

PLAT RECORDING SHEET

PLAT NAME: Tamarron Point Street Dedication and Reserve Section 2

PLAT NO: _____

ACREAGE: 9.28

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: A-100

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

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, by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent acting by and through Jonathan Woodruff, its Assistant Vice President, owner hereinafter referred to as Owners of the 9.28 acre tract described in the above and foregoing map of Tamarron Point Street Dedication and Reserve Section 2, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby 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 (or the placement of mobile home subdivision) 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, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, D.R. Horton – Texas, Ltd., a Texas limited partnership by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent has caused these presents to be signed by Jonathan Woodruff, its Assistant Vice President, thereunto authorized, this _____ day of _____, 2021.

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

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

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, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Cameron M. Miller, 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.

Cameron M. Miller P.E.
Professional Engineer No. 131004

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

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



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

This _____ day of _____, 2021.

Amy Pearce, Chair

Dar Hakimzadeh, Co-Chair

This plat of Tamarron Point Street Dedication and Reserve Section 2 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 2021.

Aaron Graff, Mayor

Kimberly Kapecky, City Secretary

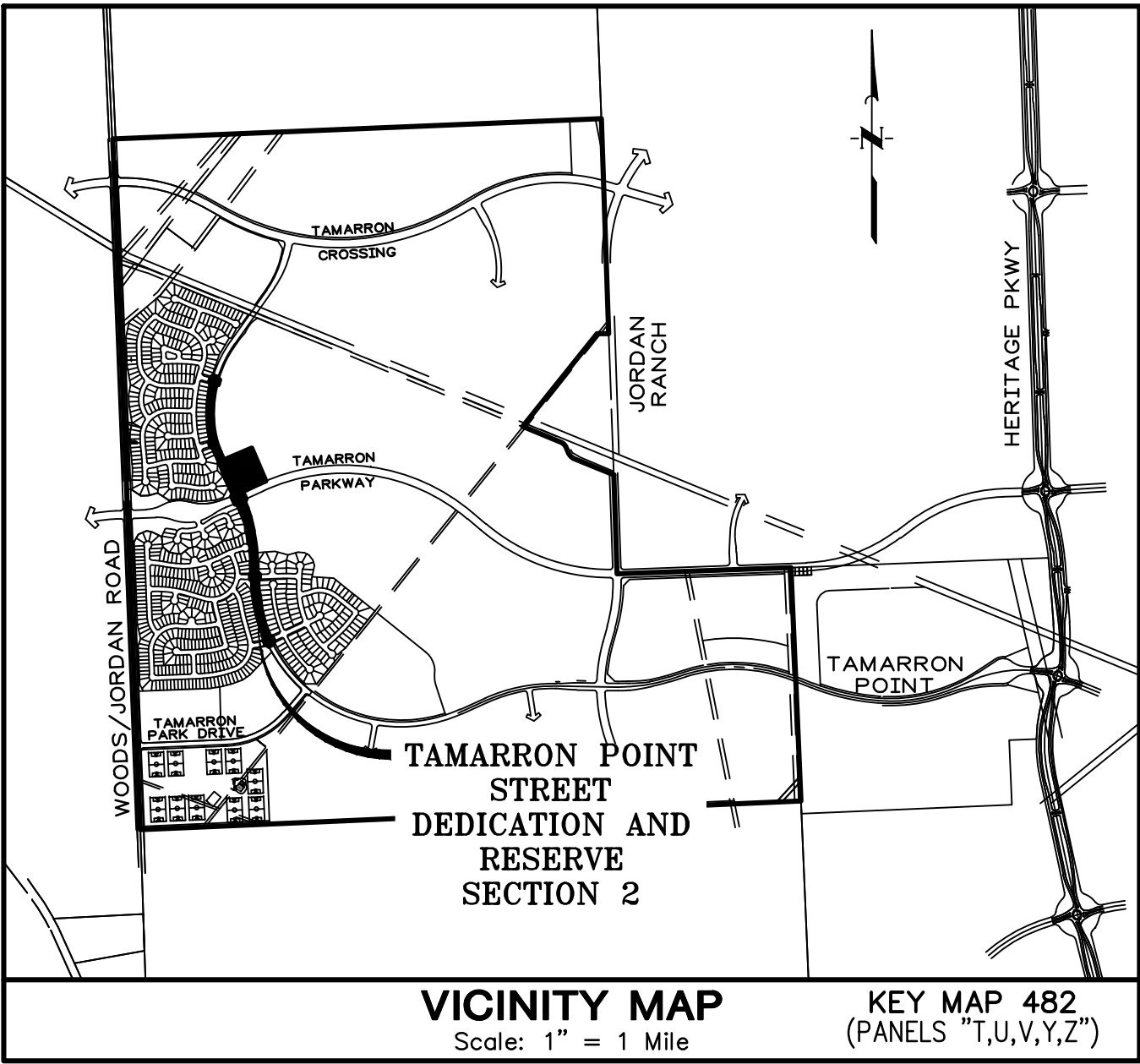
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2021, at _____ o'clock ____m. in Plat Number(s) _____ of the Plat Records of said County.

