

**PLAT RECORDING SHEET**

**PLAT NAME:** Tamarron Point Section 2 Street Dedication

\_\_\_\_\_

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

**ACREAGE:** 3.617

\_\_\_\_\_

**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 3.617 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON POINT SECTION 2 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 FORTY 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 FORTY 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 OPERATION 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 SECTION 2 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 18 DAY OF JANUARY, 2022.

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,

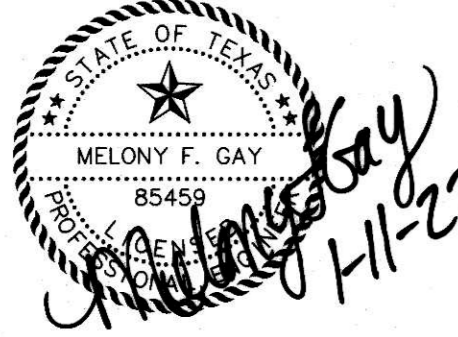
THIS 18 DAY OF JANUARY, 2022.

Kara Johnston  
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.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5659



NOTES:

- 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
- 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.
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE AUGUST 5, 2021 AND ISSUED AUGUST 11, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT #4, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO.S 48157C0085M, REVISED JANUARY 29, 2021, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 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.
- THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
- 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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- 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.
- 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.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188.
- 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.
- 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.
- 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.

THIS PLAT OF TAMARRON POINT SECTION 2 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 5th DAY OF MARCH, 2022.

AMY PEARCE  
AMY PEARCE, CHAIR

DAR HANWADDER  
DAR HANWADDER, CO-CHAIR

THIS PLAT OF TAMARRON POINT SECTION 2 STREET DEDICATION WAS APPROVED ON MARCH 16, 2021 BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 5th DAY OF FEBRUARY, 2022, 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, CLERK SECRETARY

Being 3.617 acres (157,573 square feet) of land located in the Micajah 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 3.617 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 pipe with cap stamped "BGE INC" found for the southwest corner of a street stub out on the west right-of-way line of Texas Heritage Parkway (width varies) described as a 30.74 acre tract conveyed to Fort Bend County by an instrument of record under File Number 2020062517, F.B.C.O.P.R., the beginning of a curve;

Thence, departing the west right-of-way line of said Texas Heritage Parkway, over and across said 631.26 acre tract, and 162.96 feet along the arc of a non-tangent curve to the left, having a radius of 600.00 feet, a central angle of 19° 33' 43", and a chord which bears South 89° 48' 33" West, 162.46 feet to a point for corner;

Thence, South 82° 01' 42" West, 156.00 feet to a point for corner, the beginning of a curve;

Thence, 411.71 feet along the arc of a tangent curve to the left, having a radius of 1,450.00 feet, a central angle of 16° 16' 07", and a chord which bears South 73° 53' 39" West, 410.33 feet to a point for corner;

Thence, South 65° 45' 35" West, 31.93 feet to a point for corner, the beginning of a curve;

Thence, 123.14 feet along the arc of a tangent curve to the right, having a radius of 1,000.00 feet, a central angle of 07° 03' 19", and a chord which bears South 69° 17' 15" West, 123.06 feet to a point for corner;

Thence, South 72° 48' 54" West, 94.73 feet to a point for corner, the beginning of a curve;

Thence, 37.24 feet along the arc of a tangent curve to the left, having a radius of 500.00 feet, a central angle of 04° 16' 04", and a chord which bears South 70° 40' 52" West, 37.24 feet to a point for corner, the beginning of a reverse curve;

Thence, 63.54 feet along the arc of a tangent curve to the right, having a radius of 2,030.00 feet, a central angle of 01° 47' 36", and a chord which bears South 69° 26' 38" West, 63.54 feet to a point for corner, the beginning of a reverse curve;

Thence, 44.50 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of 84° 59' 12", and a chord which bears South 27° 50' 50" West, 40.53 feet to a point for corner, the beginning of a reverse curve;

Thence, 8.07 feet along the arc of a tangent curve to the right, having a radius of 1,540.00 feet, a central angle of 00° 18' 01", and a chord which bears South 14° 29' 45" East, 8.07 feet to a point for corner;

