TRACT (TRACT 1) CONVEYED TO D.R. HORTON -TEXAS, LTD BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2023010362, F.B.C.O.P.R., BEING ON THE SOUTH LINE OF SAID 3.880 ACRE TRACT (TRACT 2) CONVEYED TO D.R. HORTON -TEXAS, LTD BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2023097054, F.B.C.O.P.R., AND ON THE SOUTH LINE OF SAID H & T.C.R.R. CO. SURVEY COMMON TO THE NORTH LINE OF THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 631.26 ACRE TRACT BEARS SOUTH 02° 28' 44" EAST, 3,037.30 FEET;

THENCE, SOUTH 87° 59' 28" WEST, ALONG THE SOUTH LINE OF SAID 3.880 ACRE TRACT COMMON TO THE NORTH LINE OF SAID 72.76 ACRE TRACT AND SAID COMMON SURVEY LINE, 75.45 FEET TO A POINT;

THENCE, NORTH 02° 00' 32" WEST, DEPARTING THE SOUTH LINE OF SAID 3.880 ACRE TRACT, THE NORTH LINE OF SAID 72.76 ACRE TRACT, AND SAID COMMON SURVEY LINE, 50.00 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87° 59' 28" WEST, ALONG A NORTH LINE OF SAID 3.880 ACRE TRACT, 555.22 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG SAID NORTH LINE AND 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 47° 00' 32" WEST, 49.50 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 00' 32" WEST, DEPARTING SAID NORTH LINE, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 23.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53° 07' 48", AND A CHORD WHICH BEARS NORTH 24° 33' 23" EAST, 22.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 02° 00' 32" EAST, 95.86 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 47° 00' 32" EAST, 27.07 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 59' 28" EAST, 545.91 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 28' 46" WEST, 292.27 FEET TO A POINT FOR CORNER;

THENCE, NORTH 18° 46' 56" WEST, 20.64 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 59' 28" WEST, 125.67 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 17.45 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39° 59' 18", AND A CHORD WHICH BEARS NORTH 20° 49' 50" EAST, 17.10 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 164.32 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 188° 17' 56", AND A CHORD WHICH BEARS NORTH 53° 19' 29" WEST, 99.74 FEET TO A POINT FOR CORNER;

THENCE, NORTH 57° 28' 27" WEST, 132.09 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 59' 28" WEST, 110.82 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 127.99 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 146° 40' 18", AND A CHORD WHICH BEARS NORTH 36° 56' 07" WEST, 95.80 FEET TO A POINT FOR CORNER;

THENCE, NORTH 20° 16' 15" WEST, 20.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 67° 41' 26" WEST, 202.46 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 41° 20' 58" WEST, 99.39 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 12.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14° 09' 02", AND A CHORD WHICH BEARS NORTH 55° 43' 32" WEST, 12.32 FEET TO A POINT FOR CORNER;

THIS PLAT OF TAMARRON SECTION 79 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 79 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

THENCE, NORTH 27° 11' 57" EAST, 91.73 FEET TO A POINT FOR CORNER;

THENCE, NORTH 67° 41' 26" WEST, 353.06 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 31° 23' 11" WEST, 112.78 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 15.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 18° 05' 02", AND A CHORD WHICH BEARS NORTH 67° 39' 20" WEST, 15.72 FEET TO A POINT FOR CORNER;

THENCE, NORTH 13° 18' 08" EAST, 112.75 FEET TO A POINT FOR CORNER;

THENCE, NORTH 67° 41' 26" WEST, 144.04 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 78° 49' 07" WEST, 117.33 FEET TO A POINT FOR CORNER ON THE EAST LINE OF THAT CERTAIN CALLED 6,750 ACRE TRACT (TRACT 1) CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2023097054, F.B.C.O.P.R.;

THENCE, NORTH 11° 11' 00" WEST, ALONG THE EAST LINE OF SAID 6,750 ACRE TRACT, 95.62 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 67° 41' 26" EAST, DEPARTING SAID EAST LINE, 1,418.42 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 51° 23' 16" EAST, 34.27 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 35° 05' 06" EAST, 34.27 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 18° 46' 56" EAST, 34.27 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 02° 28' 46" EAST, 314.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.516 ACRES (66,054 SQUARE FEET) OF LAND.

