

**PLAT RECORDING SHEET**

**PLAT NAME:** Tamarron Section 44

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 77.496

**LEAGUE:** J.D. Vermillion Survey

**ABSTRACT NUMBER:** 339

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 128

**NUMBER OF RESERVES:** 4

**OWNERS:** D.R. Horton-Texas, Ltd. and Fort Bend County Municipal Utility District  
No. 182

\_\_\_\_\_  
**(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, AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, A BODY POLITIC ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, ACTING BY AND THROUGH D. SCOTT SULLIVAN, PRESIDENT OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, A BODY POLITIC ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, OWNERS OF THE 77.496 ACRE TRACT DESCRIBED IN THE ABOVE TRAD FOREGOING PLAT OF TAMARRON SECTION 44, 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 UNOBSERVED 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 UNOBSERVED 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, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, FOR 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, 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, 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 44 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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JONATHAN WOODRUFF, ITS ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED.

THIS 2<sup>nd</sup> DAY OF April, 2021.

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

BY: Jonathan Woodruff  
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

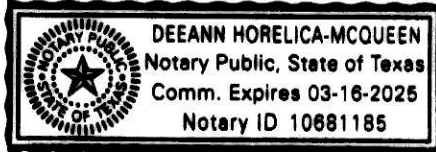
STATE OF TEXAS  
COUNTY OF FORT BEND

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 10<sup>th</sup> DAY OF April, 2021.

DeAnn Morelica-McQueen  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IN TESTIMONY WHEREOF, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, A BODY POLITIC ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY D. SCOTT SULLIVAN, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS 15<sup>th</sup> DAY OF April, 2021.

FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 182  
A BODY POLITIC ORGANIZED AND EXISTING  
UNDER THE LAWS OF THE STATE OF TEXAS

BY: D. Scott Sullivan  
D. SCOTT SULLIVAN, PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED D. SCOTT SULLIVAN, PRESIDENT OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, A BODY POLITIC ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, 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,

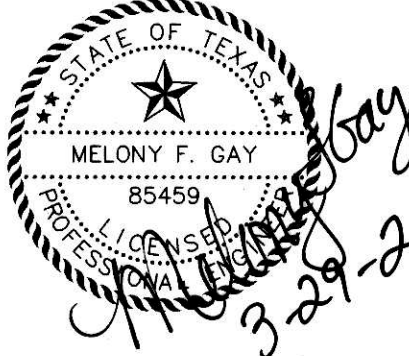
THIS 15<sup>th</sup> DAY OF April, 2021.

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



THIS PLAT OF TAMARRON SECTION 44 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 2<sup>nd</sup> DAY OF October, 2020.

Amy Pearce  
AMY PEARCE, CHAIR

Dar Hamza  
DAR HAMZA, CO-CHAIR

THIS PLAT OF TAMARRON SECTION 44 WAS APPROVED ON 10-20-2020 BY THE CITY OF FULSHEAR, TEXAS AND SIGNED ON THIS 3<sup>rd</sup> DAY OF May, 2021, 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  
AARON GROFF, MAYOR

Kimberly Kopecky  
KIMBERLY KOPECKY, CITY SECRETARY

#### 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

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 AGENCY EFFECTIVE SEPTEMBER 14, 2020 AND ISSUED SEPTEMBER 22, 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, FORT BEND COUNTY EMERGENCY SERVICE 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.S 481570005L & 4815700105L, 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 TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 145.63 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.

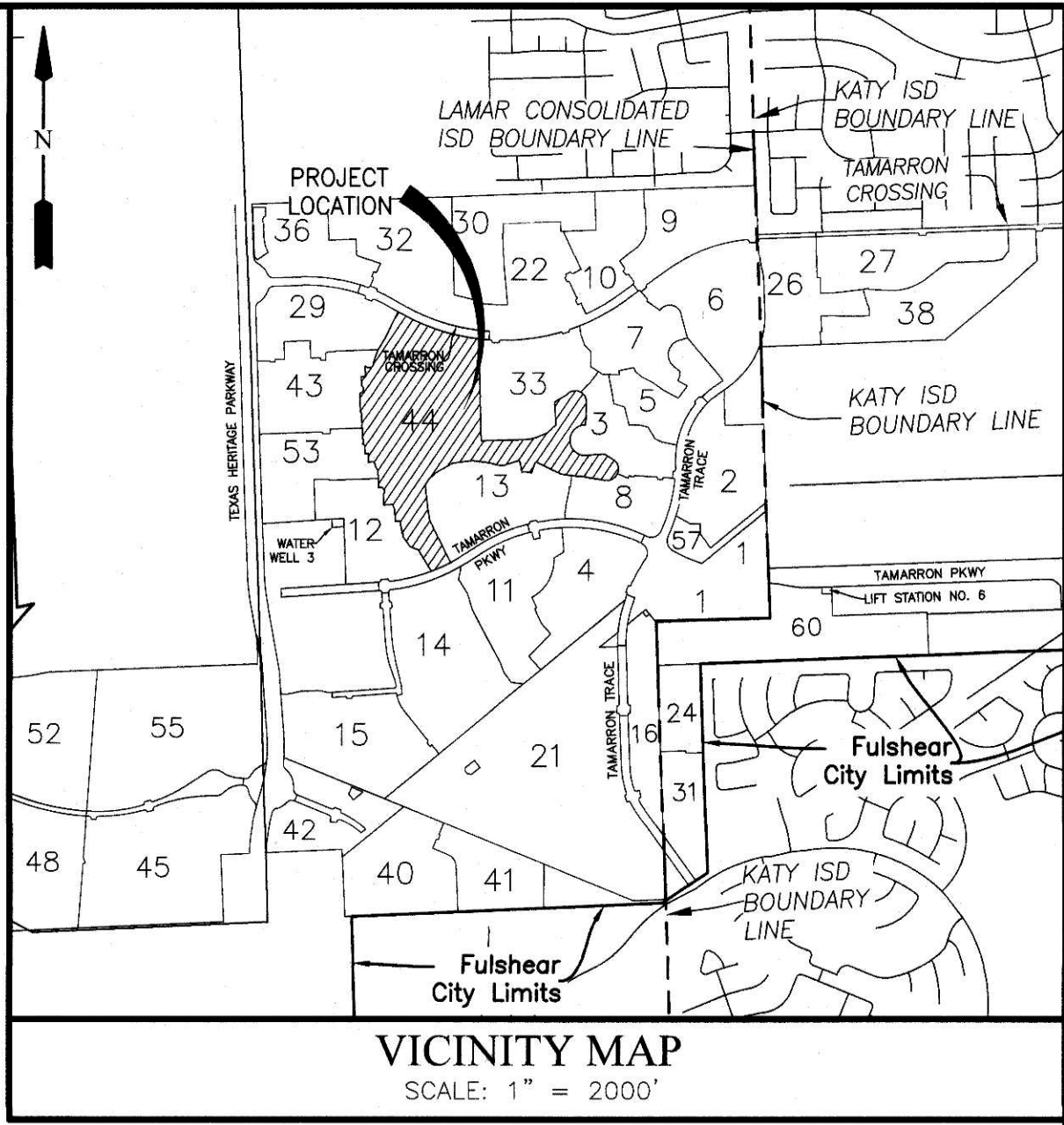
19. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.

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

22. 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.

23. 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.



