

PLAT RECORDING SHEET

PLAT NAME: Tamarron Parkway Section 4 Street Dedication

PLAT NO: _____

ACREAGE: 2.569

LEAGUE: J.D. Vermillion Survey

ABSTRACT NUMBER: 339

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: D.R. Horton – Texas, LTD.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 2.569 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON PARKWAY SECTION 4 STREET DEDICATION, 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 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, 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 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 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 PARKWAY SECTION 4 STREET DEDICATION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND 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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JONATHAN WOODRUFF, ITS ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED.

THIS 6th DAY OF January, 2021.

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

BY: [Signature]
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT 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 6th DAY OF January, 2021.

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.

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



DESCRIPTION OF
2.569 ACRES
TAMARRON PARKWAY SECTION 4 STD

BEING 2.569 ACRES OF LAND LOCATED IN THE J. D. VERMILION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 686.0183 ACRE TRACT (TRACT 1) DESCRIBED IN THE DEED TO D.R. HORTON-TEXAS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2013000056 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 2.569 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE);

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE MOST WESTERLY NORTHWEST CORNER OF TAMARRON PARKWAY (100 FEET WIDE) AS SHOWN ON TAMARRON PARKWAY PHASE 3 STREET DEDICATION, A SUBDIVISION OF RECORD IN PLAT NUMBER 20170116 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.P.R.), SAME BEING ON THE SOUTH LINE OF RESERVE "C" OF TAMARRON SECTION 12, A SUBDIVISION OF RECORD IN PLAT NUMBER 20200106, F.B.C.P.R.;

THENCE, SOUTH 03° 43' 26" EAST, ALONG THE WEST LINE OF SAID TAMARRON PARKWAY PHASE 3 STREET DEDICATION, 100.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE MOST WESTERLY SOUTH-WEST CORNER OF SAID TAMARRON PARKWAY PHASE 3 STREET DEDICATION;

THENCE, SOUTH 86° 16' 34" WEST, DEPARTING THE WEST LINE OF SAID TAMARRON PARKWAY PHASE 3 STREET DEDICATION, 715.11 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 7.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 7,950.00 FEET, A CENTRAL ANGLE OF 00° 03' 17", AND A CHORD WHICH BEARS SOUTH 86° 14' 55" WEST, 7.59 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 13' 17" WEST, 199.01 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 7.70 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 8,050.00 FEET, A CENTRAL ANGLE OF 00° 03' 17", AND A CHORD WHICH BEARS SOUTH 86° 14' 55" WEST, 7.70 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 16' 34" WEST, 189.43 FEET TO A POINT FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF TEXAS HERITAGE PARKWAY (WIDTH VARIES), SAID TEXAS HERITAGE PARKWAY BEING DESCRIBED AS A 30.74 ACRE TRACT DESCRIBED AS PARCEL 9 CONVEYED TO FORT BEND COUNTY, TEXAS BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2020062517, F.B.C.O.P.R.;

THENCE, NORTH 03° 43' 26" WEST, ALONG THE EAST RIGHT-OF-WAY OF SAID TEXAS HERITAGE PARKWAY, 100.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 16' 34" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, 189.43 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 7.60 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 7,950.00 FEET, A CENTRAL ANGLE OF 00° 03' 17", AND A CHORD WHICH BEARS NORTH 86° 14' 55" EAST, 7.60 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 13' 17" EAST, 199.01 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 7.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 8,050.00 FEET, A CENTRAL ANGLE OF 00° 03' 17", AND A CHORD WHICH BEARS NORTH 86° 14' 55" EAST, 7.69 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 16' 34" EAST, PASSING AT 330.96 FEET THE SOUTH-WEST CORNER OF THE AFOREMENTIONED RESERVE "C", AND CONTINUING ALONG THE SOUTH LINE OF SAID RESERVE "C" FOR A TOTAL DISTANCE OF 715.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.569 ACRES OF LAND.

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. TBW INDICATES TEMPORARY BENCHMARK: TBW 14: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE SOUTH SIDE OF TAMARRON PARKWAY +/- 220 FEET WEST OF THE CENTERLINE OF A CULVERT BETWEEN TWO PONDS ON EITHER SIDE OF TAMARRON PARKWAY AND LOCATED +/- 500 FEET EAST OF THE INTERSECTION OF TAMARRON PARKWAY AND COLES CANYON.