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

Laura Richard
Fort Bend County, Texas
Deputy

By: _____



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E. _____ Date
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2021.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Ken R. DeMerchant
Commissioner, Precinct 4

TAMARRON POINT STREET DEDICATION AND RESERVE

SECTION 2

A SUBDIVISION OF 9.28 ACRES OF LAND

OUT OF THE

MICAJAH AUTREY SURVEY, A-100

FORT BEND COUNTY, TEXAS

0 LOTS

1 RESERVE

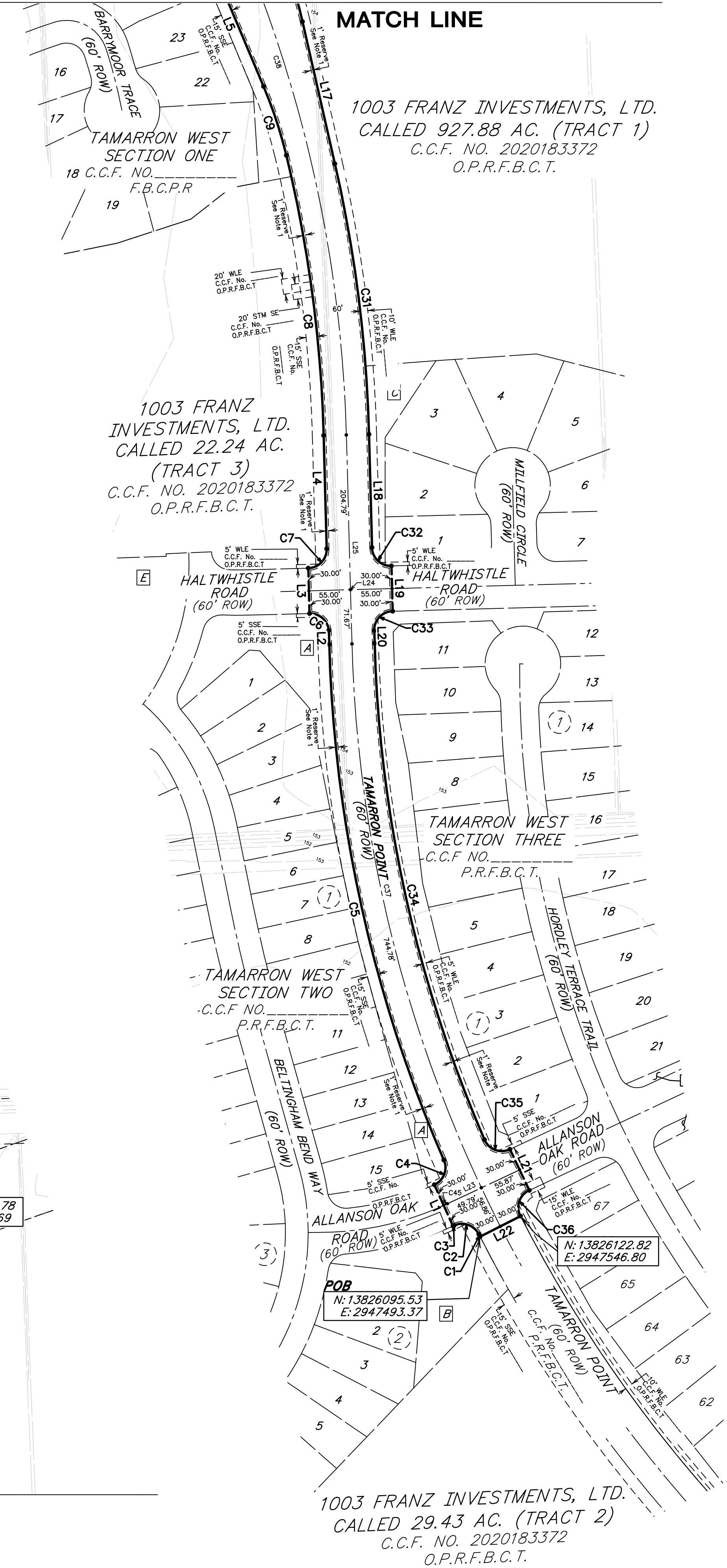
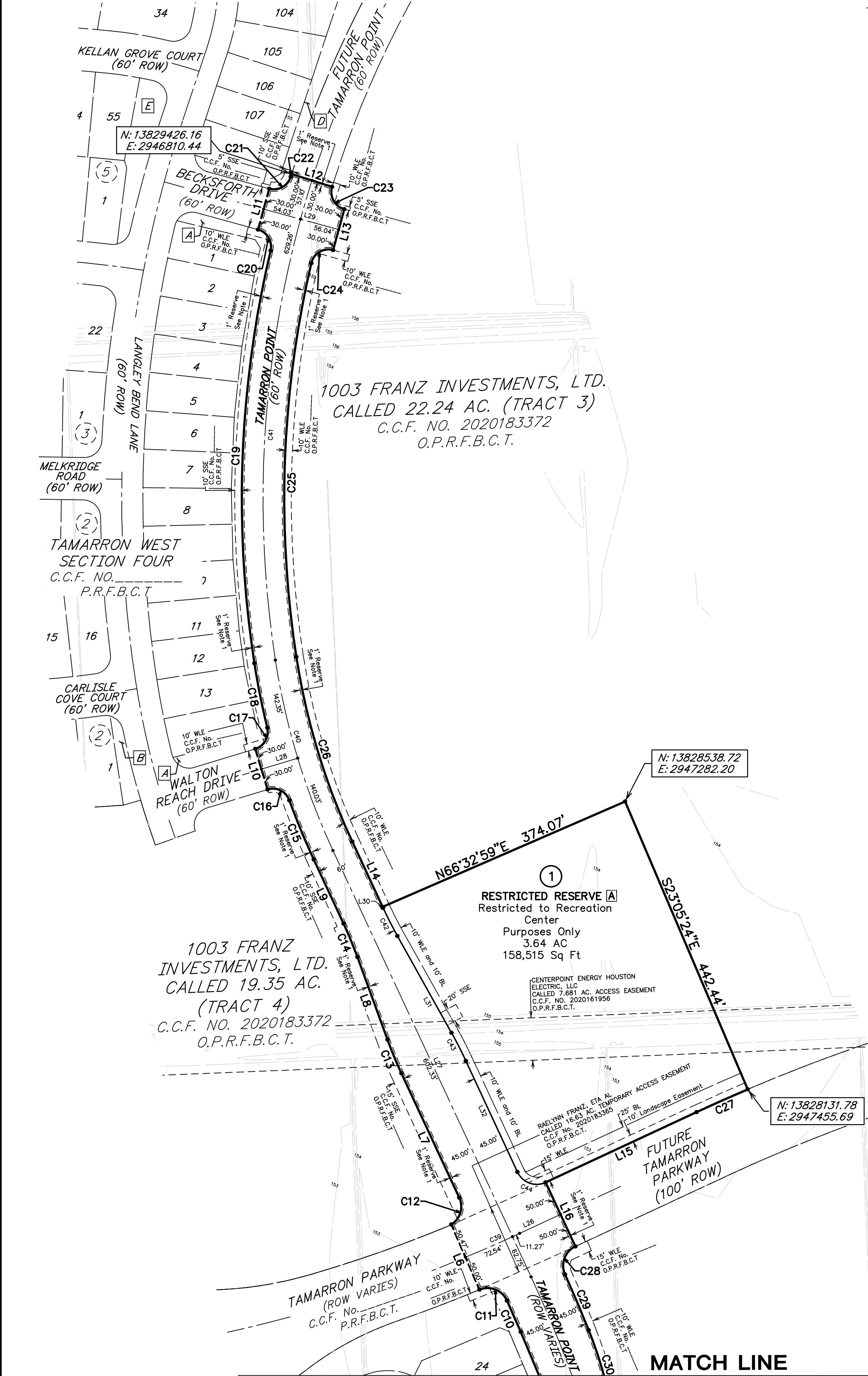
1 BLOCK