Thence, South 75° 39' 15" West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 47.86 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 91° 24' 47", and a chord which bears North 60° 03' 08" West, 42.95 feet to a point for corner, the beginning of a reverse curve;

Thence, 541.47 feet along the arc of a tangent curve to the right, having a radius of 2,030.00 feet, a central angle of 15° 16' 58", and a chord which bears South 81° 52' 58" West, 539.87 feet to a point for corner, the beginning of a reverse curve;

Thence, 44.63 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of 85° 13' 46", and a chord which bears South 46° 54' 34" West, 40.52 feet to a point for corner;

Thence, South 04° 17' 41" West, 6.50 feet to a point for corner;

Thence, North 85° 42' 19" West, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 47.87 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 91° 25' 40", and a chord which bears North 41° 25' 09" West, 42.95 feet to a point for corner, the beginning of a reverse curve;

Thence, 29.26 feet along the arc of a tangent curve to the right, having a radius of 2,030.00 feet, a central angle of 00° 49' 33", and a chord which bears North 86° 43' 12" West, 29.26 feet to a point for corner on the west line of a 30-foot wide pipeline easement granted to Dow Chemical Company by an instrument of record in Volume 1241, Page 551 of Deed Records of Fort Bend County, Texas.(F.B.C.D.R);

Thence, North 04° 17' 41" East, along the west line of said 30-foot wide easement, 60.00 feet to a point for corner, the beginning of a curve;

Thence, departing the west line of said 30-foot wide easement, 666.48 feet along the arc of a non-tangent curve to the left, having a radius of 1,970.00 feet, a central angle of 19° 23' 03", and a chord which bears North 83° 58' 57" East, 663.31 feet to a point for corner, the beginning of a compound curve;

Thence, 48.21 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of 92° 04' 04", and a chord which bears North 28° 15' 24" East, 43.19 feet to a point for corner;

Thence, North 72° 13' 22" East, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 48.21 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 92° 04' 04", and a chord which bears South 63° 46' 40" East, 43.19 feet to a point for corner, the beginning of a compound curve;

Thence, 17.51 feet along the arc of a tangent curve to the left, having a radius of 1,970.00 feet, a central angle of 00° 30' 33", and a chord which bears North 69° 54' 01" East, 17.51 feet to a point for corner, the beginning of a compound curve;

Thence, 106.25 feet along the arc of a tangent curve to the left, having a radius of 600.00 feet, a central angle of 10° 08' 46", and a chord which bears North 64° 34' 22" East, 106.11 feet to a point for corner;

Thence, North 59° 29' 59" East, 67.04 feet to a point for corner, the beginning of a curve;

Thence, 109.26 feet along the arc of a tangent curve to the right, having a radius of 1,000.00 feet, a central angle of 06° 15' 36", and a chord which bears North 62° 37' 47" East, 109.21 feet to a point for corner;