ELEV. = 142.94 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 OCTOBER 12, 2020 AND ISSUED OCTOBER 21, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, 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 NOS 4815700086L, REVISED APRIL 2, 2014, 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. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.

10. 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.

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

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

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

14. 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.

15. 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.

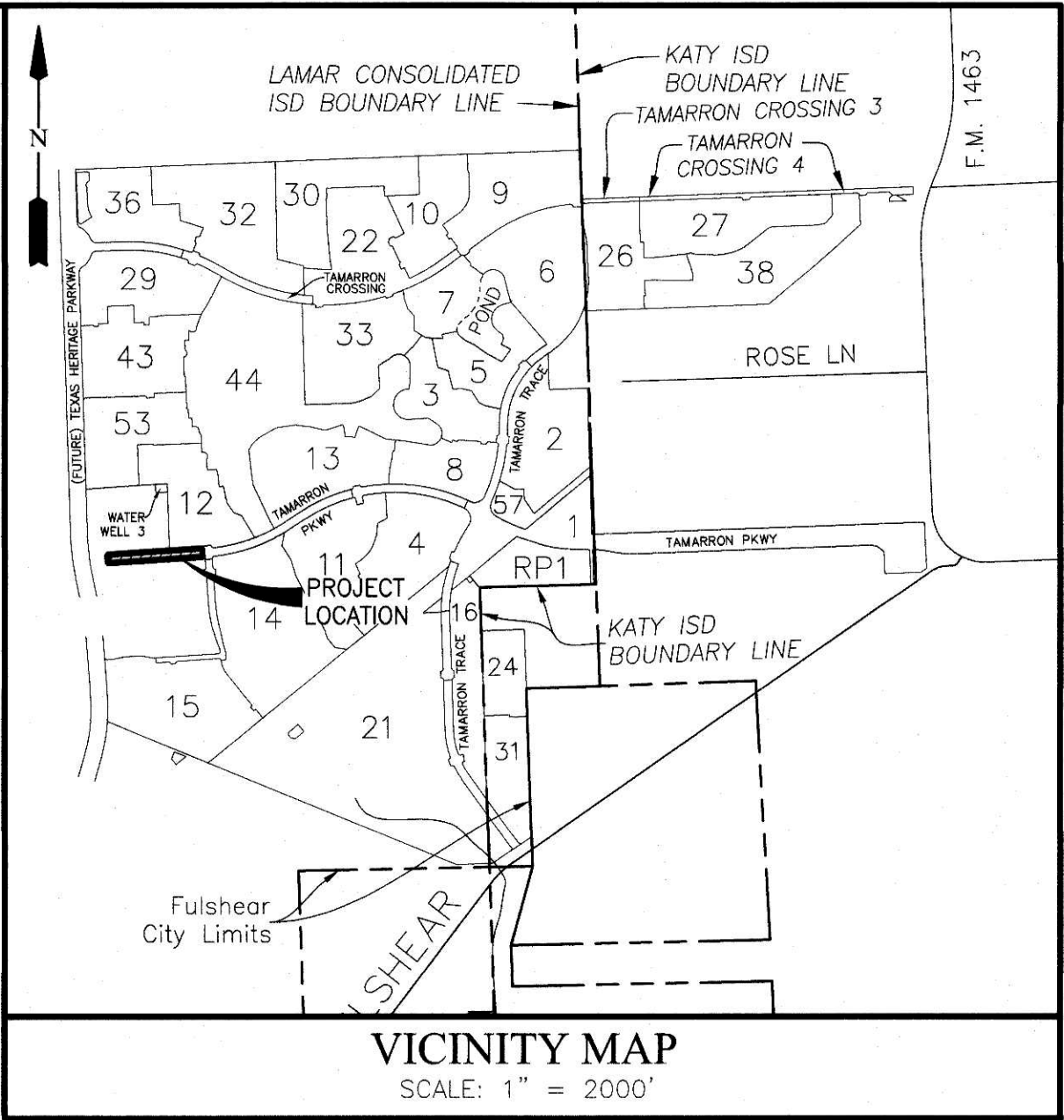
16. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.

17. 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 UNLESS OTHERWISE NOTED HEREON.

18. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO 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 TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

19. 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.

20. THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 483P

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 _____, 2021.

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

KEN R. DEMERCHANT
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 _____, 2021 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

TAMARRON PARKWAY SECTION 4 STREET DEDICATION

A SUBDIVISION OF 2.569 ACRES OF LAND LOCATED IN THE
J.D. VERMILION SURVEY, ABSTRACT 339,
FORT BEND COUNTY, TEXAS.