PART 2 -0.2902 ACRE

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 2022024233, F.B.C.O.P.R., SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 72.76 ACRE TRACT (TRACT 1) CONVEYED TO D.R. HORTON -TEXAS, LTD BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2023010362, F.B.C.O.P.R., BEING ON THE SOUTH LINE OF SAID 3.880 ACRE TRACT (TRACT 2) CONVEYED TO D.R. HORTON -TEXAS, LTD BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2023097054, F.B.C.O.P.R., AND ON THE SOUTH LINE OF SAID H & T.C.R.R. CO. SURVEY COMMON TO THE NORTH LINE OF THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 631.26 ACRE TRACT BEARS SOUTH 02° 28' 44" EAST, 3,037.30 FEET;

THENCE, SOUTH 87° 59' 28" WEST, ALONG THE SOUTH LINE OF SAID 3.880 ACRE TRACT COMMON TO THE NORTH LINE OF SAID 72.76 ACRE TRACT AND SAID COMMON SURVEY LINE, 780.67 FEET TO A POINT;

THENCE, NORTH 02° 00' 32" WEST, DEPARTING THE SOUTH LINE OF SAID 3.880 ACRE TRACT, THE NORTH LINE OF SAID 72.76 ACRE TRACT, AND SAID COMMON SURVEY LINE, 50.00 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87° 59' 28" WEST, ALONG THE NORTH LINE OF SAID 3.880 ACRE TRACT, 485.85 FEET TO A POINT FOR CORNER ON THE EAST LINE OF THE AFOREMENTIONED 6,750 ACRE TRACT;

THENCE, NORTH 11° 11' 00" WEST, ALONG THE EAST LINE OF SAID 6,750 ACRE TRACT, 20.26 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 59' 28" EAST, DEPARTING SAID EAST LINE, 484.80 FEET TO A POINT FOR CORNER;

THENCE, NORTH 42° 59' 28" EAST, 27.27 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 00' 32" WEST, 100.21 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 34.24 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78° 27' 47", AND A CHORD WHICH BEARS SOUTH 41° 14' 25" EAST, 31.62 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 02° 00' 32" EAST, 80.00 FEET TO A NORTH CORNER OF THE AFOREMENTIONED 3.880 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, ALONG A NORTH LINE OF SAID 3.880 ACRE TRACT AND 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 42° 59' 28" WEST, 49.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.290 ACRES (12,639 SQUARE FEET) OF LAND.

RESULTING IN A TOTAL OF 1,806 NET ACRES (78,693 SQUARE FEET) OF LAND.

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.516	66,054	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
B	0.290	12,639	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
TOTAL	1,806	78,693	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 51°23'16" E	34.27'
L2	S 35°05'06" E	34.27'
L3	S 18°46'56" E	34.27'
L4	N 02°00'32" W	80.00'
L5	S 02°00'32" E	95.86'
L6	S 47°00'32" E	27.07'
L7	N 18°46'56" W	20.64'
L8	S 87°59'28" W	125.67'
L9	N 57°28'27" W	132.09'
L10	S 87°59'28" W	110.82'
L11	N 20°16'15" W	20.00'
L12	N 67°41'26" W	202.46'
L13	S 41°20'58" W	99.39'
L14	N 27°11'57" E	91.73'
L15	S 31°23'11" W	112.78'
L16	N 13°18'08" E	112.75'
L17	N 11°11'00" W	95.62'
L18	N 42°59'28" E	27.27'
L19	N 02°00'32" W	100.21'
L20	S 02°00'32" E	80.00'
L21	N 11°11'00" W	20.26'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	35.00'	90°00'00"	54.98'	N 47°00'32" W	49.50'
C2	25.00'	53°07'48"	23.18'	N 24°33'23" E	22.36'
C3	25.00'	39°59'18"	17.45'	N 20°49'50" E	17.10'
C4	50.00'	188°17'56"	164.32'	N 53°19'29" W	99.74'
C5	50.00'	146°40'16"	127.99'	N 36°56'07" W	95.80'
C6	50.00'	14°09'02"	12.35'	N 55°43'32" W	12.32'
C7	50.00'	18°05'02"	15.78'	N 67°39'20" W	15.72'
C8	25.00'	78°27'47"	34.24'	S 41°14'25" E	31.62'
C9	35.00'	90°00'00"	54.98'	S 42°59'28" W	49.50'

NOTES:

1. BENCHMARK: NGS MONUMENT HGCD 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 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 LANE 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 AND ISSUED . THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 188, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT #4, 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. 48157C0085W, 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. NO HABITABLE STRUCTURES LIE WITHIN THE PLAT BOUNDARY.

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 FLOODING DURING INTENSE RAINFALL EVENTS.