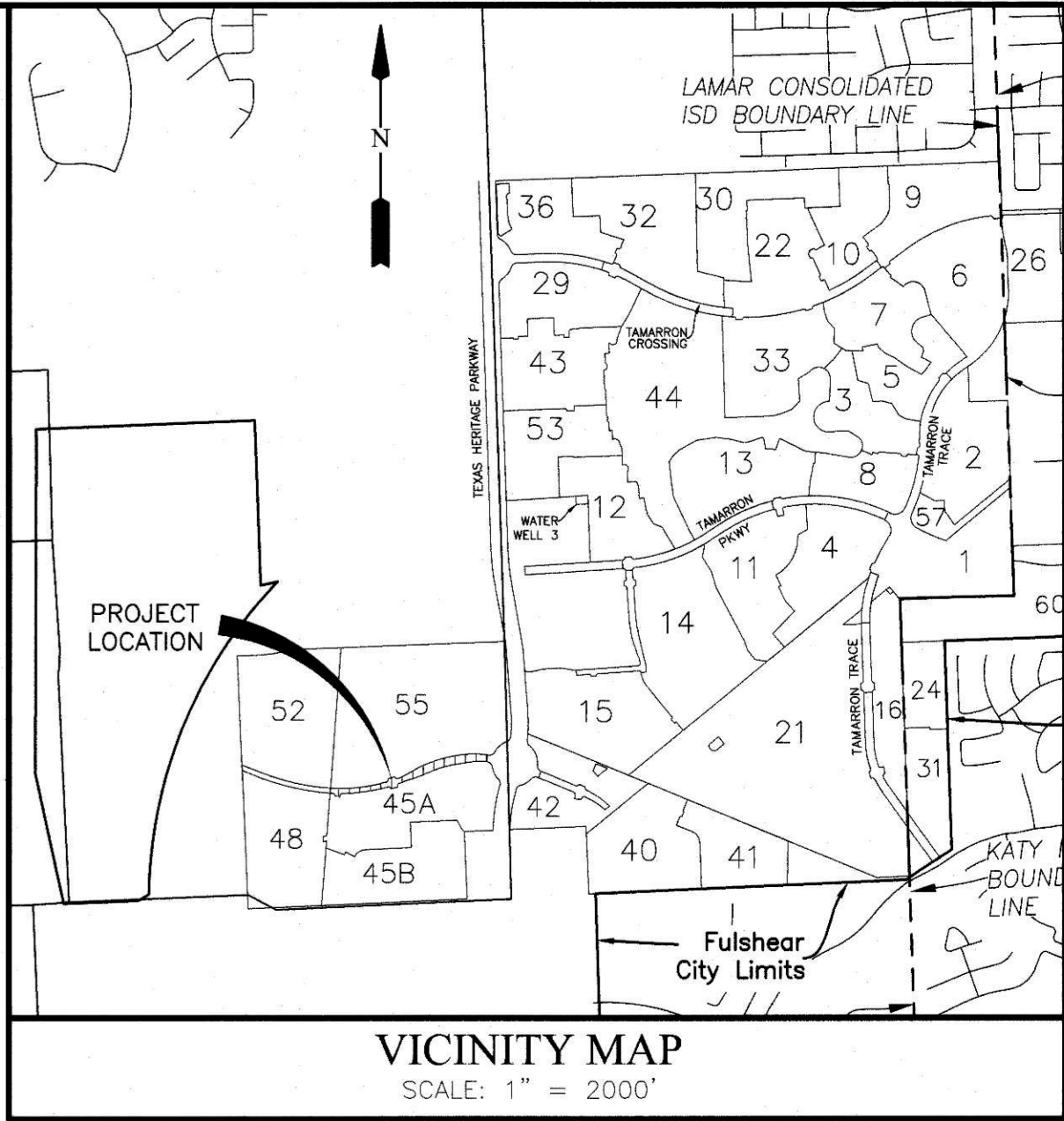
Thence, North 65° 45' 35" East, 38.89 feet to a point for corner, the beginning of a curve;

Thence, 575.13 feet along the arc of a tangent curve to the right, having a radius of 1,550.00 feet, a central angle of 21° 15' 34", and a chord which bears North 76° 23' 22" East, 571.83 feet to a point for corner, the beginning of a compound curve;

Thence, 183.46 feet along the arc of a tangent curve to the right, having a radius of 1,000.00 feet, a central angle of 10° 30' 40", and a chord which bears South 87° 43' 30" East, 183.20 feet to a point for corner;

Thence, South 82° 28' 10" East, 23.80 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the northwest corner of a street stub out on the aforementioned west right-of-way line of Texas Heritage Parkway;

Thence, South 07° 19' 01" West, along the west right-of-way line of Texas Heritage Parkway, 80.00 feet to the POINT OF BEGINNING and containing 3.617 acres (157,573 square feet) of land.



VICINITY MAP  
SCALE: 1" = 200'

KEY MAP NO. 483S&W

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 INTERSECTING 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 \_\_\_\_\_, 2022.