KEY MAP NO. 483P/T/U

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 SECTION 44

A SUBDIVISION OF 77.496 ACRES OF LAND LOCATED IN THE  
J.D. VERNILLION SURVEY, ABSTRACT 339,  
FORT BEND COUNTY, TEXAS.

128 LOTS 4 RESERVES (49.813 ACRES) 3 BLOCKS

MARCH 24, 2021 JOB NO. 1931-6044C

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

FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 182

D. SCOTT SULLIVAN, PRESIDENT

3401 LOUISIANA STREET, SUITE 400, HOUSTON, TEXAS 77002

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 Engineering, Inc.

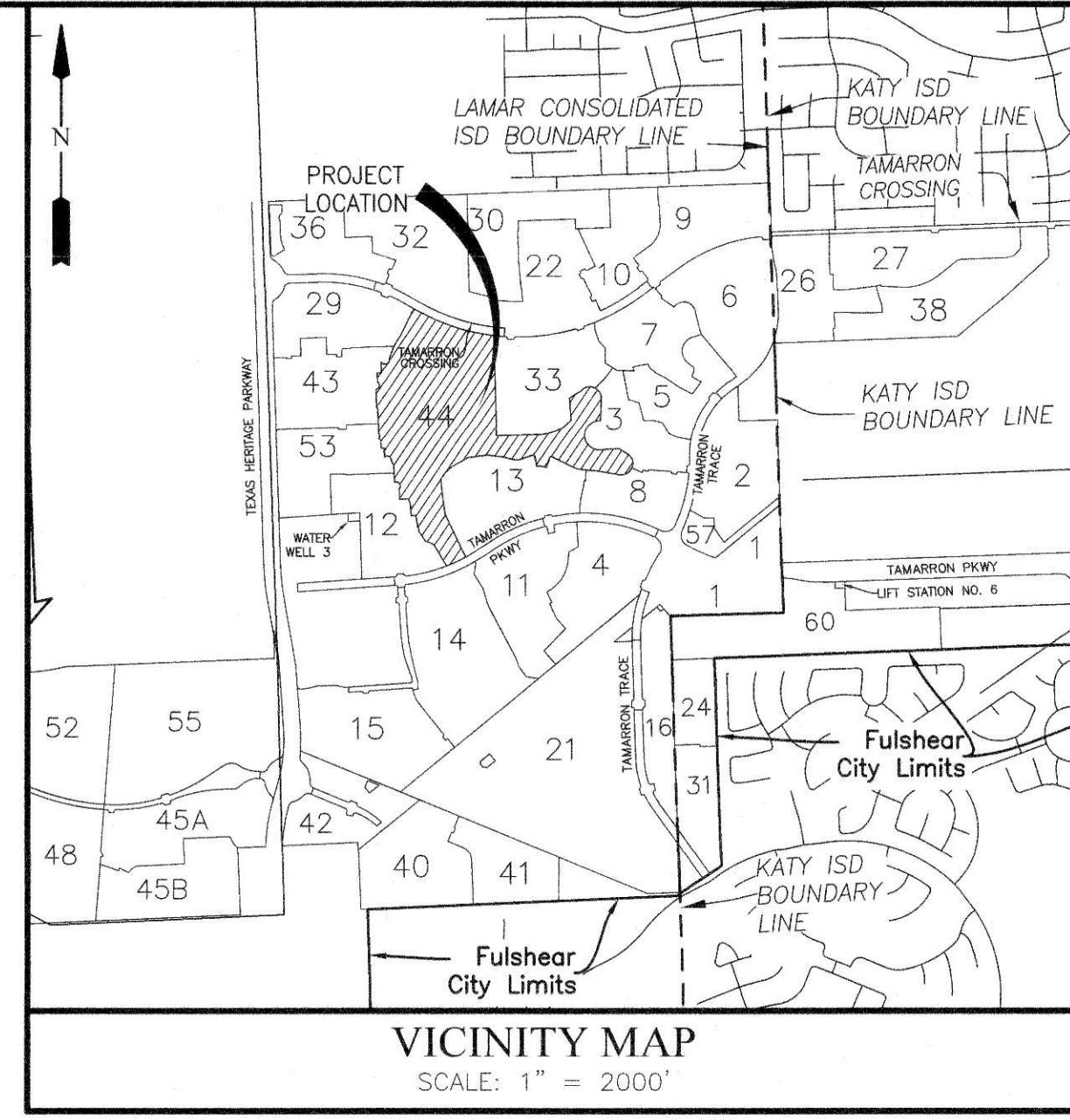
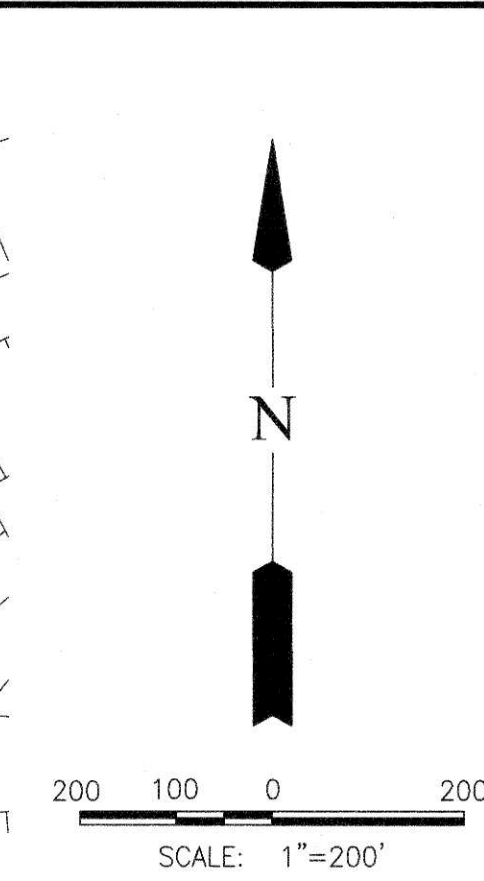
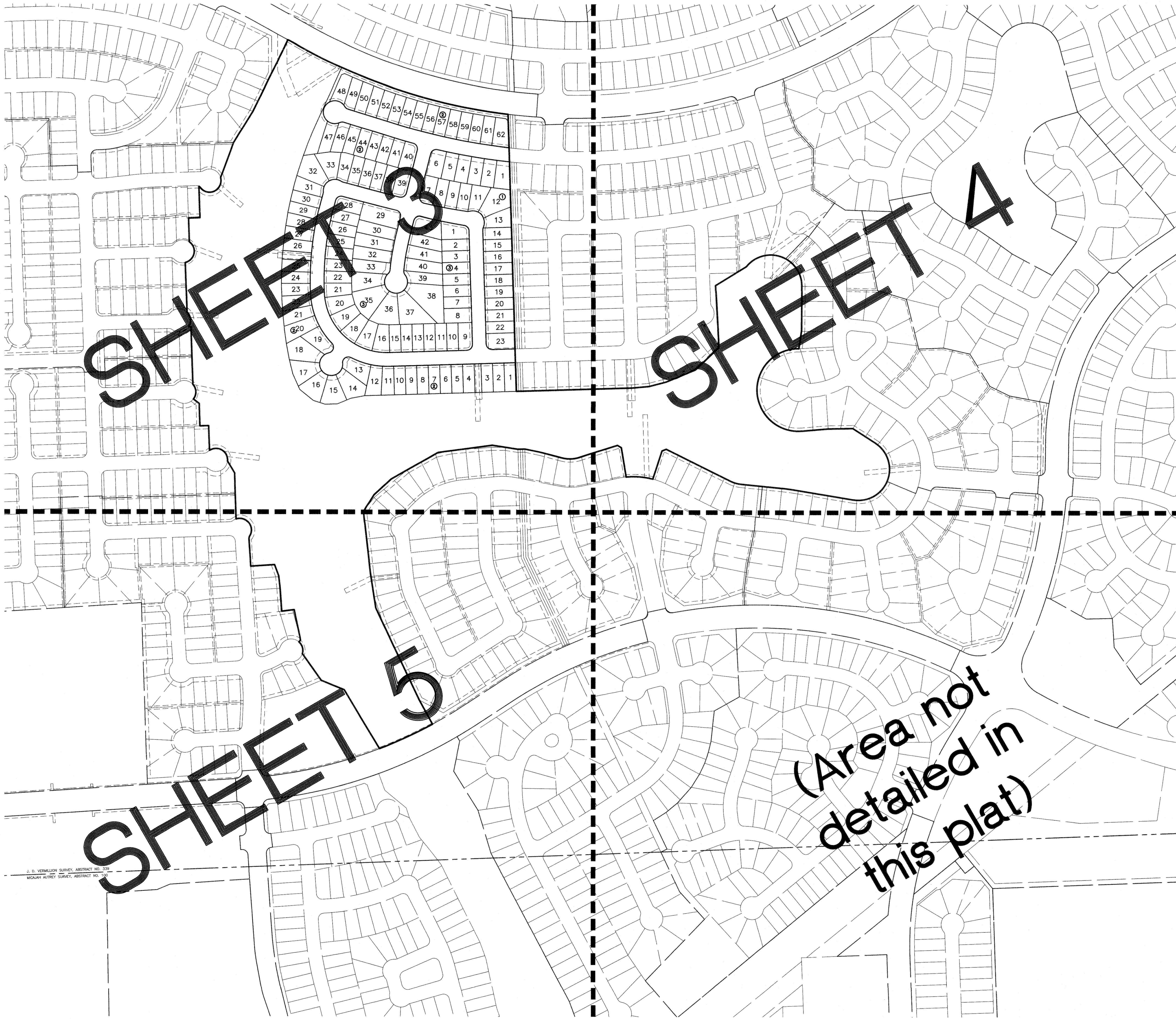
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449



