

STATE OF TEXAS

COUNTY OF FORT BEND

We, D.R. Horton – Texas, Ltd., a Texas Limited Partnership, by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent acting by and through Ernie S. Loeb, its Vice President, owner hereinafter referred to as Owners of the 6.38 acre tract described in the above and foregoing map of Tamarron Crossing Street Dedication Section 2, do hereby make and establish said subdivision and development plan 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 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, We 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, We 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 time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We 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 by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent has caused these

presents to be signed by Ernie S. Loeb, its Assistant Vice President, thereunto authorized,

this _____ day of _____, 202__.

D.R. Horton – Texas, Ltd.,
a Texas Limited Partnership

By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent

By: _____
Ernie S. Loeb
Vice President

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BEFORE ME, the undersigned authority, on this day personally appeared Ernie S. Loeb, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 202__.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Devin P. Espinosa, 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.

Hala A. Elmachtoub, P.E.
Professional Engineer No. 144386

This plat of Tamarron Crossing Street Dedication Section 2 was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 20__.

Amy Pearce, Chair

Joan Berger, Co-Chair

This plat of Tamarron Crossing Street Dedication Section 2 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 20__.

Aaron Groff, Mayor

Mariela Rodriguez, City Secretary

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A METES & BOUNDS description of a 6.32 tract of land in the H. & T. C. Railroad Company Survey Section 75, Abstract 732, Fort Bend County, Texas, and in the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas, being out of and a part of the residue of that certain called 927.88 acre tract (Tract 1) of land recorded under County Clerk's File Number 2020183372, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a 5/8 inch iron rod with cap marked 'IDS' found for the northeast corner of the residue of said called 927.88 acre tract, a reentry corner of the residue of an adjoining called 1,352.43 acre tract recorded under County Clerk's File Number 2015027940, Official Public Records, Fort Bend County, Texas, being a point in the south line of the adjoining Jordan Ranch Section 15 according to map or plat thereof recorded under County Clerk's File Number 20190029, Plat Records, Fort Bend County, Texas, and being in the east line of said H. & T. C. Railroad Company Survey Section 75, Abstract 732, and the west line of the adjoining H. & T. C. Railroad Company Survey Section 105, Abstract 261;

Thence South 01 degree 59 minutes 11 seconds East along the east line of said H. & T. C. Railroad Company Survey Section 75, Abstract 732, the west line of said adjoining H. & T. C. Railroad Company Survey Section 105, Abstract 261, the east line of the residue of said called 927.88 acre tract, and a west line of the residue of said adjoining called 1,352.34 acre tract, 862.15 feet;

Thence South 88 degrees 00 minutes 49 seconds West, crossing the residue of said called 927.88 acre tract, 1,492.89 feet to the northeast corner and Place of Beginning of the herein described tract;

Thence South 27 degrees 13 minutes 23 seconds East establishing the east line of the herein described tract, 100.00 feet to the southeast corner of the herein described tract, being a point in a non-tangent curve to the left;

Thence establishing the southerly line of the herein described tract, crossing the residue of said called 927.44 acre tract with the following courses and distances:

Thence with said non-tangent curve to the left, having a central angle of 01 degree 34 minutes 03 seconds, an arc length of 53.35 feet, a radius of 1,950.00 feet, and a chord bearing South 61 degrees 59 minutes 35 seconds West, 53.35 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 90 degrees 12 minutes 47 seconds, an arc length of 47.24 feet, a radius of 30.00 feet, and a chord bearing South 16 degrees 06 minutes 10 seconds West, 42.51 feet;

South 29 degrees 00 minutes 14 seconds East, 55.15 feet;

South 60 degrees 59 minutes 46 seconds West, 90.00 feet;

North 29 degrees 00 minutes 14 seconds West, 52.55 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 91 degrees 13 minutes 18 seconds, an arc length of 47.76 feet, a radius of 30.00 feet, and a chord bearing North 74 degrees 36 minutes 53 seconds West, 42.88 feet;

South 59 degrees 46 minutes 28 seconds West, 121.71 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 21 degrees 28 minutes 47 seconds, an arc length of 1,143.42 feet, a radius of 3,050.00 feet, and a chord bearing South 70 degrees 30 minutes 52 seconds West, 1,136.74 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 88 degrees 36 minutes 17 seconds, an arc length of 46.39 feet, a radius of 30.00 feet, and a chord bearing South 36 degrees 57 minutes 07 seconds West, 41.91 feet;