DECEMBER 09, 2020

JOB NO. 1931-1514C

OWNERS:

D.R. HORTON - TEXAS, LTD.

A TEXAS LIMITED PARTNERSHIP

JONATHAN WOODRUFF, ASSISTANT 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
T.B.P.E.L.S. 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-1366

SHEET 1 OF 2

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
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL 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
- INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- EXIST. INDICATES EXISTING
- F.M.E. INDICATES FORCE MAIN EASEMENT
- (F) INDICATES FOUND 5/8" IRON ROD
- W/CAP STAMPED "LJA SURVEY"
- (G) INDICATES FOUND 5/8" IRON ROD
- W/CAP STAMPED "GBI PARTNERS"

RESIDUE OF CALLED 686.0183 ACRES (TRACT 1)
D.R. HORTON-TEXAS, LTD.
FILE NO. 2013000056, F.B.C.O.P.R.

TEXAS HERITAGE PARKWAY
(WIDTH VARIES)
CALLED 30.74 ACRES
FILE NO. 2020062517
F.B.C.O.P.R.

NAD83 GRID COORDINATES
X = 2,957,375.57
Y = 13,827,976.57

J. D. VERMILLION SURVEY, ABSTRACT NO. 339

MICAJAH AUTREY SURVEY, ABSTRACT NO. 100

RESIDUE OF CALLED 631.26 ACRES
D.R. HORTON-TEXAS, LTD.
FILE NO. 2013000056
F.B.C.O.P.R.

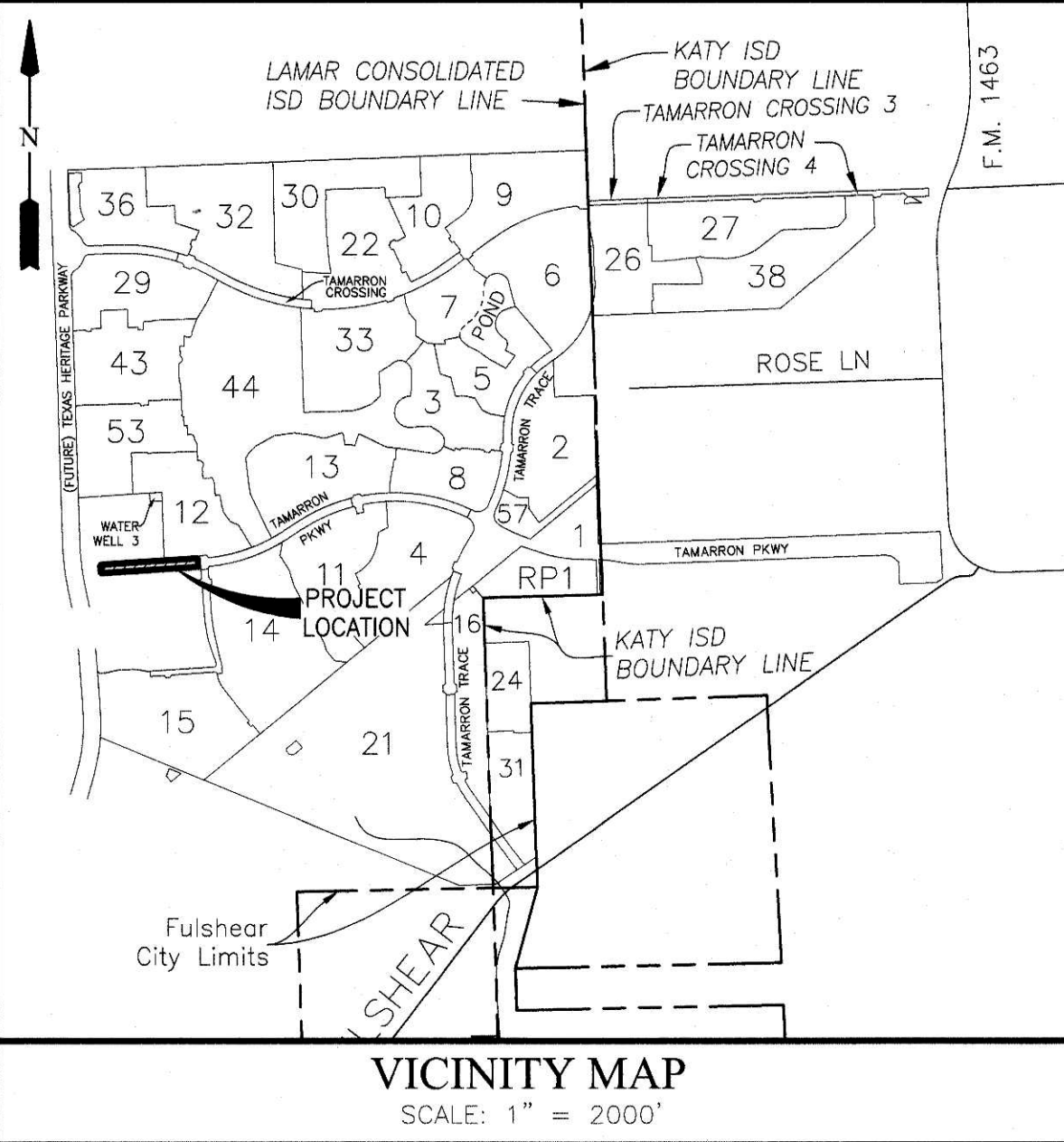
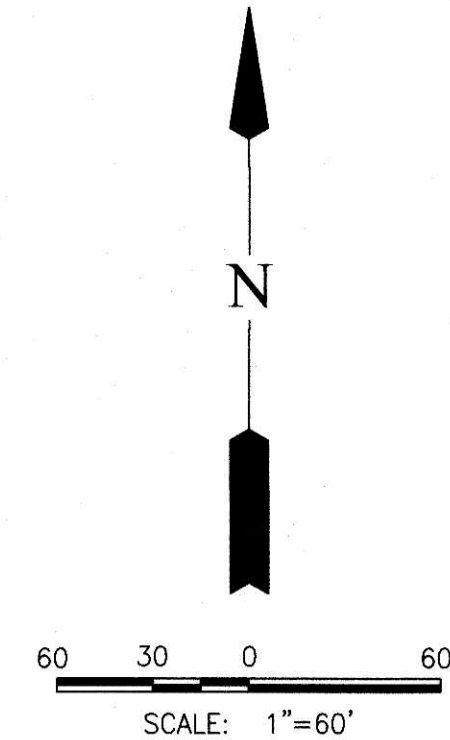
LAMAR CISD TAMARRON ELEMENTARY SCHOOL
PLAT NO. 20190132, F.B.C.P.R.