SEPTEMBER 2021

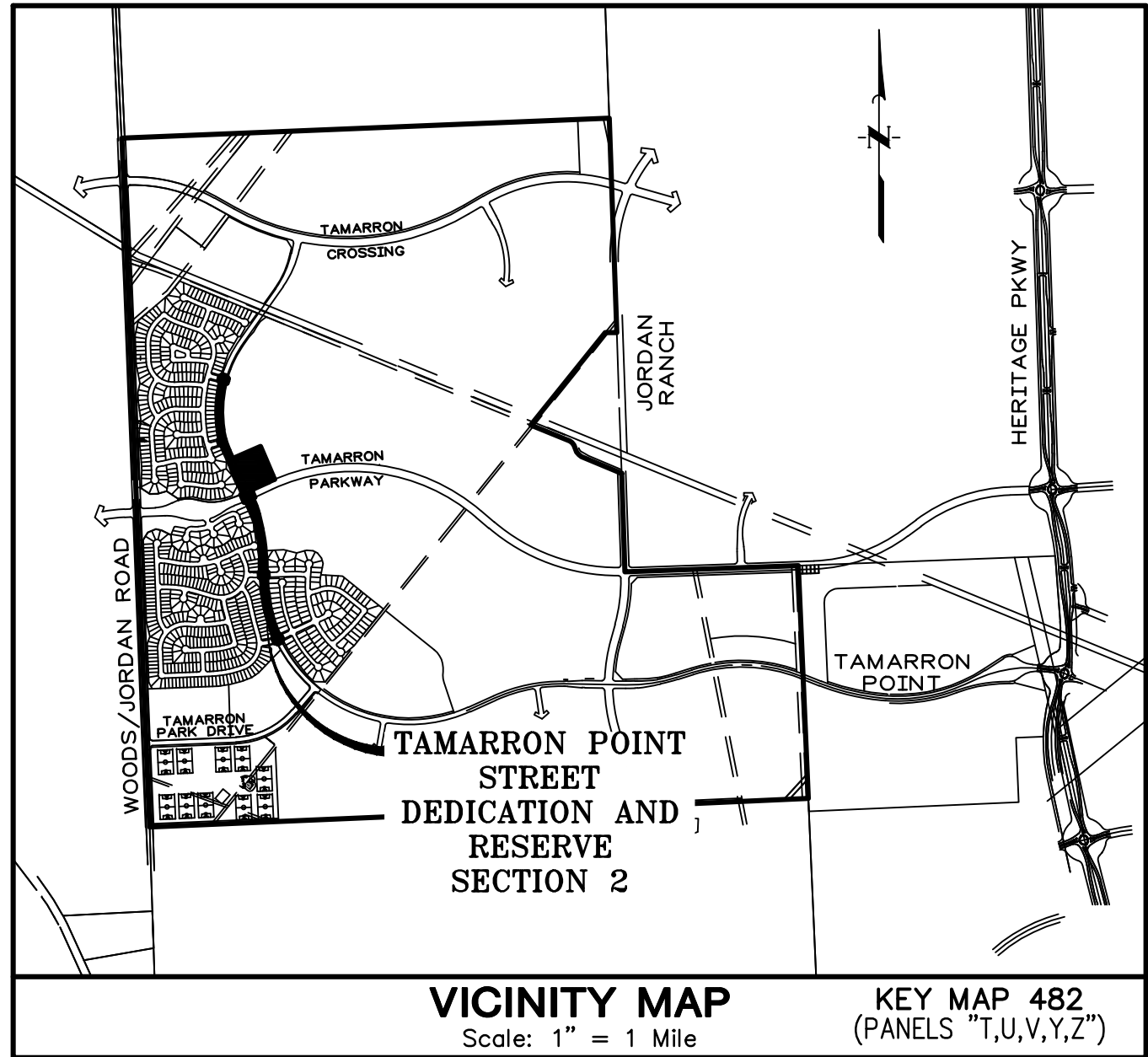
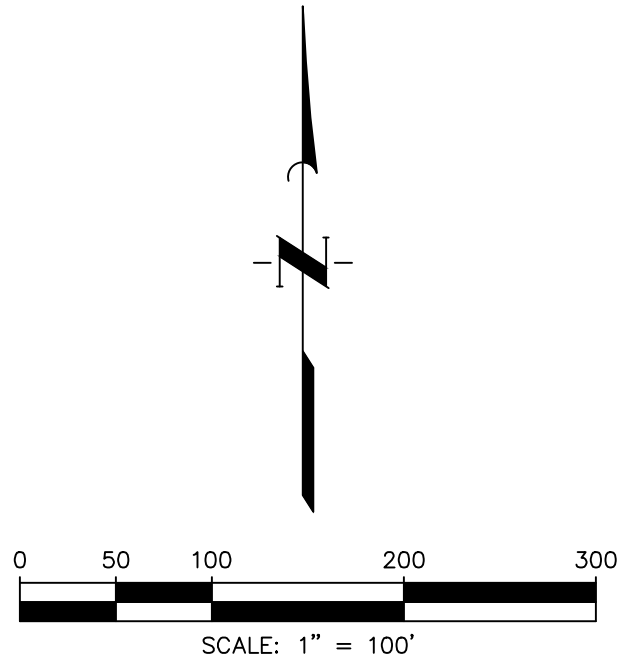
OWNER:
D. R. HORTON–Texas, Ltd.,
a Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
281–269–6832