Phone 713.953.5200  
Fax 713.953.5026  
FIRM#-1386

SHEET 1 OF 6





RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	0.086	3,750	LANDSCAPE / OPEN SPACE / DRAINAGE	
B	0.104	4,549	LANDSCAPE / OPEN SPACE / DRAINAGE	
C	0.590	25,707	LANDSCAPE / OPEN SPACE	
D	49.033	2,135,865	LANDSCAPE / OPEN SPACE / DRAINAGE / DETENTION	
TOTAL	49.813	2,169,871		

**TAMARRON SECTION 44**  
A SUBDIVISION OF 77.496 ACRES OF LAND LOCATED IN THE  
J.D. VERMILLION SURVEY, ABSTRACT 339,  
FORT BEND COUNTY, TEXAS.

128 LOTS    4 RESERVES (49.813 ACRES)    3 BLOCKS  
APRIL 07, 2021    JOB NO. 1931-6044C

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

FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 182  
D. SCOTT SULLIVAN, PRESIDENT  
3401 LOUISIANA STREET, SUITE 400, HOUSTON, TEXAS 77002

SURVEYOR:    ENGINEER:

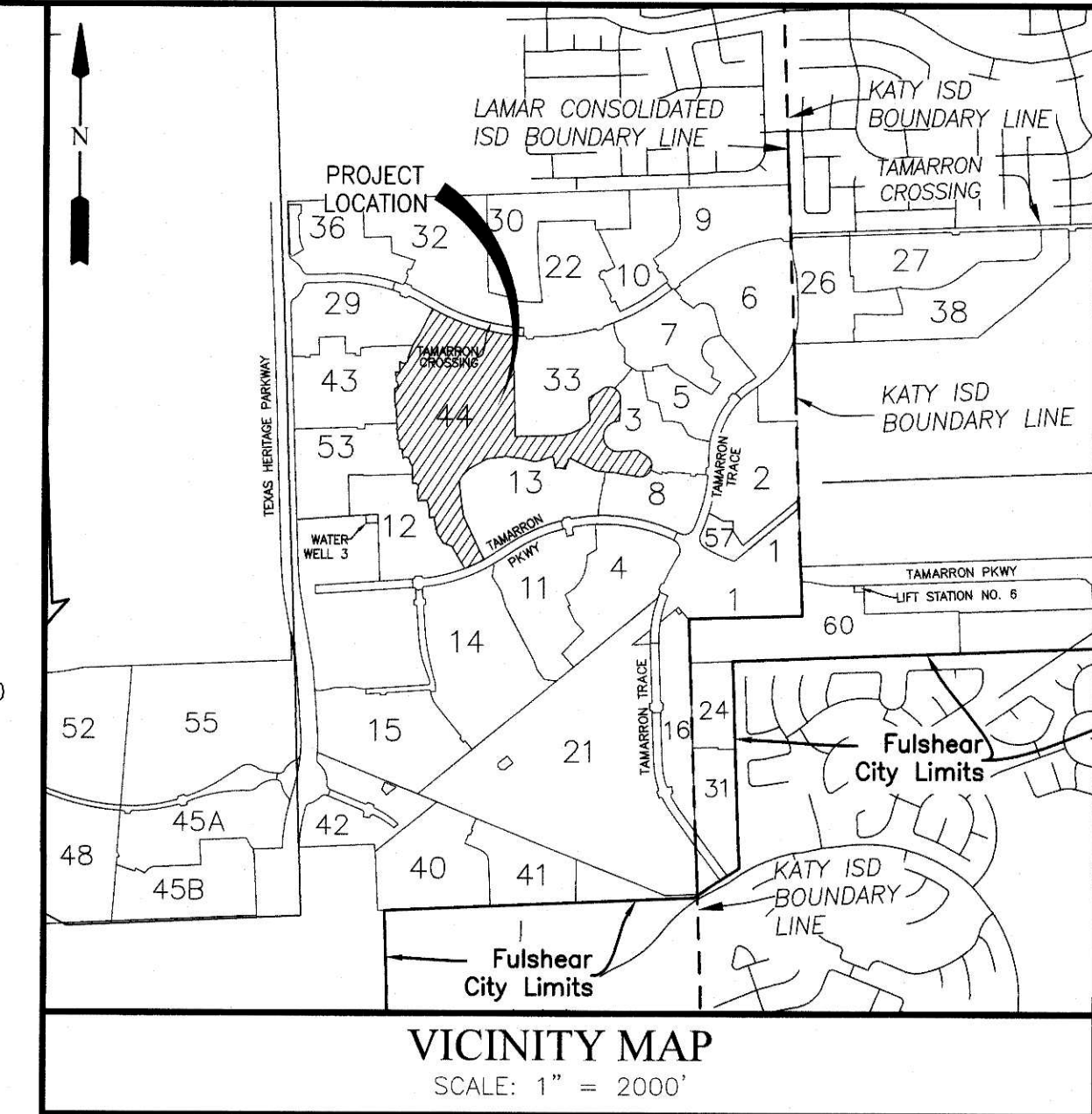
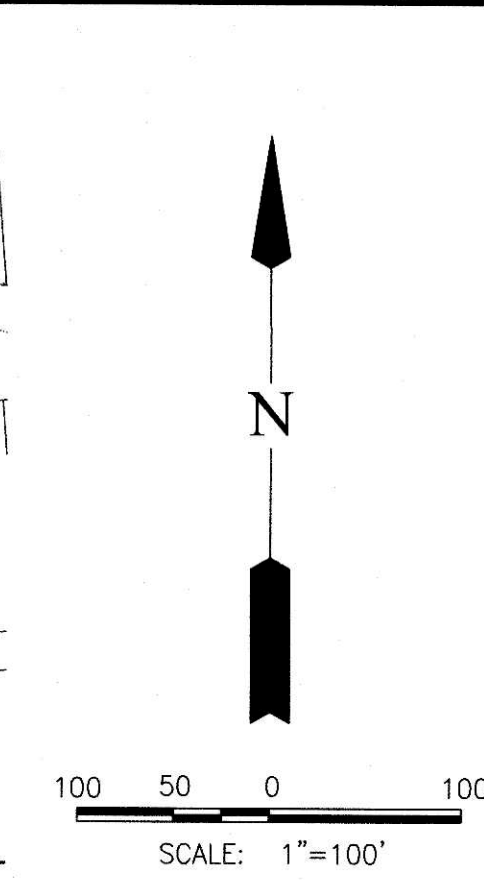
**LJA Surveying, Inc.**  
3600 W. Sam Houston Parkway S.  
Suite 175  
Houston, Texas 77042

