

PLAT RECORDING SHEET

PLAT NAME: Tamarron Section 28

PLAT NO: _____

ACREAGE: 9.044

LEAGUE: J.D. Vermillion Survey and Micajah Autrey Survey

ABSTRACT NUMBER: 339 and 100

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 21

NUMBER OF RESERVES: 5

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 9.044 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 28, 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 (I.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 (I.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, 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 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 23rd DAY OF February, 2021.

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

BY: 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 23rd DAY OF February, 2021.

JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

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



DESCRIPTION OF
9.044 ACRES (393,943 SQUARE FEET)
TAMARRON SECTION 28

Being 9.044 acres (393,943 square feet) of land located in the J. D. Vermillion Survey, Abstract Number 339 and Micajah Autrey Survey, Abstract Number 100, Fort Bend County, Texas, more particularly being a portion of the remainder of that certain called 686.0183 acre tract, described as "Tract 1" and a portion of the remainder of the 631.26 acre tract conveyed to Dr. Horton - Texas, LTD. by an instrument of record in File Number 2013000056 of the official public records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 9.044 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83):

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the northeast corner of Restricted Reserve "A" of Lamar Consolidated Independent School, a subdivision of record under Plat Number 20190132 of the Fort Bend County Plat Records (F.B.C.P.R.), said Restricted Reserve "A" being all of that certain called 12.588 acre tract conveyed to Lamar Consolidated Independent School District by an instrument of record under File Number 2015142678, F.B.C.O.P.R. said point lying on the west right-of-way line of Coles Canyon (width varies) as shown on Tamarron Coles Canyon and Rileys Ridge Street Dedication, a subdivision of record under Plat Number 20170240, F.B.C.P.R.;

Thence, South 86° 16' 34" West, departing the west right-of-way line of Coles Canyon and along the north line of said Restricted Reserve "A", 346.57 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set;

Thence, South 67° 12' 28" West, continuing along the north line of said Restricted Reserve "A", 60.81 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set;

Thence, South 86° 12' 56" West, continuing along the north line of said Restricted Reserve "A", 219.53 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the northwest corner of said Reserve "A";

Thence, South 00° 59' 26" East, along the west line of said Reserve "A", 805.94 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southwest corner of said Reserve "A". The northwest corner of said Rileys Ridge said point also being the northeast corner Rileys Ridge as shown on Tamarron Section 15, a subdivision of record under Plat Number 20200178, F.B.C.P.R., the beginning of a curve;

Thence, departing the west line of the Reserve "A", along the north right-of-way line of Rileys Ridge as shown on said Tamarron Section 15, and 71.96 feet, along the arc of a non-tangent curve to the right, having a radius of 270.00 feet, a central angle of 15° 16' 15", and a chord which bears North 86° 14' 10" West, 71.75 feet to a point for corner;

Thence, South 78° 36' 02" West, continuing along the north right-of-way line of Rileys Ridge, 50.00 feet to a point for corner, the beginning of a curve;

Thence, continuing along the north right-of-way line of Rileys Ridge and 77.99 feet along the arc of a tangent curve to the left, having a radius of 350.00 feet, a central angle of 13° 32' 26", and a chord which bears North 85° 22' 15" West, 77.81 feet to a point for corner;

Thence, South 87° 51' 32" West, continuing along the north right-of-way line of Rileys Ridge, 144.17 feet to a point for corner, the beginning of a curve;

Thence, continuing along the north right-of-way line of Rileys Ridge and 52.98 feet along the arc of a tangent curve to the left, having a radius of 300.00 feet, a central angle of 10° 07' 05", and a chord which bears South 82° 47' 59" West, 52.91 feet to a point for corner;

Thence, South 77° 44' 27" West, continuing along the north right-of-way line of Rileys Ridge, 7.06 feet to a point for corner;

Thence, South 00° 59' 26" West, departing the north right-of-way line of Rileys Ridge 377.41 feet to a point for corner;

Thence, North 87° 51' 32" East, 361.50 feet to a point for corner;

Thence, North 00° 59' 26" West, 765.58 feet to a point for corner;