SURVEYOR:
 JONES | CARTER
Texas Board of Professional Land Surveying Registration No. 10046104
1225 Corporate Drive • Houston, Texas 77071 • 281.342.1033

ENGINEER:
 JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 20046104
6330 West Loop South, Suite 150 • Houston, TX 77057 • 281.777.3337



DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No 222
LID	N/A
SCHOOL	FORT BEND COUNTY DRAINAGE DISTRICT
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO.4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 7



- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
 - 2) AE "Aerial Easement"
 - CCF "County Clerk's File"
 - DRFBCT "Deed Records Fort Bend, County, Texas"
 - Epm "Easement"
 - No "Number"
 - OPRFBCT "Official Public Records Fort Bend County, Texas"
 - PRFBCT "Plat Records, Fort Bend, County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WLE "Waterline Easement"
 - ⓪ "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Jones|Carter" as Per Certification"
 - 5) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - 6) This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 222.
 - 7) According to the Flood Insurance Rate Map (FIRM) No. 48157C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within Zone "X", which includes areas of 0.2% annual chance flood.
 - 8) Elevations shown hereon are based on NGS Monument HGCSO 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCSO 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/-0.34 miles North of the intersection of F.M. Highway 1463 and Churchill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD83) 12) All bearings shown hereon are based on North as obtained with Real Time Kinematics Global Positioning Equipment.
 - 9) Sidewalks shall be built or caused to be built not less than five 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 the A.D.A.
 - 10) This plot is located in lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
 - 11) The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation - HGCSO 66, PID - AW5411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.000144934.
 - 12) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - 13) The pipelines and/or pipeline easements within the limits of the platted area have been shown hereon.
 - 14) This plat was prepared from information by DHI TITLE AGENCY, dated August 29, 2021. The surveyor has not abstracted the subject tract.
 - 15) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - 16) 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.
 - 17) Tamarron Point Street Dedication and Reserve Section 2 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISO, Fort Bend County, & Fort Bend County Drainage District and Fort Bend County Assistance District.
 - 18) Contours shown hereon are NAVD 88 datum.
 - 19) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone based upon GPS observations.
 - 20) The top of all floor slabs shall be a minimum of 155.30' 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.
 - 21) Tract is subject to Restrictions recorded under C.C.F. No's. 2020183088, 2020183367, 2020183372, O.P.R.F.B.C.T.
 - 22) Tract is subject to Order Designating Underground Water Reservoir recorded in Volume 1, Page 85 and Volume 1, Page 136, D.R.F.B.C.T.
 - 23) Tract is subject to Post-Closing Development Agreement recorded under C.C.F. No. 2020183090, O.P.R.F.B.C.T.
 - 24) Tract is subject to Water and Wastewater Facilities Agreement recorded under C.C.F. No. 2020183366, O.P.R.F.B.C.T.
 - 25) Tract is subject to Development Agreement recorded under C.C.F. No. 2020183531, O.P.R.F.B.C.T.