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

**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449

Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386





RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.086	3,750	LANDSCAPE / OPEN SPACE / DRAINAGE
B	0.104	4,549	LANDSCAPE / OPEN SPACE / DRAINAGE
C	0.590	25,707	LANDSCAPE / OPEN SPACE
D	49.033	2,135,865	LANDSCAPE / OPEN SPACE / DRAINAGE / DETENTION
TOTAL	49.813	2,169,871	

## TAMARRON SECTION 44

A SUBDIVISION OF 77.496 ACRES OF LAND LOCATED IN THE  
J.D. VERMILLION SURVEY, ABSTRACT 339,  
FORT BEND COUNTY, TEXAS.

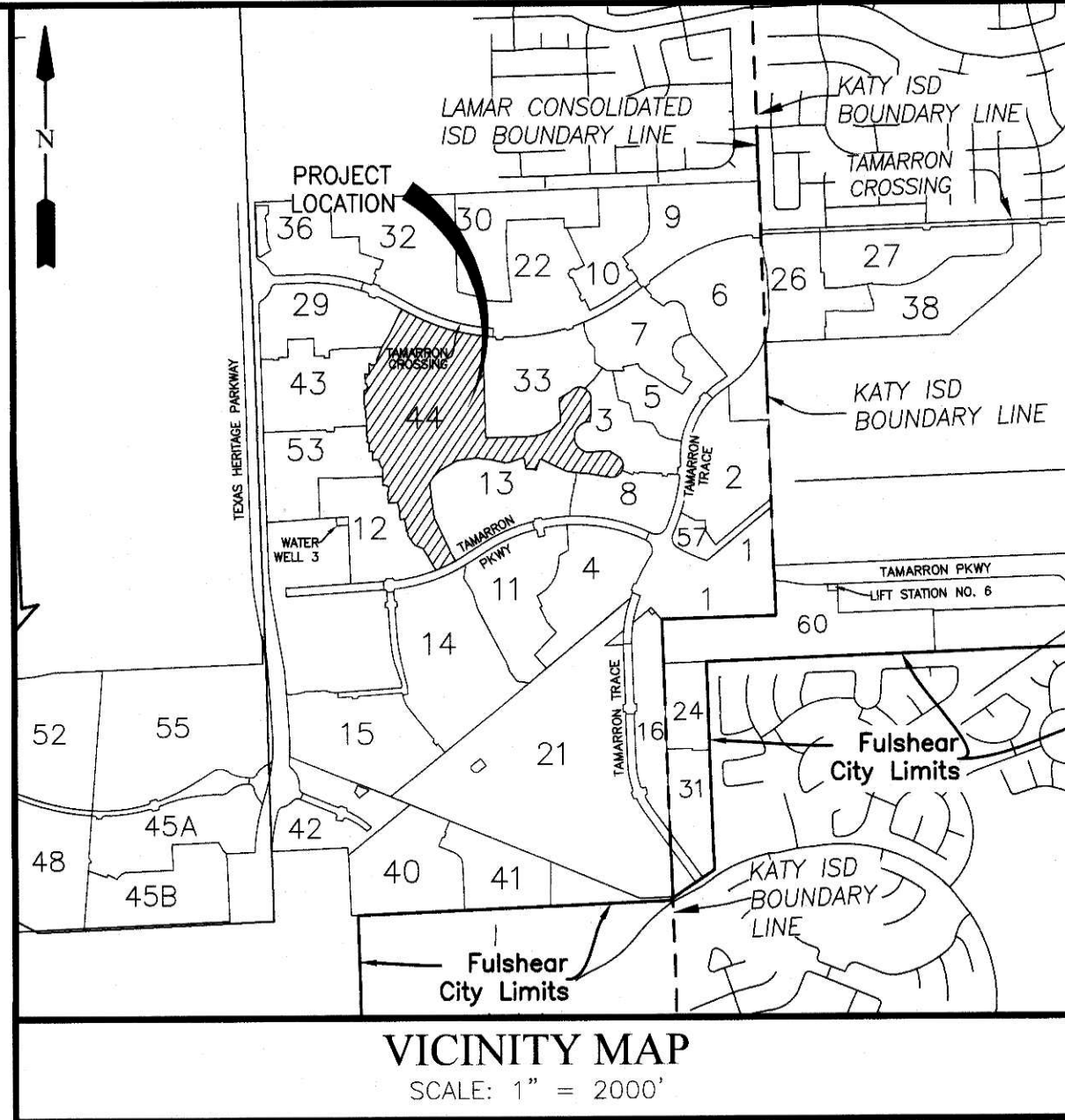
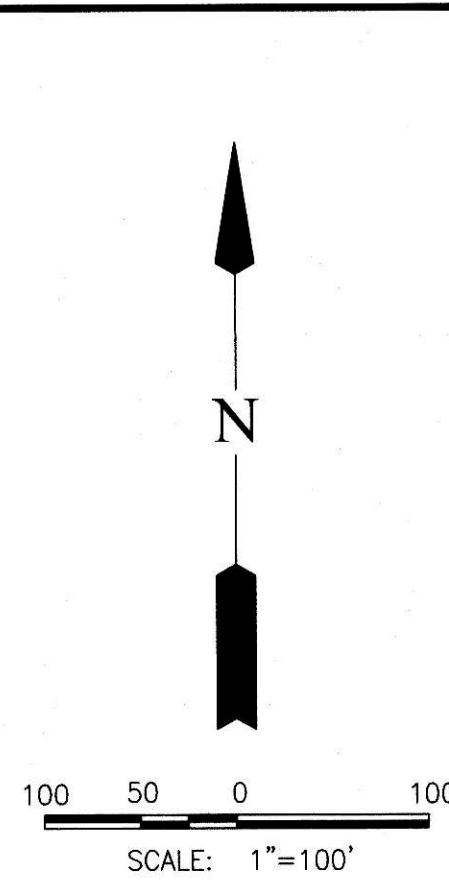
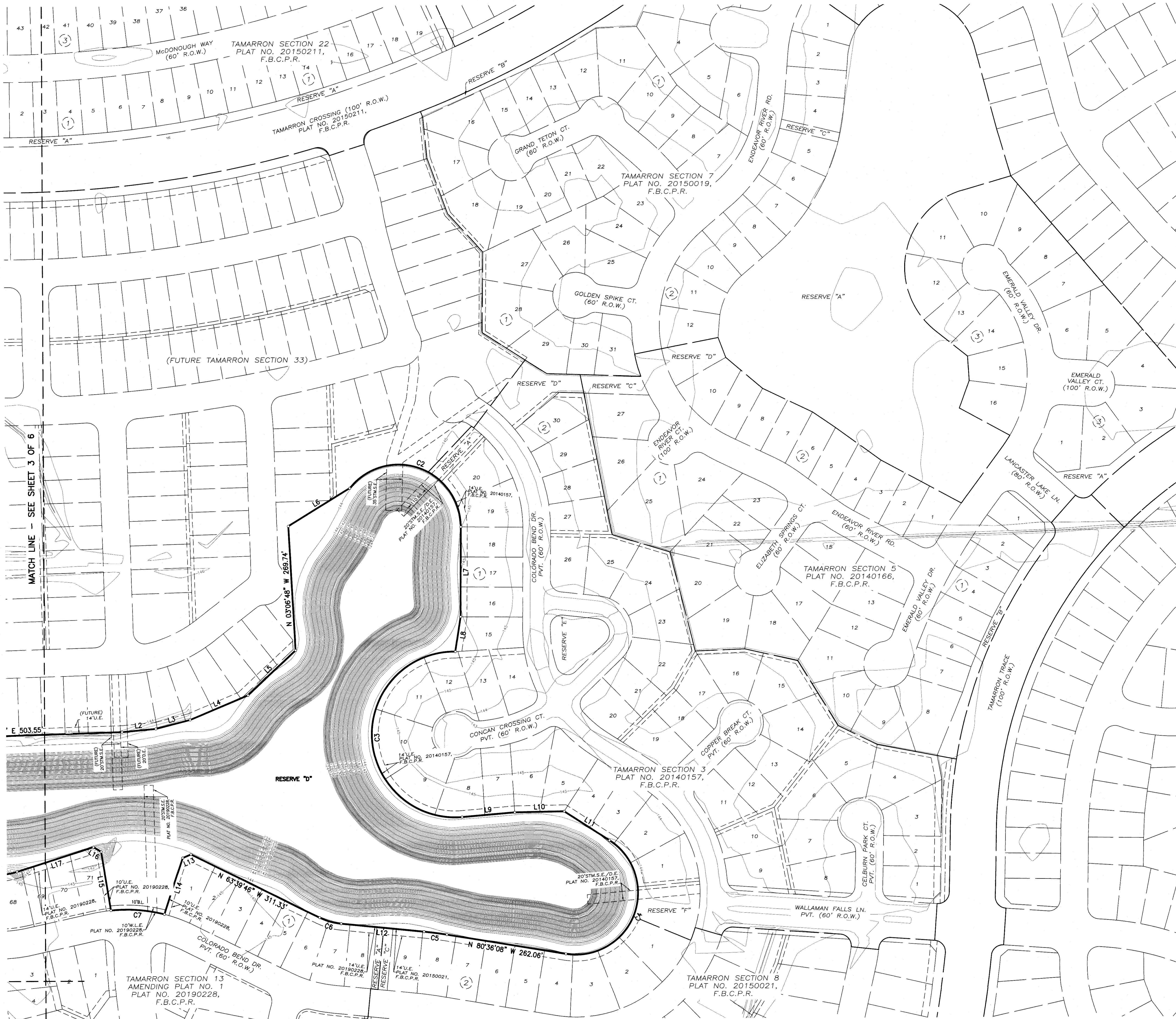
128 LOTS    4 RESERVES (49.813 ACRES)    3 BLOCKS  
APRIL 07, 2021    JOB NO. 1931-6044C