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 RECORDED IN MY OFFICE ON \_\_\_\_\_, 2022 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  
FORT BEND COUNTY, TEXAS

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

## TAMARRON POINT SECTION 2 STREET DEDICATION

A SUBDIVISION OF 3.617 ACRES OF LAND LOCATED IN  
THE MICAJAH AUTREY SURVEY, ABSTRACT 100,  
FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

JANUARY 06, 2022

JOB NO. 1931-6045F

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

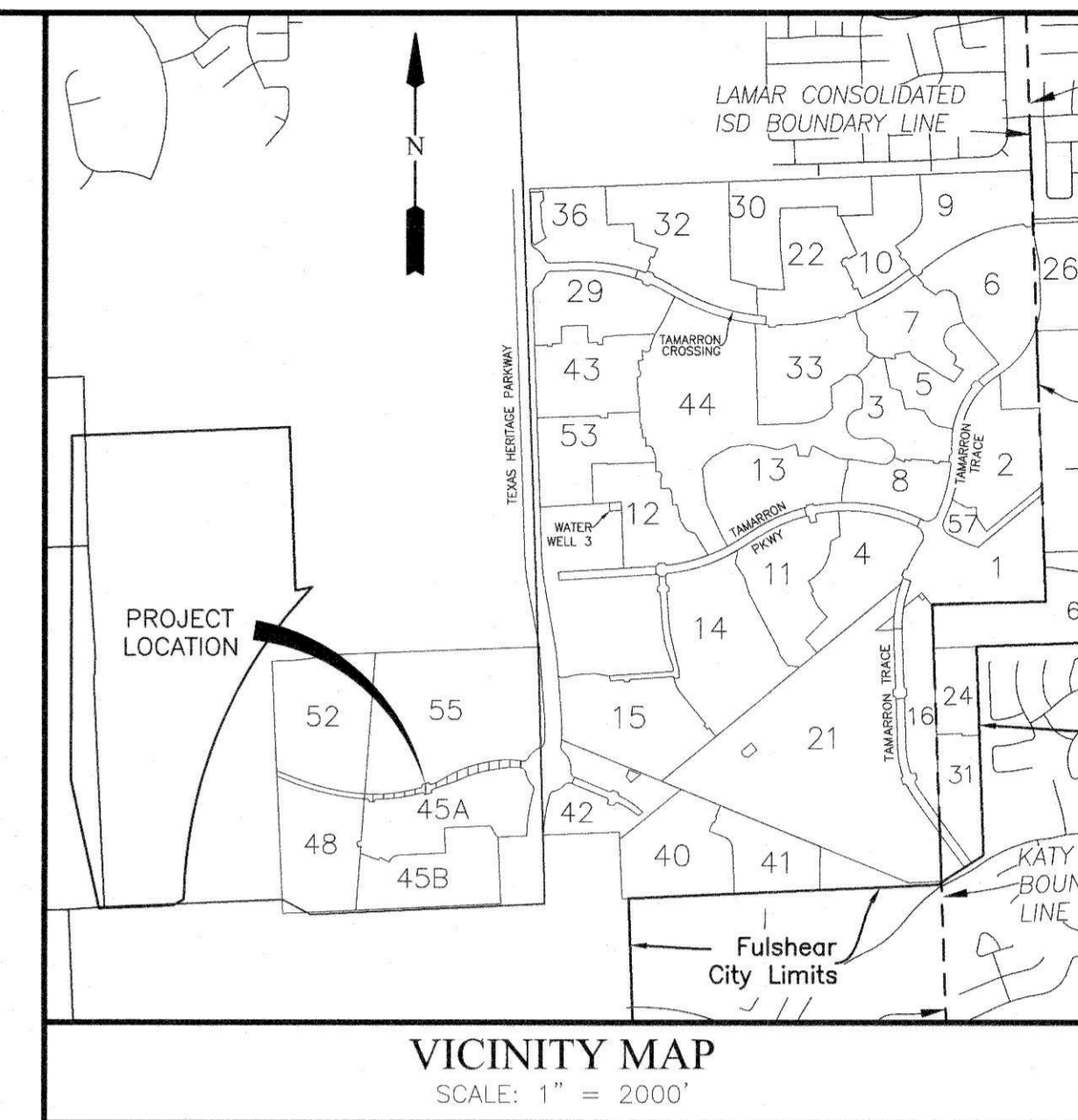
ENGINEER:

**LJA Engineering, Inc.**

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

Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

SHEET 1 OF 2



- ## LEGEND
- |              |  |
|--------------|--|
| B.L.         | INDICATES BUILDING LINE                            |
| U.E.         | INDICATES UTILITY EASEMENT                         |
| A.E.         | INDICATES AERIAL EASEMENT                          |
| D.E.         | INDICATES DRAINAGE EASEMENT                        |
| E.E.         | INDICATES ELECTRICAL 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                                 |
| VOL.         | INDICATES VOLUME                                   |
| PG.          | INDICATES PAGE                                     |
| FND.         | INDICATES FOUND                                    |
| R.O.W.       | INDICATES RIGHT-OF-WAY                             |

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 72°13'22" E	80.00'	
L2	N 59°29'59" E	67.04'	
L3	N 65°45'35" E	38.89'	
L4	S 82°28'10" E	23.80'	
L5	S 07°19'01" W	80.00'	
L6	S 65°45'35" W	31.93'	
L7	S 72°48'54" W	94.73'	
L8	S 75°39'15" W	80.00'	
L9	S 04°17'41" W	6.50'	
L10	N 85°42'19" E	60.00'	
L11	N 04°17'41" E	60.00'	
L12	S 07°17'41" W	62.46'	
L13	N 17°46'38" W	34.39'	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1970.00'	1923'03"	666.48'	N 83°56'57" E	663.3'
C2	30.00'	92°04'04"	48.21'	N 28°15'24" E	43.1'
C3	30.00'	92°04'04"	48.21'	S 63°48'40" E	43.1'
C4	1970.00'	03°30'33"	17.51'	N 69°54'01" E	17.5'
C5	600.00'	10°08'46"	106.25'	N 64°34'22" E	106.1'
C6	1000.00'	6°15'36"	109.26'	N 62°37'47" E	109.2'
C7	1550.00'	21°15'34"	576.13'	N 76°23'22" E	572.8'
C8	1000.00'	10°30'40"	183.46'	S 87°43'30" E	183.2'
C9	600.00'	15°33'43"	162.96'	S 89°48'33" W	162.4'
C10	1450.00'	16°16'07"	411.71'	S 73°53'35" W	410.3'
C11	1000.00'	7°03'19"	123.14'	S 69°17'15" W	123.0'
C12	500.00'	41°06'04"	37.24'	S 70°40'52" W	37.2'
C13	2030.00'	147°36"	63.54'	S 69°26'38" W	63.5'
C14	30.00'	84°59'12"	44.50'	S 22°50'50" E	40.5'
C15	1540.00'	01°08'11"	8.07'	S 14°29'45" E	8.0'
C16	30.00'	91°24'47"	47.86'	N 60°03'08" W	42.9'
C17	2030.00'	15°16'58"	541.47'	N 81°52'58" W	539.8'
C18	30.00'	85°13'46"	44.63'	S 49°54'34" W	40.8'
C19	30.00'	91°25'40"	47.87'	N 11°25'09" W	42.9'
C20	2030.00'	0°49'33"	29.26'	N 86°43'12" W	29.2'
C21	2000.00'	27°55'27"	974.73'	N 78°43'19" E	965.1'
C22	1500.00'	28°51'07"	755.34'	N 80°11'09" E	747.3'
C23	1500.00'	32°55'44"	89.84'	N 16°03'41" W	89.8'

# TAMARRON POINT SECTION 2 STREET DEDICATION


A SUBDIVISION OF 3.617 ACRES OF LAND LOCATED IN  
THE MICAJAH AUTREY SURVEY, ABSTRACT 100,  
FORT BEND COUNTY, TEXAS.

0 LOTS                      0 RESERVES                      0 BLOCKS  
JANUARY 06, 2022                      JOB NO. 1931-6045F

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. Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 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

The logo for LJA Engineering, Inc. features the letters 'LJA' in a large, bold, italicized sans-serif font. To the right of the letters is a stylized graphic element consisting of several parallel diagonal lines of varying lengths, creating a sense of motion or a structural component.