TAMARRON POINT STREET DEDICATION AND RESERVE

SECTION 2

A SUBDIVISION OF 9.28 ACRES OF LAND

OUT OF THE

MICAJAH AUTREY SURVEY, A-100

FORT BEND COUNTY, TEXAS

0 LOTS

1 RESERVE

1 BLOCK

SEPTEMBER 2021

OWNER:
D. R. HORTON-Texas, Ltd.,
a Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
281-269-6832

SURVEYOR:
 JONES|CARTER
Texas Board of Professional Land Surveying Registration No. 120461204
2229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033

ENGINEER:
 JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461204
6130 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

A METES & BOUNDS description of a 9.28 acre tract of land in the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas, being out of and a part of a portion of that certain called 182.86 acre tract of land recorded under County Clerk's File Number 2020183088, Official Public Records, Fort Bend County, Texas, and a portion of that certain called 927.88 acre tract (Tract 1) recorded under County Clerk's File Number 2020183372, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a 1-inch iron pipe found in the centerline of Jordan Road for the southwest corner of said called 182.86 acre tract, and the southwest corner of said John Jay Bond Survey, Abstract 113, same being the northwest corner of an adjoining called 461.36 acre tract recorded under County Clerk's File Number 2013104491, Official Public Records, Fort Bend County, Texas, and the northwest corner of the adjoining Rufus Wright Survey, Abstract 344, as located in Jordan Road, said point being in the east line of the adjoining Nathan Brookshire League, Abstract 14, from which point a cotton picker spindle found for angle point bears North 02 degrees 20 minutes 34 seconds West, 1,588.06 feet, and a 5/8 inch iron rod found for the northeast corner of said adjoining called 461.36 acre tract bears North 87 degrees 31 minutes 50 seconds East, 5,611.94 feet;

Thence North 35 degrees 00 minutes 13 seconds East crossing said called 182.86 acre tract, 2,760.61 feet to a point for the south corner and Place of Beginning of the herein described tract, said point being in a non-tangent curve to the right;

Thence establishing the westerly line of the herein described tract with the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 00 degrees 06 minutes 53 seconds, an arc length of 3.67 feet, a radius of 1,830.00 feet, and a chord bearing North 26 degrees 59 minutes 35 seconds West, 3.67 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 87 degrees 39 minutes 04 seconds, an arc length of 38.24 feet, a radius of 25.00 feet, and a chord bearing North 70 degrees 45 minutes 40 seconds West, 34.62 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 00 degrees 12 minutes 26 seconds, an arc length of 1.56 feet, a radius of 430.00 feet, and a chord bearing South 65 degrees 31 minutes 01 second West, 1.56 feet;

North 24 degrees 22 minutes 46 seconds West, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 89 degrees 09 minutes 28 seconds, an arc length of 38.90 feet, a radius of 25.00 feet, and a chord bearing North 21 degrees 02 minutes 30 seconds East, 35.09 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 22 degrees 00 minutes 14 seconds, an arc length of 702.80 feet, a radius of 1,830.00 feet, and a chord bearing North 12 degrees 32 minutes 07 seconds West, 698.48 feet;

North 01 degree 32 minutes 00 seconds West, 16.67 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 46 degrees 32 minutes 00 seconds West, 35.36 feet;

North 01 degree 32 minutes 00 seconds West, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 43 degrees 28 minutes 00 seconds East, 35.36 feet;

North 01 degree 32 minutes 00 seconds West, 149.79 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 12 degrees 07 minutes 17 seconds, an arc length of 374.46 feet, a radius of 1,770.00 feet, and a chord bearing North 07 degrees 35 minutes 38 seconds West, 373.76 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 09 degrees 11 minutes 04 seconds, an arc length of 96.18 feet, a radius of 600.00 feet, and a chord bearing North 18 degrees 14 minutes 49 seconds West, 96.08 feet to the end of said curve;

North 22 degrees 50 minutes 21 seconds West, 186.75 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 01 degree 34 minutes 50 seconds, an arc length of 48.42 feet, a radius of 1,755.00 feet, and a chord bearing North 23 degrees 37 minutes 46 seconds West, 48.41 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 88 degrees 08 minutes 53 seconds, an arc length of 46.15 feet, a radius of 30.00 feet, and a chord bearing North 68 degrees 29 minutes 37 seconds West, 41.74 feet to the end of said curve;

North 23 degrees 20 minutes 30 seconds West, 100.47 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 82 degrees 24 minutes 32 seconds, an arc length of 43.15 feet, a radius of 30.00 feet, and a chord bearing North 16 degrees 16 minutes 11 seconds East, 39.52 feet;

North 24 degrees 56 minutes 06 seconds West, 194.11 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 04 degrees 53 minutes 56 seconds, an arc length of 51.30 feet, a radius of 600.00 feet, and a chord bearing North 22 degrees 29 minutes 07 seconds West, 51.29 feet;

North 20 degrees 02 minutes 09 seconds West, 124.31 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 04 degrees 53 minutes 57 seconds, an arc length of 51.30 feet, a radius of 600.00 feet, and a chord bearing North 22 degrees 29 minutes 07 seconds West, 51.29 feet;

