

# PLAT RECORDING SHEET

**PLAT NAME:** Tamarron Point Street Dedication

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

**ACREAGE:** 1.768

**LEAGUE:** Micajah Autrey Survey

**ABSTRACT NUMBER:** 100

**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 1.768 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON POINT 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 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 POINT STREET DEDICATION 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 11 DAY OF OCTOBER, 2021.

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

BY: Jonathan Woodruff  
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

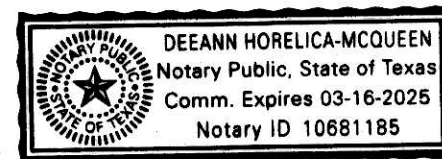
STATE OF TEXAS  
COUNTY OF FORT BEND

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 11 DAY OF October, 2021.

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



DESCRIPTION OF  
1.768 ACRES (77,011 SQUARE FEET)  
TAMARRON POINT STREET DEDICATION

Being 1.768 acres (77,011 square feet) of land located in Micojah Autrey Survey, Abstract Number 100, Fort Bend County, Texas, more particularly being 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 1.768 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 1/2-inch iron rod with cap stamped "BGE INC" found on the east line of that certain called 30.74 acre tract conveyed to Fort Bend County for Texas Heritage Parkway (width varies) as described in File Number 2020062517, F.B.C.O.P.R. and a southwest corner of herein described tract:

Thence, North 22° 23' 31" East, 80.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found for corner on the east right-of-way line of said 30.74 acre tract and northwest corner of herein described tract.

Thence, departing said 30.74 acre tract and across said 631.26 acre tract for the following six (6) courses:

1. South 67° 36' 29" East, 438.14 feet to a point for corner, the beginning of a curve;
2. 47.12 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of 90° 00' 00", and a chord which bears North 67° 23' 31" East, 42.43 feet to a point for corner;
3. South 67° 36' 29" East, 80.00 feet to a point for corner;
4. South 22° 23' 31" West, 1.53 feet to a point for corner, the beginning of a curve;
5. 45.51 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of 86° 55' 29", and a chord which bears South 21° 04' 13" East, 41.27 feet to a point for corner, the beginning of a reverse curve;
6. 333.13 feet along the arc of a non-tangent curve to the right, having a radius of 1,030.00 feet, a central angle of 18° 31' 51", and a chord which bears South 55° 16' 02" East, 331.68 feet to a point on the northerly line of that certain called 80-foot wide pipeline easement of granted to Natural Gas Pipeline Company of America in Volume 412, Page 102 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.);

Thence, South 50° 55' 29" West, along the along the northerly line of said 80-foot wide pipeline easement, 66.81 feet to a point for corner, the beginning of a curve;

Thence, departing the northerly line of said 80-foot wide pipeline easement and across aforementioned 631.26 acre tract the following six (6) courses:

1. 280.51 feet along the arc of a non-tangent curve to the left, having a radius of 970.00 feet, a central angle of 16° 34' 08", and a chord which bears North 57° 13' 07" West, 279.53 feet to a point for corner, the beginning of a curve;
2. 66.34 feet along the arc of a non-tangent curve to the left, having a radius of 35.00 feet, a central angle of 108° 36' 02", and a chord which bears South 60° 11' 48" West, 56.85 feet to a point for corner;
3. North 84° 06' 12" West, 80.00 feet to a point for corner, the beginning of a curve;
4. 40.26 feet along the arc of a non-tangent curve to the right, having a radius of 340.00 feet, a central angle of 06° 47' 03", and a chord which bears North 09° 17' 19" East, 40.24 feet to a point for corner, the beginning of a reverse curve;
5. 49.05 feet along the arc of a non-tangent curve to the left, having a radius of 35.00 feet, a central angle of 80° 17' 20", and a chord which bears North 27° 27' 49" West, 45.13 feet to a point for corner;
6. North 67° 36' 29" West, 438.51 feet to the POINT OF BEGINNING and containing 1.768 Acres (77,011 square feet) of land.

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. (SEE NOTE 16)

Gary D. Nutter  
GARY D. NUTTER, P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5659



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



THIS PLAT OF TAMARRON POINT STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 9 DAY OF April, 2021.

Amy Pearle  
AMY PEARLE, CHAIR

Dar Hakimzadeh  
DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF TAMARRON POINT STREET DEDICATION WAS APPROVED ON April 20, 2021 BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 15 DAY OF October, 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: NOS MONUMENT HGSD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGSD 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 MARCH 3, 2021 AND ISSUED MARCH 10, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188, 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 NO.S 48157C0028M, REVISED JANUARY 29, 2021. DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
9. THERE ARE NO VISIBLE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
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 1.00011591085.
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. 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.
17. 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.
18. 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.

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLES 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 INTERSECTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. Stacy Slawinski  
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.  
VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER

Grady Prestage  
GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KP George  
KP GEORGE  
COUNTY JUDGE

W. A. (Andy) Meyers  
W. A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

Ken R. Demerchant  
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  
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

# TAMARRON POINT STREET DEDICATION

A SUBDIVISION OF 1.768 ACRES OF LAND LOCATED IN THE  
MICAIAH AUTREY SURVEY, ABSTRACT 100,  
FORT BEND COUNTY, TEXAS.