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

FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 182  
D. SCOTT SULLIVAN, PRESIDENT  
3401 LOUISIANA STREET, SUITE 400, HOUSTON, TEXAS 77002

SURVEYOR:		ENGINEER:	
<b>LJA Surveying, Inc.</b>		<b>LJA Engineering, Inc.</b>	
3600 W. Sam Houston Parkway S. Suite 175 Houston, Texas 77042		1904 W. Grand Parkway North Suite 100 Katy, Texas 77449	
Phone 713.953.5200 Fax 713.953.5026 T.B.P.E.L.S. Firm No. 10194382		Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386	





RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	0.086	3,750	LANDSCAPE / OPEN SPACE / DRAINAGE	
B	0.104	4,549	LANDSCAPE / OPEN SPACE / DRAINAGE	
C	0.590	25,707	LANDSCAPE / OPEN SPACE	
D	49.033	2,135,865	LANDSCAPE / OPEN SPACE / DRAINAGE / DETENTION	
TOTAL	49.813	2,169,871		

## TAMARRON SECTION 44

A SUBDIVISION OF 77.496 ACRES OF LAND LOCATED IN THE  
J.D. VERMILLION SURVEY, ABSTRACT 339,  
FORT BEND COUNTY, TEXAS.

128 LOTS    4 RESERVES (49.813 ACRES)    3 BLOCKS  
APRIL 07, 2021    JOB NO. 1931-6044C

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

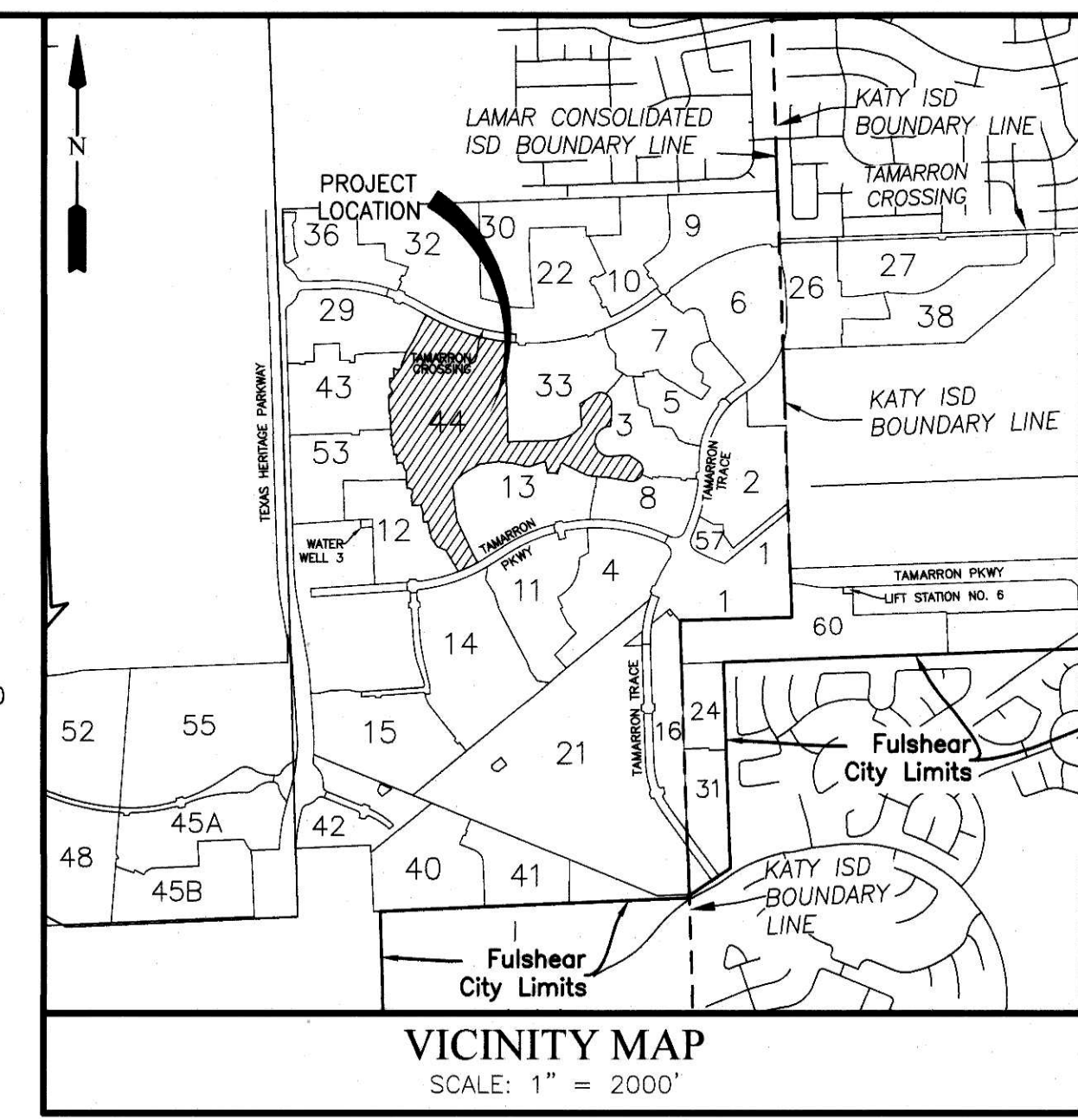
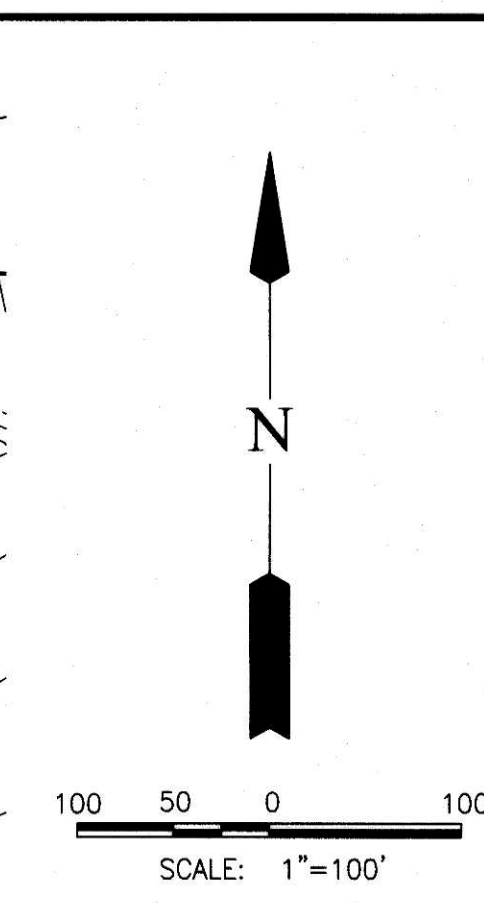
FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 182  
D. SCOTT SULLIVAN, PRESIDENT  
3401 LOUISIANA STREET, SUITE 400, HOUSTON, TEXAS 77002

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





RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.086	3,750	LANDSCAPE / OPEN SPACE / DRAINAGE
B	0.104	4,549	LANDSCAPE / OPEN SPACE / DRAINAGE
C	0.590	25,707	LANDSCAPE / OPEN SPACE
D	49.033	2,135,865	LANDSCAPE / OPEN SPACE / DRAINAGE / DETENTION
TOTAL	49.813	2,169,871	

## TAMARRON SECTION 44

A SUBDIVISION OF 77.496 ACRES OF LAND LOCATED IN THE  
J.D. VERMILLION SURVEY, ABSTRACT 339,  
FORT BEND COUNTY, TEXAS.

128 LOTS 4 RESERVES (49.813 ACRES) 3 BLOCKS  
APRIL 07, 2021 JOB NO. 1931-6044C

**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

**FORT BEND COUNTY**  
**MUNICIPAL UTILITY DISTRICT NO. 182**  
D. SCOTT SULLIVAN, PRESIDENT  
3401 LOUISIANA STREET, SUITE 400, HOUSTON, TEXAS 77002

**SURVEYOR:** **LJA Surveying, Inc.** **ENGINEER:** **LJA Engineering, Inc.**

3600 W. Sam Houston Parkway S. Phone 713.953.5200  
Suite 175 Fax 713.953.5028  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382 1904 W. Grand Parkway North  
Suite 100 Phone 713.953.5200  
Katy, Texas 77449 Fax 713.953.5028  
FRN-F-1386



DESCRIPTION OF  
77.496 ACRES  
TAMARRON SECTION 44