North 24 degrees 56 minutes 06 seconds West, 100.00 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 05 degrees 02 minutes 04 seconds, an arc length of 90.50 feet, a radius of 1,030.00 feet, and a chord bearing North 22 degrees 25 minutes 04 seconds West, 90.47 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 87 degrees 00 minutes 42 seconds, an arc length of 37.97 feet, a radius of 25.00 feet, and a chord bearing North 63 degrees 24 minutes 23 seconds West, 34.42 feet;

North 16 degrees 54 minutes 44 seconds West, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 87 degrees 00 minutes 42 seconds, an arc length of 37.97 feet, a radius of 25.00 feet, and a chord bearing North 29 degrees 34 minutes 55 seconds East, 34.42 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 05 degrees 10 minutes 05 seconds, an arc length of 92.90 feet, a radius of 1,030.00 feet, and a chord bearing North 11 degrees 20 minutes 23 seconds West, 92.87 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 22 degrees 00 minutes 32 seconds, an arc length of 587.71 feet, a radius of 1,530.00 feet, and a chord bearing North 02 degrees 14 minutes 55 seconds East, 584.11 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 87 degrees 58 minutes 23 seconds, an arc length of 38.39 feet, a radius of 25.00 feet, and a chord bearing North 30 degrees 44 minutes 01 seconds West, 34.72 feet;

North 15 degrees 16 minutes 48 seconds East, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 87 degrees 58 minutes 23 seconds, an arc length of 38.39 feet, a radius of 25.00 feet, and a chord bearing North 61 degrees 17 minutes 36 seconds East, 34.72 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 00 degrees 09 minutes 16 seconds, an arc length of 4.12 feet, a radius of 1,530.00 feet, and a chord bearing North 17 degrees 23 minutes 03 seconds East, 4.12 feet to a point for the north corner of the herein described tract;

Thence establishing the easterly lines of the herein described tract with the following courses and distances:

South 72 degrees 32 minutes 20 seconds East, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 92 degrees 10 minutes 53 seconds, an arc length of 40.22 feet, a radius of 25.00 feet, and a chord bearing South 28 degrees 37 minutes 46 seconds East, 36.02 feet;

South 15 degrees 16 minutes 48 seconds West, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 92 degrees 10 minutes 53 seconds, an arc length of 40.22 feet, a radius of 25.00 feet, and a chord bearing South 59 degrees 11 minutes 21 seconds West, 36.02 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 21 degrees 51 minutes 16 seconds, an arc length of 560.71 feet, a radius of 1,470.00 feet, and a chord bearing South 02 degrees 10 minutes 17 seconds West, 557.31 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 16 degrees 10 minutes 44 seconds, an arc length of 273.91 feet, a radius of 970.00 feet, and a chord bearing South 16 degrees 50 minutes 43 seconds East, 273.00 feet;

South 24 degrees 56 minutes 06 seconds East, 101.74 feet;

North 66 degrees 32 minutes 59 seconds East, 374.07 feet;

South 23 degrees 05 minutes 24 seconds East, 442.44 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 01 degree 50 minutes 42 seconds, an arc length of 78.89 feet, a radius of 2,450.00 feet, and a chord bearing South 65 degrees 59 minutes 15 seconds West, 78.89 feet;

South 65 degrees 03 minutes 54 seconds West, 235.91 feet;

South 24 degrees 56 minutes 06 seconds East, 100.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 89 degrees 28 minutes 18 seconds, an arc length of 46.85 feet, a radius of 30.00 feet, and a chord bearing South 20 degrees 19 minutes 45 seconds West, 42.23 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 02 degrees 39 minutes 36 seconds, an arc length of 85.66 feet, a radius of 1,845.00 feet, and a chord bearing South 23 degrees 04 minutes 36 seconds East, 85.65 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 08 degrees 54 minutes 11 seconds, an arc length of 93.23 feet, a radius of 600.00 feet, and a chord bearing South 17 degrees 17 minutes 43 seconds East, 93.14 feet;

South 12 degrees 50 minutes 37 seconds East, 192.68 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 11 degrees 18 minutes 37 seconds, an arc length of 361.25 feet, a radius of 1,830.00 feet, and a chord bearing South 07 degrees 11 minutes 18 seconds East, 360.66 feet;

South 01 degree 32 minutes 00 seconds East, 149.79 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 46 degrees 32 minutes 00 seconds East, 35.36 feet;

South 01 degree 32 minutes 00 seconds East, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 43 degrees 28 minutes 00 seconds West, 35.36 feet;

South 01 degree 32 minutes 00 seconds East, 16.67 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 21 degrees 54 minutes 17 seconds, an arc length of 676.69 feet, a radius of 1,770.00 feet, and a chord bearing South 12 degrees 29 minutes 08 seconds East, 672.57 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 91 degrees 41 minutes 17 seconds, an arc length of 40.01 feet, a radius of 25.00 feet, and a chord bearing South 69 degrees 16 minutes 55 seconds East, 35.87 feet;