TAMARRON SECTION 12
PLAT NO. 20200105,
F.B.C.P.R.

P.O.B.
NAD83 GRID COORDINATES
X = 2,958,485.20
Y = 13,828,149.20

RESIDUE OF CALLED 686.0183 ACRES (TRACT 1)
D.R. HORTON-TEXAS, LTD.
FILE NO. 2013000056, F.B.C.O.P.R.

TAMARRON SECTION 14
PLAT NO. 20200177,
F.B.C.P.R.

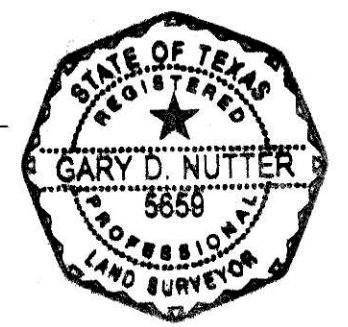


CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	7950.00'	0°03'17"	7.60'	N 86°14'55" E	7.60'
C2	8050.00'	0°03'17"	7.69'	N 86°14'55" E	7.69'
C3	7950.00'	0°03'17"	7.59'	S 86°14'55" W	7.59'
C4	8050.00'	0°03'17"	7.70'	S 86°14'55" W	7.70'
C5	8000.00'	0°03'17"	7.65'	N 86°14'55" E	7.65'
C6	8000.00'	0°03'17"	7.64'	N 86°14'55" E	7.64'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°44'05" E	23.94'
L2	N 86°15'55" E	10.00'
L3	N 03°43'26" E	16.84'
L4	N 86°16'34" E	10.00'
L5	N 03°43'26" E	24.91'
L6	S 86°16'34" W	10.00'
L7	S 03°44'05" E	42.12'
L8	N 86°15'55" E	10.00'

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.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659



TAMARRON PARKWAY SECTION 4 STREET DEDICATION

A SUBDIVISION OF 2.569 ACRES OF LAND LOCATED IN THE
J.D. VERMILLION SURVEY, ABSTRACT 339,
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DECEMBER 09, 2020

JOB NO. 1931-1514C

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SURVEYOR:
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ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1366