South 07 degrees 21 minutes 01 second East, 58.47 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 15 degrees 11 minutes 47 seconds, an arc length of 132.61 feet, a radius of 500.00 feet, and a chord bearing South 04 degrees 14 minutes 52 seconds West, 132.23 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 06 degrees 17 minutes 24 seconds, an arc length of 32.93 feet, a radius of 300.00 feet, and a chord bearing South 04 degrees 43 minutes 36 seconds West, 32.92 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 01 degree 15 minutes 33 seconds, an arc length of 17.14 feet, a radius of 780.00 feet, and a chord bearing South 02 degrees 12 minutes 41 seconds West, 17.14 feet;

North 87 degrees 09 minutes 33 seconds West, 60.00 feet to a point a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 01 degree 00 minutes 18 seconds, an arc length of 12.63 feet, a radius of 720.00 feet, and a chord bearing North 02 degrees 20 minutes 18 seconds East, 12.63 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 18 degrees 08 minutes 41 seconds, an arc length of 95.01 feet, a radius of 300.00 feet, and a chord bearing North 07 degrees 14 minutes 11 seconds West, 94.61 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 08 degrees 54 minutes 58 seconds, an arc length of 77.81 feet, a radius of 500.00 feet, and a chord bearing North 11 degrees 48 minutes 30 seconds West, 77.73 feet;

North 07 degrees 21 minutes 01 second West, 43.46 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 88 degrees 36 minutes 17 seconds, an arc length of 46.39 feet, a radius of 30.00 feet, and a chord bearing North 51 degrees 39 minutes 09 seconds West, 41.91 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 11 degrees 59 minutes 30 seconds, an arc length of 636.35 feet, a radius of 3,050.00 feet, and a chord bearing North 89 degrees 57 minutes 33 seconds West, 637.18 feet;

North 83 degrees 57 minutes 48 seconds West, 129.44 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 00 degrees 46 minutes 57 seconds, an arc length of 28.00 feet, a radius of 2,050.00 feet, and a chord bearing North 83 degrees 34 minutes 19 seconds West, 28.00 feet to the southwest corner of the herein described tract;

Thence North 06 degrees 49 minutes 09 seconds East establishing the west line of the herein described tract, crossing the residue of said called 927.88 acre tract, 100.00 feet to the northwest corner of the herein described tract, being a point in a non-tangent curve to the left;

Thence establishing the northerly line of the herein described tract, crossing the residue of said called 927.88 acre tract with the following courses and distances:

Thence with said non-tangent curve to the left, having a central angle of 00 degrees 46 minutes 57 seconds, an arc length of 26.63 feet, a radius of 1,950.00 feet, and a chord bearing South 83 degrees 34 minutes 19 seconds East, 26.63 feet;

South 83 degrees 57 minutes 48 seconds East, 129.44 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 36 degrees 15 minutes 44 seconds, an arc length of 1,867.04 feet, a radius of 2,950.00 feet, and a chord bearing North 77 degrees 54 minutes 20 seconds East, 1,836.03 feet;

North 59 degrees 46 minutes 28 seconds East, 124.95 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 80 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing North 14 degrees 46 minutes 28 seconds East, 42.43 feet;

North 30 degrees 13 minutes 32 seconds West, 49.38 feet

North 59 degrees 46 minutes 28 seconds East, 90.00 feet;

South 30 degrees 13 minutes 32 seconds East, 50.01 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 88 degrees 35 minutes 13 seconds, an arc length of 46.38 feet, a radius of 30.00 feet, and a chord bearing South 74 degrees 31 minutes 08 seconds East, 41.90 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 01 degree 35 minutes 21 seconds, an arc length of 56.86 feet, a radius of 2,050.00 feet, and a chord bearing North 61 degrees 58 minutes 56 seconds East, 56.86 feet to the Place of Beginning and containing 6.32 acres of land, more or less.

Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature, points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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

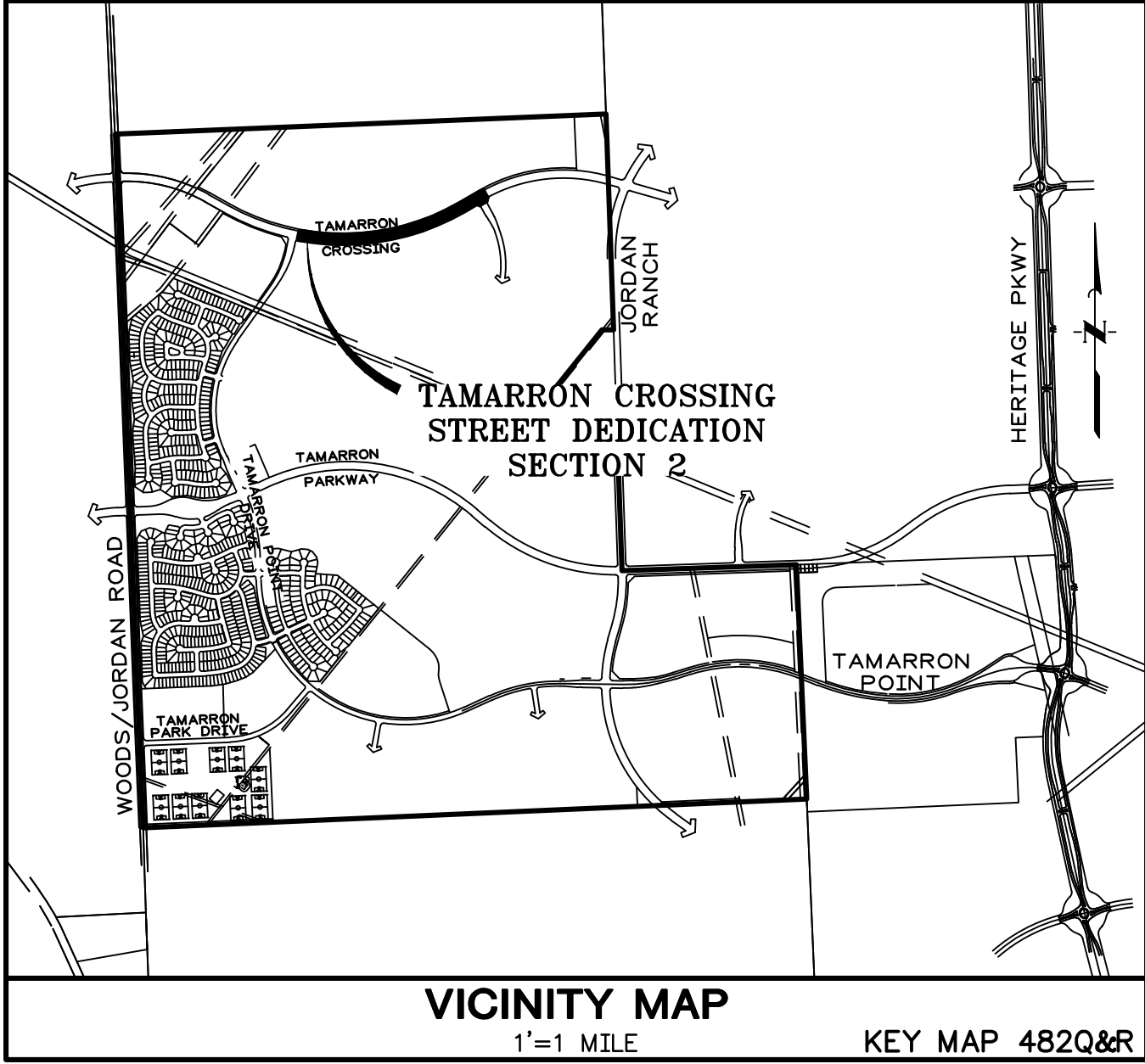
Date

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 registration in my office on _____, 20__, at _____ o'clock ____m. in Plot Number(s) _____ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Fort Bend County, Texas
Deputy

By: _____



APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 20__.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

W.A. "Andy" Meyers
Commissioner, Precinct 3

Dexter L. McCoy
Commissioner, Precinct 4

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FINAL PLAT OF TAMARRON CROSSING STREET DEDICATION SECTION 2 IN TAMARRON WEST

A SUBDIVISION OF 6.32 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 75, A-732 &
MICAHAH AUTREY SURVEY, A-100
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
APRIL 2024

OWNER

D. R. HORTON–Texas, LTD.
a Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
281–269–6832

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22209 & 30084100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

SHEET 2 OF 2