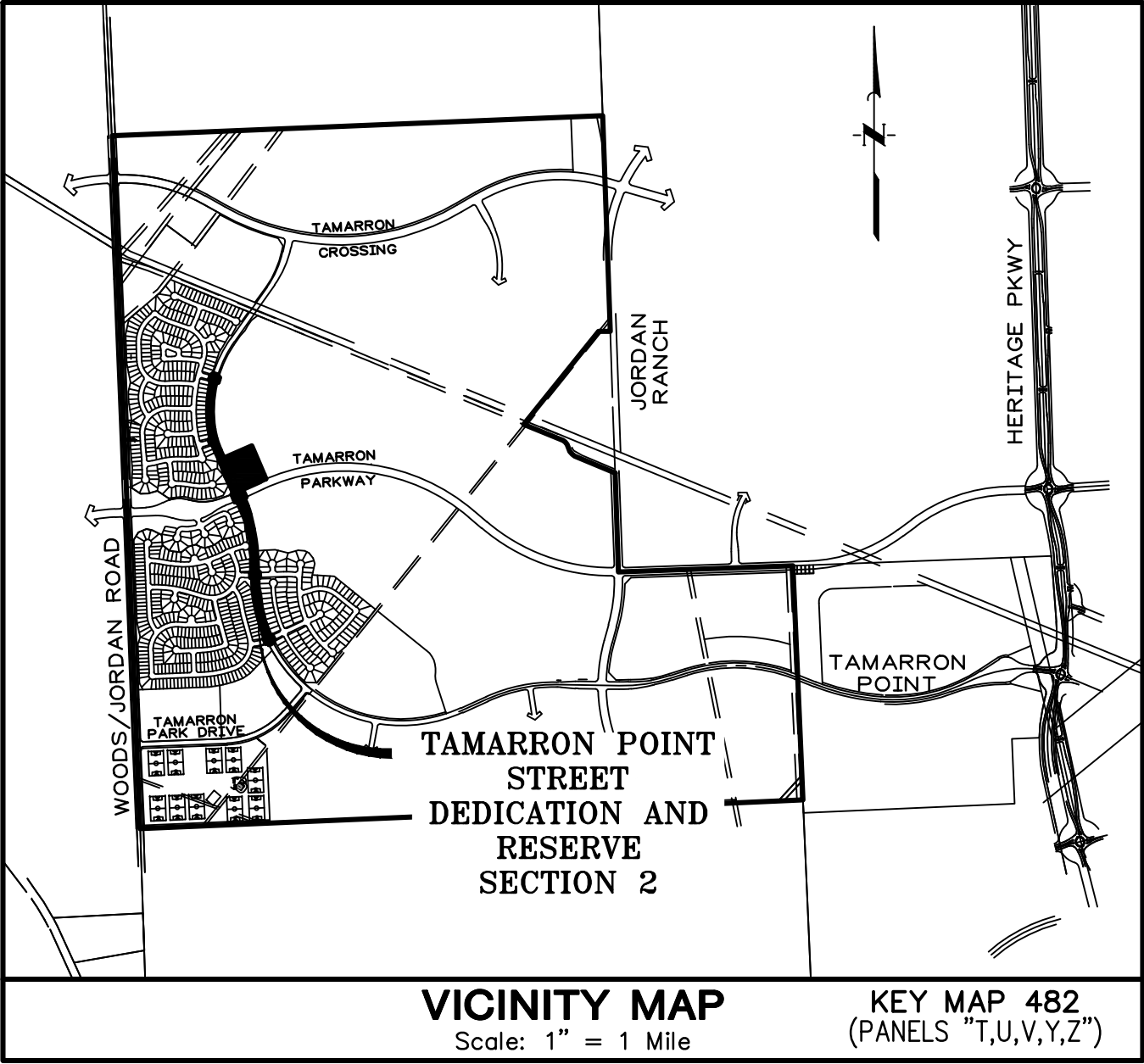
South 25 degrees 20 minutes 33 seconds East, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 91 degrees 55 minutes 27 seconds, an arc length of 40.11 feet, a radius of 25.00 feet, and a chord bearing South 18 degrees 54 minutes 42 seconds West, 35.94 feet to a point for the lower southeast corner of the herein described tract;

Thence South 62 degrees 56 minutes 59 seconds West establishing the southeast line of the herein described tract, 60.00 feet to the Place of Beginning and containing 9.28 acres of land, more or less.