0 LOTS    0 RESERVES    0 BLOCKS

SEPTEMBER 30, 2021

JOB NO. 1931-6042F

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

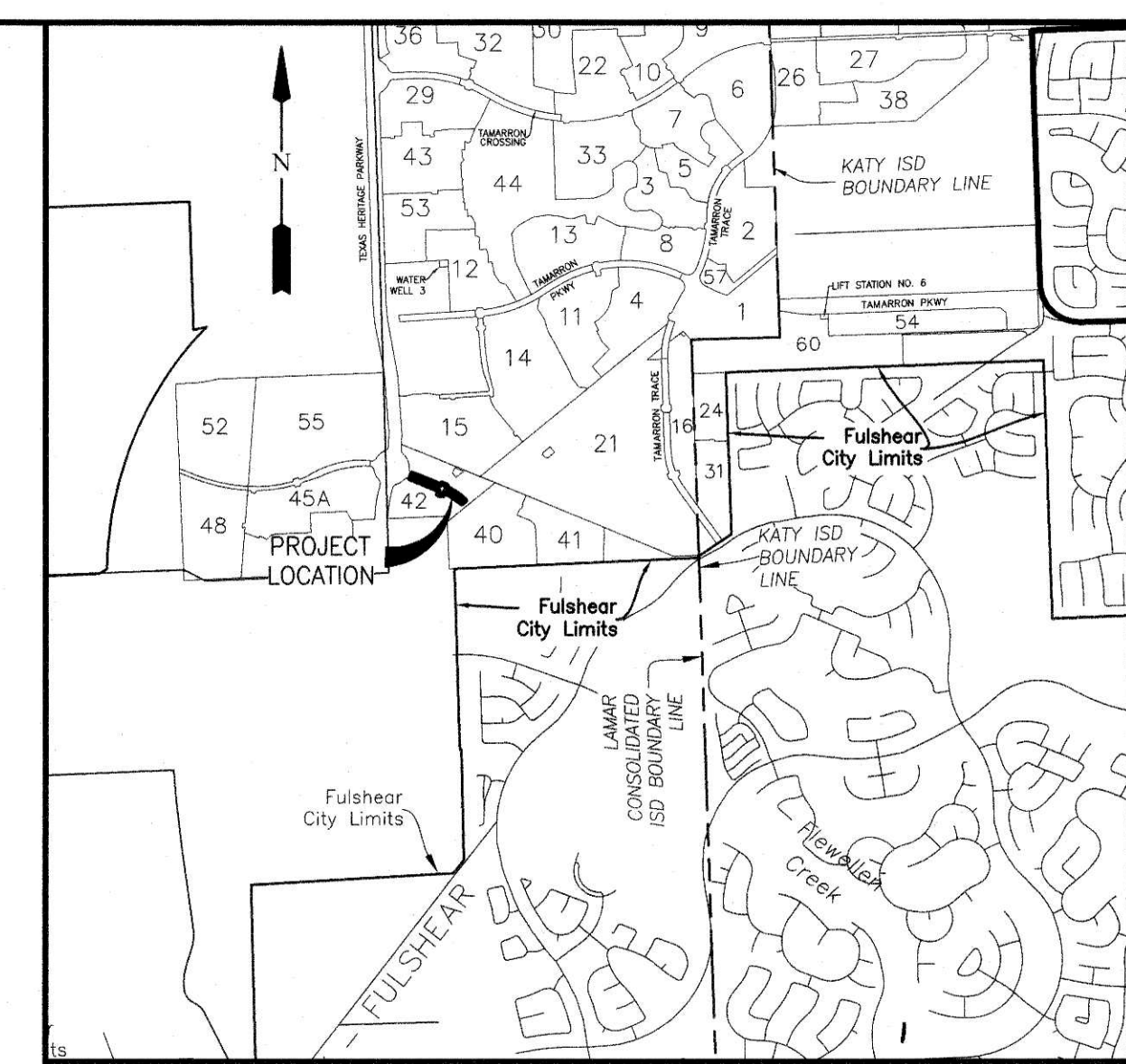
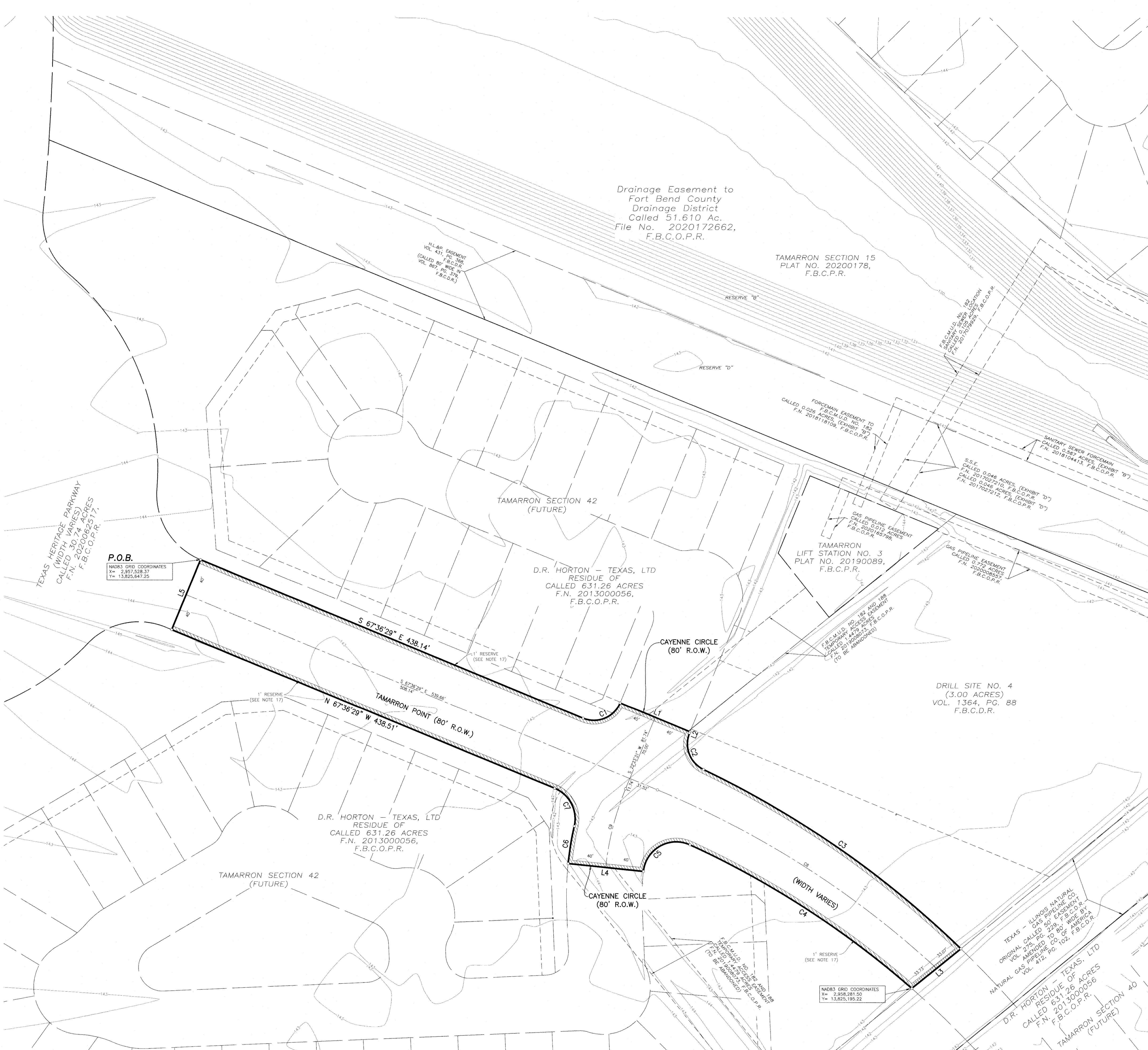
ENGINEER:

**LJA Engineering, Inc.**

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

Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

Path Name : I:\Project\PLATTING\1931\03\_PLANS\TAMARRON\TAMARRONPOINT.dwg Date Plotted : Thu, 30 Sep 2021 4:46pm



**VICINITY MAP**  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 483X

- 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
  - F.N. INDICATES FILE NUMBER
  - S.N. INDICATES SEE NOTE
  - EXIST. INDICATES EXISTING
  - R.O.W. INDICATES RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L1	S 67°36'29" E	80.00'
L2	S 22°23'31" W	1.53'
L3	S 50°55'29" W	66.81'
L4	N 84°08'12" E	80.00'
L5	N 22°23'31" E	80.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	90°00'00"	47.12'	N 67°23'31" E	42.43'
C2	30.00'	86°55'29"	45.51'	S 21°04'13" E	41.27'
C3	1030.00'	18°31'51"	333.13'	S 55°16'02" E	331.68'
C4	970.00'	16°34'08"	280.51'	N 57°13'07" W	279.53'
C5	35.00'	108°36'02"	66.34'	S 60°11'48" W	56.85'
C6	340.00'	6°47'03"	40.26'	N 09°17'19" E	40.24'
C7	35.00'	80°17'20"	49.05'	N 27°27'49" E	45.13'
C8	1000.00'	20°11'13"	352.33'	S 57°30'53" E	350.51'
C9	300.00'	16°29'43"	86.37'	S 14°06'39" W	86.07'

## TAMARRON POINT STREET DEDICATION

A SUBDIVISION OF 1.768 ACRES OF LAND LOCATED IN THE MICAHAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS    0 RESERVES    0 BLOCKS

SEPTEMBER 30, 2021    JOB NO. 1931-6042F

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-1386