Being 77.496 acres of land located in the J. D. Vermillion Survey, Abstract Number 339, Fort Bend County, Texas, more particularly being all of that certain called 49.033 acre tract conveyed to Fort Bend County Municipal Utility District No. 182 by an instrument of record under 2017129621 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.) corrected under File Number 2018015118, F.B.C.O.P.R. and a portion of that certain called 686.0183 acre tract, described as "Tract 1" conveyed to D. R. Horton & Sons, Ltd., by an instrument of record in File Number 2013000056, F.B.C.O.P.R., said 77.496 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83):

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the northwest corner of said 49.033 acre tract, same being the northeast corner of Reserve "A" of Tamarron Section 29, a subdivision of record under Plat Number 20180043, of the Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), same being on the south right-of-way line of Tamarron Crossing (100 feet wide), as shown on Tamarron Crossing Section 1 Street Dedication, a subdivision of record under Plat Number 20170061, F.B.C.P.R.;

Thence, South 60° 55' 12" East, along a north line of said 49.033 acre tract, same being the south right-of-way line of said Tamarron Crossing, 61.48 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;

Thence, continuing along the north line of said 49.033 acre tract and along said south right-of-way line, along the arc of a tangent curve to the left, having a radius of 2,450.00 feet, passing at an arc length of 201.01 feet the northeast corner of said 49.033 acre tract, continuing along the south right-of-way line of said Tamarron Crossing a total arc length of 954.76 feet, through a central angle of 22° 19' 41", and a chord which bears South 72° 05' 02" East, 948.73 feet to a point for corner;

Thence, South 01° 43' 05" East, departing the south right-of-way line of said Tamarron Crossing, 1,204.59 feet to a point for corner on a north line of said 49.033 acre tract;

Thence, along the interior north lines of said 49.033 acre tract the following eight (8) courses:

- North 88° 15' 03" East, 503.55 feet to a point for corner;
- North 84° 52' 51" East, 73.79 feet to a point for corner;
- North 75° 29' 06" East, 76.90 feet to a point for corner;
- North 67° 17' 15" East, 136.67 feet to a point for corner;
- North 46° 47' 15" East, 142.14 feet to a point for corner;
- North 03° 06' 48" West, 269.74 feet to a point for corner;
- North 58° 20' 40" East, 157.51 feet to a point for corner, the beginning of a curve;