Line Table		
Line	Bearing	Distance
L1	N24°22'46"W	60.00'
L2	N01°32'00"W	16.67'
L3	N01°32'00"W	60.00'
L4	N01°32'00"W	149.79'
L5	N22°50'21"W	186.75'
L6	N23°20'30"W	100.47'
L7	N24°56'06"W	194.11'
L8	N20°02'09"W	124.31'
L9	N24°56'06"W	100.00'
L10	N16°54'44"W	60.00'
L11	N15°16'48"E	60.00'
L12	S72°32'20"E	60.00'
L13	S15°16'48"W	60.00'
L14	S24°56'06"E	101.74'
L15	S65°03'54"W	235.83'
L16	S24°53'21"E	100.00'
L17	S12°50'37"E	192.68'
L18	S01°32'00"E	149.79'
L19	S01°32'00"E	60.00'
L20	S01°32'00"E	16.67'
L21	S25°20'33"E	60.00'
L22	S62°56'59"W	60.00'
L23	N64°52'26"E	105.66'
L24	N88°28'00"E	110.00'
L25	S01°32'00"E	276.46'
L26	N65°03'10"E	63.69'
L27	S24°56'06"E	665.08'
L28	N73°05'16"E	53.57'
L29	S74°43'12"E	110.07'
L30	N24°56'06"W	1.58'
L31	S29°12'08"E	156.88'
L32	N24°56'06"W	173.32'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1830.00'	0°06'53"	3.67'	N26°59'35"W	3.67'	1.83'
C2	25.00'	87°39'04"	38.24'	N70°45'40"W	34.62'	24.00'
C3	430.00'	0°12'26"	1.56'	S65°31'01"W	1.56'	0.78'
C4	25.00'	89°09'28"	38.90'	N21°02'30"E	35.09'	24.64'
C5	1830.00'	22°00'14"	702.80'	N12°32'07"W	698.48'	355.78'
C6	25.00'	90°00'00"	39.27'	N46°32'00"W	35.36'	25.00'
C7	25.00'	90°00'00"	39.27'	N43°28'00"E	35.36'	25.00'
C8	1770.00'	12°07'17"	374.46'	N07°35'38"W	373.76'	187.93'
C9	600.00'	9°11'04"	96.18'	N18°14'49"W	96.08'	48.19'
C10	1755.00'	1°34'50"	48.42'	N23°37'46"W	48.41'	24.21'
C11	30.00'	88°08'53"	46.15'	N68°29'37"W	41.74'	29.05'
C12	30.00'	82°24'32"	43.15'	N16°16'11"E	39.52'	26.27'
C13	600.00'	4°53'56"	51.30'	N22°29'07"W	51.29'	25.67'
C14	600.00'	4°53'57"	51.30'	N22°29'07"W	51.29'	25.67'
C15	1030.00'	5°02'04"	90.50'	N22°25'04"W	90.47'	45.28'
C16	25.00'	87°00'42"	37.97'	N63°24'23"W	34.42'	23.73'
C17	25.00'	87°00'42"	37.97'	N29°34'55"E	34.42'	23.73'
C18	1030.00'	5°10'05"	92.90'	N11°20'23"W	92.87'	46.48'
C19	1530.00'	22°00'32"	587.71'	N02°14'55"E	584.11'	297.52'
C20	25.00'	87°58'23"	38.39'	N30°44'01"W	34.72'	24.13'
C21	25.00'	87°58'23"	38.39'	N61°17'36"E	34.72'	24.13'
C22	1530.00'	0°09'16"	4.12'	N17°23'03"E	4.12'	2.06'
C23	25.00'	92°10'53"	40.22'	S28°37'46"E	36.02'	25.97'
C24	25.00'	92°10'53"	40.22'	S59°11'21"W	36.02'	25.97'
C25	1470.00'	21°51'16"	560.71'	S02°10'17"W	557.31'	283.80'
C26	970.00'	16°10'44"	273.91'	S16°50'43"E	273.00'	137.87'
C27	2450.00'	1°50'42"	78.89'	S65°59'15"W	78.89'	39.45'
C28	30.00'	89°28'18"	46.85'	S20°19'45"W	42.23'	29.72'
C29	1845.00'	2°39'36"	85.66'	S23°04'36"E	85.65'	42.84'
C30	600.00'	8°54'11"	93.23'	S17°17'43"E	93.14'	46.71'
C31	1830.00'	11°18'37"	361.25'	S07°11'18"E	360.66'	181.21'
C32	25.00'	90°00'00"	39.27'	S46°32'00"E	35.36'	25.00'
C33	25.00'	90°00'00"	39.27'	S43°28'00"W	35.36'	25.00'
C34	1770.00'	21°54'17"	676.69'	S12°29'08"E	672.57'	342.53'
C35	25.00'	91°41'17"	40.01'	S69°16'55"E	35.87'	25.75'
C36	25.00'	91°55'27"	40.11'	S18°54'42"W	35.94'	25.85'
C37	1800.00'	25°31'01"	801.64'	S14°17'30"E	795.03'	407.58'
C38	1800.00'	23°24'06"	735.18'	N13°14'03"W	730.08'	372.79'
C39	2000.00'	2°23'56"	83.73'	N66°15'08"E	83.73'	41.87'
C40	1000.00'	16°10'44"	282.38'	S16°50'43"E	281.44'	142.13'
C41	1500.00'	26°13'02"	686.36'	S04°21'10"W	680.39'	349.30'
C42	600.00'	4°16'02"	44.69'	S27°04'07"E	44.68'	22.35'
C43	600.00'	4°16'02"	44.69'	N27°04'07"W	44.68'	22.35'
C44	30.00'	90°00'00"	47.12'	S69°56'06"E	42.43'	30.00'
C45	400.00'	0°44'48"	5.21'	N65°14'50"E	5.21'	2.61'



TAMARRON POINT STREET DEDICATION AND RESERVE SECTION 2

A SUBDIVISION OF 9.28 ACRES OF LAND

OUT OF THE

MICAJAH AUTREY SURVEY, A-100

FORT BEND COUNTY, TEXAS

0 LOTS

1 RESERVE

1 BLOCK

SEPTEMBER 2021

OWNER:

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

SURVEYOR:



JONES | CARTER
Texas Board of Professional Land Surveying Registration No. 120460304
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033

ENGINEER:



JONES | CARTER
Texas Board of Professional Land Surveying Registration No. 12046104
6330 West Loop South, Suite 150 • Houston, TX 77062 • 713.771.5397

SHEET 3 OF 3