Thence, North 86° 16' 34" East, at 613.26 feet pass a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southwest corner of Tamarron Parkway (100 feet wide) as shown on Tamarron Parkway Phase 3 Street Dedication, a subdivision of record under Plat Number 20170116, F.B.C.P.R., continuing in all a total distance of 614.34 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the north end of a radial cut-back corner at the intersection of the south right-of-way of said Tamarron Parkway and the west right-of-way of Coles Canyon (width varies at this point) as shown on the aforementioned Tamarron Coles Canyon and Rileys Ridge Street Dedication, the beginning of a curve;

Thence, along the west right-of-way line of Coles Canyon and 46.92 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 89° 36' 49", and a chord which bears South 48° 55' 02" East, 42.28 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the south end of said radial cut-back curve;

Thence, South 04° 06' 38" East, along the west right-of-way line of Coles Canyon, 95.04 feet to a point for corner, the beginning of a curve;

Thence, 39.44 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 90° 23' 11", and a chord which bears South 41° 04' 58" West, 35.47 feet to a point for corner;

Thence, South 86° 16' 34" West, 5.00 feet to a point for corner at the northwest corner of Paytons Park (60 feet wide) as shown on the aforementioned Tamarron Coles Canyon and Rileys Ridge Street Dedication;

Thence, South 03° 43' 26" East, along the west end of Paytons Park, 60.00 feet to a point for the southwest corner of said Paytons Park;

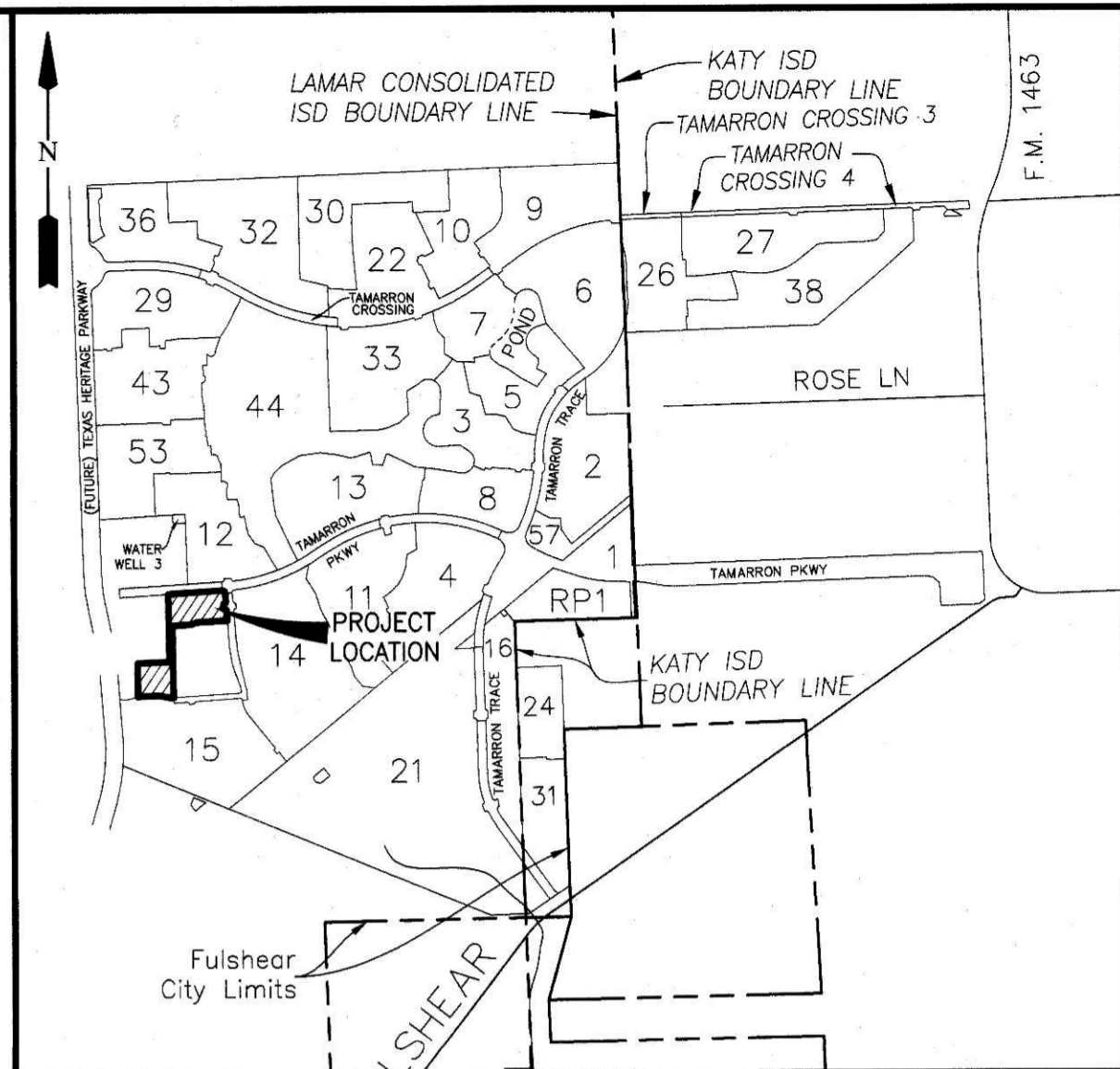
Thence, North 86° 16' 34" East, 5.74 feet to a point for corner, the beginning of a curve;