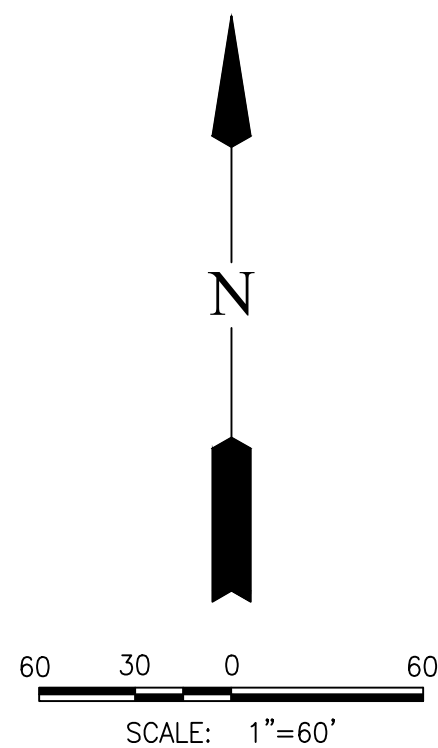
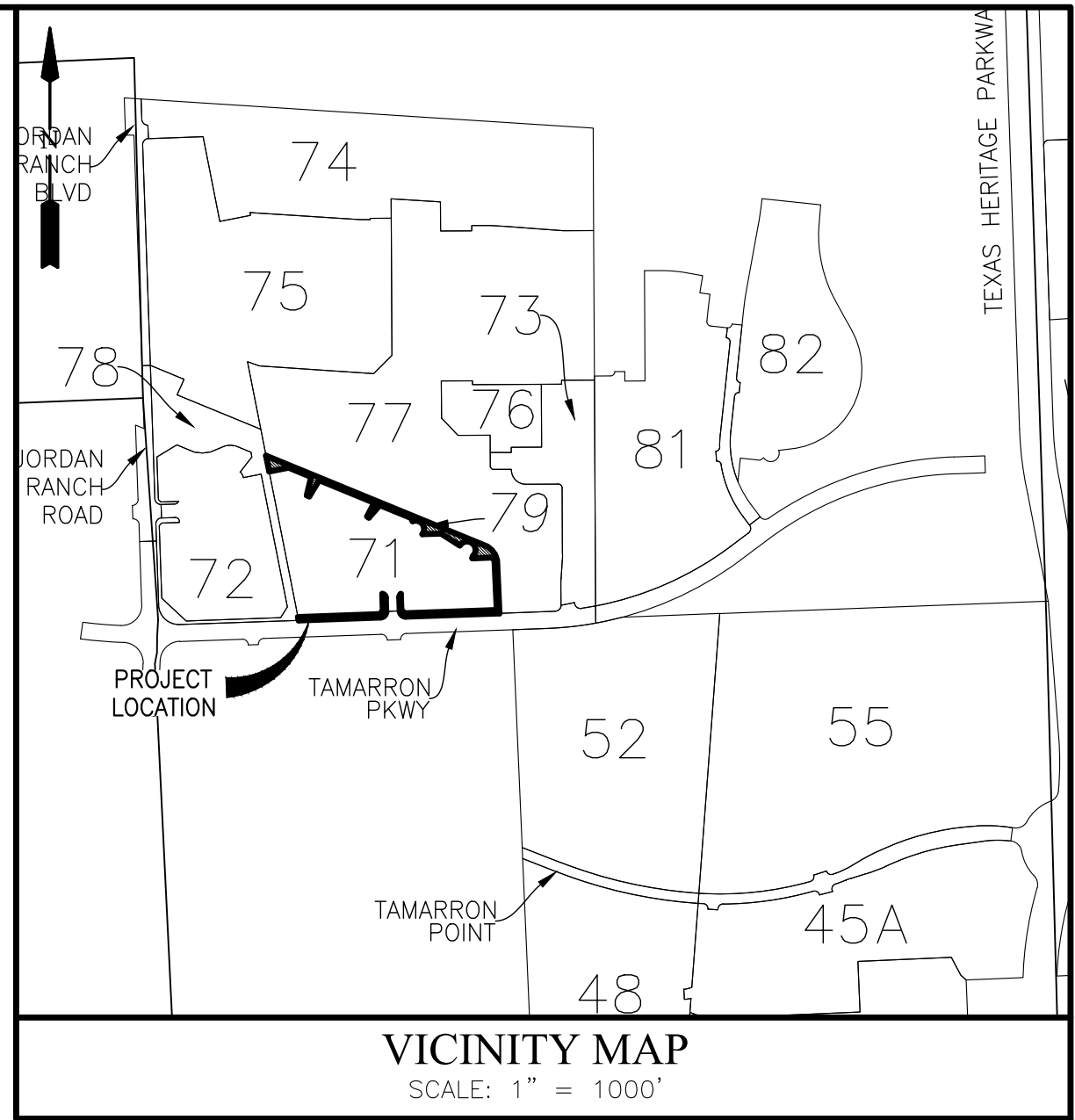
14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

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 WITH



- LEGEND**
- 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.S.E. INDICATES STORM SEWER EASEMENT
 - ESMT. INDICATES EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.C.F. INDICATES FORT BEND COUNTY CLERK FILE
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - NO. INDICATES NUMBER
 - R.O.W. INDICATES RIGHT-OF-WAY
 - P.O.B. INDICATES POINT OF BEGINNING
 - +— INDICATES STREET NAME CHANGE

PRELIMINARY PLAT OF
TAMARRON SECTION 79

A SUBDIVISION OF 1.806 ACRES OF LAND LOCATED IN
THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 261,
CITY OF FULSHEAR ETJ,
FORT BEND COUNTY, TEXAS.

2 RESERVES (1.806 ACRES) 2 BLOCKS
APRIL 16, 2024 JOB NO. 1931-6071C

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

SURVEYOR:
LJA SURVEYING, INC.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
TBPELS Firm No. 10194382

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