Along the arc of a non-tangent curve to the right, having a radius of 135.00 feet, passing at an arc length of 188.71 feet a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the west corner of Reserve "A" as shown on Tamarron Section 3, a subdivision of record under Plat Number 20140157, F.B.C.P.R., continuing along the easterly curve of said 49.033 acre tract, same being a westerly curve of said Reserve "A", for a total arc length of 334.41 feet, through a central angle of 141° 55' 36", and a chord which bears South 70° 32' 46" East, 255.23 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;

Thence, along the east lines of said 49.033 acre tract, same being the westerly lines of said Tamarron Section 3 the following (7) courses:

- South 00° 25' 02" West, 195.00 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- South 08° 42' 12" West, 76.46 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
- 583.05 feet along the arc of a non-tangent curve to the left, having a radius of 180.00 feet, a central angle of 185° 35' 21", and a chord which bears South 02° 05' 45" East, 359.57 feet, to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 85° 06' 34" East, 114.76 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 88° 52' 31" East, 107.48 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- South 57° 00' 13" East, 116.82 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
- Along the arc of a tangent curve to the right, having a radius of 135.00 feet, passing at an arc length of 187.88 feet a 5/8-inch iron rod with cap stamped, "LJA ENG" previously set for the southwest corner of Reserve "F" of aforementioned Tamarron Section 3, same being the north corner of Lot 1, Block 2 of Tamarron Section 8, a subdivision of record under Plat Number 20150021, F.B.C.P.R., continuing along a southeasterly curve of said 49.033 acre tract, same being a northwesterly curve of said Lot 1 for a total arc length of 368.51 feet, through a central angle of 156° 24' 05", and a chord which bears South 21° 11' 49" West, 264.29 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;

Thence, North 80° 36' 08" West, along the south line of said 49.033 acre tract, same being a north line of said Tamarron Section 8, 262.06 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;

Thence, 50.05 feet, continuing along said common line, along the arc of a tangent curve to the left, having a radius of 765.00 feet, a central angle of 03° 44' 56", and a chord which bears North 82° 28' 36" West, 50.04 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;

Thence, North 84° 21' 04" West, continuing along said common line, passing at 87.79 feet a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the northwest corner of Reserve "C" of aforementioned Tamarron Section 8, common to the northeast corner of Reserve "A" of Tamarron Section 13 Amending Plat No. 1, a subdivision of record under Plat Number 20190228, F.B.C.P.R., continuing along a south line of said 49.033 acre tract, same being north line of said Tamarron Section 5 Amending Plat No. 1 for a total distance of 180.60 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;

Thence along the southerly lines of said 49.033 acre tract, common to the northerly lines of said Tamarron Section 13 Amending Plat No. 1, the following twenty-one (21) courses:

- 48.75 feet along the arc of a tangent curve to the right, having a radius of 135.00 feet, a central angle of 20° 41' 18", and a chord which bears North 74° 00' 25" West, 48.48 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 63° 39' 46" West, 311.33 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- South 67° 16' 20" West, 19.66 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- South 18° 12' 28" West, 128.38 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
- 116.97 feet along the arc of a non-tangent curve to the left, having a radius of 330.00 feet, a central angle of 20° 18' 31", and a chord which bears North 85° 35' 22" West, 116.36 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 09° 21' 09" West, 128.71 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 58° 32' 12" West, 19.61 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- South 72° 16' 44" West, 174.40 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
- 75.79 feet along the arc of a tangent curve to the right, having a radius of 135.00 feet, a central angle of 32° 09' 55", and a chord which bears South 88° 21' 41" West, 74.80 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 75° 33' 21" West, 100.00 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 78° 06' 34" West, 65.94 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- South 88° 16' 55" West, 30.00 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 81° 06' 28" West, 112.67 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- South 82° 11' 00" West, 238.00 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- South 60° 35' 07" West, 233.42 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- South 47° 21' 49" West, 102.42 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- South 31° 43' 14" West, 86.66 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- South 06° 21' 05" East, 266.94 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;

19.South 08° 39' 00" East, 154.98 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;

20.South 25° 25' 03" East, 442.57 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;

21.South 28° 41' 09" East, 119.59 feet to a 5/8-inch iron rod with cap stamped, "LJA SURVEY" previously set for the southwest corner of Reserve "G" of aforementioned Tamarron Section 13 Amending Plat No. 1, same being the southeast corner of aforementioned 49.033 acre tract, and on the north right-of-way line 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., the beginning of a curve;

Thence, along the most southerly line of said 49.033 acre tract, same being the north right-of-way line of said Tamarron Parkway, 295 and 254.23 feet along the arc of a non-tangent curve to the right, having a radius of 1,950.00 feet, a central angle of 07° 28' 12", and a chord which bears South 65° 02' 57" West, 254.05 feet a 5/8-inch iron rod with cap stamped, "LJA SURVEY" previously set for the southeast corner of Reserve "B" as shown on Tamarron Section 12, a subdivision of record under Plat Number 20200106, F.B.C.P.R., same being the southwest corner of said 49.033 acre tract;

Thence, departing the north right-of-way line of said Tamarron Parkway, along the westerly lines of said 49.033 acre tract common to the easterly lines of said Tamarron Section 12, the following fifteen (15) courses:

- North 30° 56' 58" West, 298.92 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 67° 48' 52" West, 107.26 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 35° 20' 34" West, 142.60 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
- 56.28 feet along the arc of a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 64° 28' 28", and a chord which bears North 16° 12' 30" West, 53.35 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 41° 32' 47" East, 10.14 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 11° 59' 00" West, 134.50 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- South 82° 44' 56" West, 54.24 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 03° 51' 15" West, 104.07 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 06° 04' 51" West, 50.06 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 20° 08' 15" West, 52.09 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- South 86° 08' 45" West, 103.93 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 03° 51' 15" West, 118.97 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
- 15.04 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 34° 28' 15", and a chord which bears North 13° 22' 52" East, 14.81 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, reverse the beginning of a curve;
- 14.21.28 feet along the arc of a tangent curve to the left, having a radius of 50.00 feet, a central angle of 138° 58' 46", and a chord which bears North 38° 52' 23" West, 93.66 feet to a point for corner;

15.North 01° 55' 13" West, continuing along a westerly line of said 49.033 acre tract, common to an easterly line of said Tamarron Section 12, passing at 108.88 feet a 5/8-inch iron with cap stamped "LJA ENG" previously set for the common east corner of said Tamarron Section 12 and Tamarron Section 53, a subdivision of record under Plat Number 20180303, F.B.C.P.R., continuing along the east line of said Tamarron Section 53, same being the west line of said 49.033 acre tract for a total distance of 200.27 feet to a point for corner;

Thence, along the westerly lines of said 49.033 acre tract common to the easterly lines of said Tamarron Section 53, the following eight (8) courses:

- North 30° 55' 42" West, 60.93 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
- 112.08 feet along the arc of a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 128° 25' 55", and a chord which bears North 60° 01' 45" West, 90.04 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 01° 55' 13" West, 107.75 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- South 88° 04' 47" West, 38.00 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 01° 55' 13" West, 97.57 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 52° 23' 00" West, 32.37 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
- 68.82 feet along the arc of a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 78° 51' 25", and a chord which bears North 01° 48' 42" West, 63.51 feet, to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 01° 55' 13" West, continuing along a westerly line of said 49.033 acre tract, common to an easterly line of said Tamarron Section 53, passing at 124.20 feet a 5/8-inch iron with cap stamped "LJA ENG" previously set for the common east corner of said Tamarron Section 53 and Tamarron Section 43, a subdivision of record under Plat Number 20180237, F.B.C.P.R., continuing along the east line of said Tamarron Section 43, same being the west line of said 49.033 acre tract for a total distance of 249.56 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- Thence, along the westerly lines of said 49.033 acre tract common to the easterly lines of said Tamarron Section 43, the following ten (10) courses:
- North 60° 31' 10" West, 10.00 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
- 65.84 feet along the arc of a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 78° 28' 55", and a chord which bears North 08° 14' 38" West, 61.19 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 01° 55' 13" West, 215.48 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
- 114.79 feet along the arc of a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 131° 32' 07", and a chord which bears North 10° 54' 36" East, 91.19 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 01° 55' 13" West, 103.10 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 88° 04' 47" East, 50.00 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 01° 55' 13" West, 136.47 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
- 9.28 feet along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 21° 15' 51", and a chord which bears South 49° 25' 20" East, 9.23 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner, the beginning of a reverse curve;
- 136.30 feet along the arc of a tangent curve to the left, having a radius of 50.00 feet, a central angle of 156° 11' 16", and a chord which bears North 63° 06' 57" East, 97.85 feet to a 5/8-inch iron with cap stamped "LJA ENG" previously set for corner;
- North 20° 24' 08" East, 161.83 feet to a 5/8-inch iron with cap stamped, "LJA ENG" previously set for the common east corner of said Tamarron Section 53 and the aforementioned Tamarron Section 29;

Thence, North 31° 45' 57" East, along a westerly line of said 49.033 acre tract, common to the easterly line of said Tamarron Section 29, 159.97 feet to a 5/8-inch iron with cap stamped, "LJA ENG" previously set for corner;

Thence, North 26° 02' 41" East, continuing along said common line, 346.37 feet to the POINT OF BEGINNING and containing 77.496 acres of land.

#### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 60°55'12" E	61.48'
L2	N 84°52'51" E	73.79'
L3	N 75°29'06" E	76.90'
L4	N 67°17'15" E	136.67'
L5	N 46°47'15" E	142.14'
L6	N 58°20'40" E	157.51'
L7	S 00°25'02" W	195.00'
L8	S 08°42'12" W	76.46'
L9	N 85°06'34" E	114.76'
L10	N 88°52'31" E	107.48'
L11	S 57°00'13" E	116.82'
L12	N 84°21'04" W	180.80'
L13	S 67°16'20" W	19.66'
L14	S 18°12'25" W	128.38'
L15	N 09°21'09" W	128.71'
L16	N 58°32'12" W	19.61'
L17	S 72°16'44" W	174.40'
L18	N 75°33'21" W	100.00'
L19	N 78°06'34" W	65.94'
L20	S 88°16'55" W	30.00'
L21	N 81°08'28" W	112.67'
L22	S 47°21'49" W	102.42'
L23	S 31°43'14" W	86.66'
L24	S 08°39'00" E	154.98'
L25	S 28°41'09" E	119.59'
L26	N 67°48'52" W	107.26'
L27	N 35°20'34" W	142.60'
L28	N 41°32'47" E	10.14'
L29	N 11°59'00" W	134.50'
L30	S 82°44'56" W	54.24'
L31	N 03°51'15" W	104.07'
L32	N 06°40'51" W	50.06'
L33	N 20°08'15" W	52.09'
L34	S 86°08'45" W	103.93'
L35	N 03°51'15" W	118.97'
L36	N 30°55'42" W	60.93'
L37	N 01°55'13" W	107.75'
L38	S 88°04'47" W	38.00'
L39	N 01°55'13" W	97.57'

#### LINE TABLE

LINE	BEARING	DISTANCE
L40	N 52°23'00" W	32.37'
L41	N 60°31'10" W	10.00'
L42	N 01°55'13" W	103.10'
L43	N 88°04'47" E	50.00'
L44	N 01°55'13" W	136.47'
L45	N 20°24'08" E	161.83'
L46	N 31°45'57" E	159.97'
L47	S 04°20'35" E	35.54'
L48	S 14°37'28" W	63.49'
L49	S 36°45'22" W	100.31'
L50	N 88°15'03" E	99.76'
L51	N 14°37'28" E	78.54'
L52	N 14°13'57" E	63.49'
L53	S 14°07'41" W	71.58'
L54	N 14°07'41" E	71.72'
L55	N 42°12'02" W	15.21'
L56	N 82°40'59" W	44.67'
L57	N 81°28'30" E	49.70'
L58	N 80°19'11" W	49.70'
L59	N 79°10'00" W	49.70'
L60	N 78°00'50" W	49.70'
L61	N 76°51'40" W	49.70'
L62	N 75°42'30" W	49.70'
L63	N 74°33'19" W	49.70'
L64	N 73°24'09" W	49.70'
L65	N 72°14'45" W	50.03'
L66	N 71°05'08" W	50.02'
L67	N 69°55'29" W	50.06'
L68	N 68°45'46" W	50.12'
L69	N 67°35'57" W	50.20'
L70	N 66°27'46" W	37.76'
L71	S 68°48'51" W	14.21'
L72	S 24°05'28" W	128.39'
L73	S 17°14'30" W	148.18'
L74	N 02°36'45" E	63.87'
L75	N 23°03'01" E	76.53'
L76	S 18°23'40" W	63.87'
L77	S 16°10'35" W	63.87'
L78	S 13°57'30" W	63.87'

#### LINE TABLE

LINE	BEARING	DISTANCE
L79	S 11°44'25" W	63.87'
L80	S 09°31'20" W	63.87'
L81	S 07°18'15" W	63.87'
L82	S 05°05'10" W	63.87'
L83	S 02°52'05" W	63.87'
L84	S 00°39'00" W	63.87'
L85	S 01°34'05" E	63.87'
L86	S 03°47'10" E	63.87'
L87	S 06°00'15" E	63.87'
L88	S 08°13'19" E	63.87'
L89	S 10°26'24" E	63.87'
L90	S 12°54'20" E	69.36'
L91	S 24°13'57" E	74.15'
L92	S 51°05'57" E	75.81'
L93	S 72°19'51" E	53.48'
L94	N 88°10'33" E	53.34'
L95	N 67°40'33" E	64.09'
L96	N 79°26'30" E	60.72'
L97	N 83°29'01" W	73.86'
L98	N 82°07'21" W	57.98'
L99	N 80°55'31" W	57.98'
L100	N 79°43'41" W	57.98'
L101	N 78°31'51" W	57.98'
L102	N 76°53'49" W	69.78'
L103	S 85°16'33" E	46.37'
L104	S 67°51'49" E	45.45'
L105	S 50°26'03" E	45.45'
L106	S 33°00'17" E	45.45'
L107	S 15°34'30" E	45.45'
L108	S 01°49'40" E	48.86'
L109	S 00°54'54" W	49.45'
L110	S 03°01'18" W	49.45'
L111	S 05°09'46" W	49.37'
L112	S 08°07'13" W	49.14'
L113	S 11°24'49" W	49.14'
L114	S 14°15'30" W	49.86'
L115	S 14°37'28" W	61.97'
L116	S 85°59'40" E	145.00'
L117	N 01°44'57" W	30.00'

#### 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.P.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.D.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