Thence, 39.10 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 89° 36' 49", and a chord which bears South 48° 55' 02" East, 35.24 feet to a point for corner on the west right-of-way line of Coles Canyon;

Thence, South 04° 06' 38" East, along the west right-of-way line of Coles Canyon, 105.17 feet to the POINT OF BEGINNING and containing 9.044 Acres (393,943 square feet) 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. TBM INDICATES TEMPORARY BENCHMARK: TBM 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
- 3. TO ADJUST TO FORT BEND CO. LIAR DATUM ADD 0.39 FEET.
- 4. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- 5. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- 6. THIS PLAT LIES WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICE DISTRICT #4, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR, FORT BEND COUNTY AND PARTIALLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 AND PARTIALLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188.
- 7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO.S 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. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
- 10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 145.53 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 ONLY 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. 182.
- 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. 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. 4837

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 6th DAY OF November, 2020.

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 February 9, 2021 at 10:00 O'CLOCK A.M. IN PLAT NUMBER 1931-6028C 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 SECTION 28

A SUBDIVISION OF 9.044 ACRES OF LAND LOCATED IN THE
J.D. VERMILLION SURVEY, ABSTRACT 339 & MICAJAH AUTREY SURVEY,
ABSTRACT 100, FORT BEND COUNTY, TEXAS.

21 LOTS 5 RESERVES (4.721 ACRES) 1 BLOCK
FEBRUARY 09, 2021 JOB NO. 1931-6028C

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.
3800 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-1386

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°06'38" E	95.04'
L2	S 86°16'34" W	5.00'
L3	S 03°43'26" E	60.00'
L4	N 86°16'34" E	5.74'
L5	S 04°06'38" E	105.17'
L6	S 67°12'28" W	60.81'
L7	N 78°36'02" W	50.00'
L8	S 87°51'32" W	144.17'
L9	S 77°44'27" W	7.06'
L10	S 03°43'26" E	6.50'
L11	N 48°43'26" W	14.14'
L12	N 67°12'28" E	45.51'
L13	N 86°16'34" E	339.15'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	89°36'49"	46.92'	S 48°55'02" E	42.28'
C2	25.00'	90°23'11"	39.44'	S 41°04'58" W	35.47'
C3	25.00'	89°36'49"	39.10'	S 48°55'02" E	35.24'
C4	270.00'	15°16'15"	71.96'	N 86°14'10" W	71.75'
C5	330.00'	13°32'26"	77.99'	N 85°22'15" W	77.81'
C6	300.00'	10°07'05"	52.98'	S 82°47'59" W	52.91'
C7	25.00'	49°42'33"	21.69'	S 61°25'17" W	21.02'
C8	50.00'	26°43'28"	236.93'	N 11°07'16" W	73.95'
C9	25.00'	34°54'55"	15.23'	S 76°15'59" E	15.00'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	0.360	15,681	LANDSCAPE / OPEN SPACE / PIPELINE / UTILITIES	
B	0.066	2,875	LANDSCAPE / OPEN SPACE	
C	1.070	46,621	LANDSCAPE / OPEN SPACE / PIPELINE / UTILITIES	
D	3.125	136,115	LANDSCAPE / OPEN SPACE / DRILL SITE / UTILITIES	
E	0.100	4,371	OPEN SPACE / DRAINAGE	
TOTAL	4.721	205,663		

