

**PLAT RECORDING SHEET**

**PLAT NAME:** Tamarron Section 45A

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

**ACREAGE:** 31.890

**LEAGUE:** Micajah Autrey Survey

**ABSTRACT NUMBER:** 100

**NUMBER OF BLOCKS:** 7

**NUMBER OF LOTS:** 115

**NUMBER OF RESERVES:** 7

**OWNERS:** D.R. Horton-Texas, Ltd.

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**(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., TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 31.890 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 45A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEVOTE 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 UNOBTSTRUCTED 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 UNOBTSTRUCTED 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. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON SECTION 45A WHERE ESTABLISH 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 31 DAY OF MARCH 2022.

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

BY: Jonathan Woodruff, Assistant Vice President

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS 31 DAY OF MARCH 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



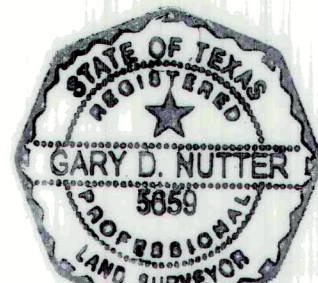
I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

Melony F. Gay, P.E.  
MELONY F. GAY  
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. (SEE NOTE #20)

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



Being 31.890 acres (1,389,128 square feet) of land located in the Micaiah Autrey Survey, Abstract Number 100, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract conveyed to D. R. Horton - Texas, Ltd., by an instrument of record under File Number 2013000056 of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), said 31.890 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 1/2-inch iron pipe with cap stamped "BGE INC" found for the southeast corner of Texas Heritage Parkway (200 feet wide at this point) described as a 30.74 acre tract conveyed to Fort Bend County by an instrument of record under File Number 2020082517, F.B.C.O.P.R., the northwest corner of Texas Heritage Parkway described as a 3.690 acre tract conveyed to Fort Bend County by an instrument of record under File Number 2002062630, F.B.C.O.P.R., said point being on a south line of said 631.26 acre tract and the north line of a called 28.35 acre tract described in the deed to Cathara Re Holdings, LP by an instrument of record under File Number 2015009889, F.B.C.O.P.R.;

Then, South 87° 32' 03" West, along a south line of said 631.26 acre tract and the north line of said 28.35 acre tract, 336.40 feet to a 3/4-inch iron pipe with cap stamped "DANNENBAUM" found for the northwest corner of said 26.35 acre tract and being an interior corner of said remainder of 631.26 acre tract;

Thence, South 87° 32' 03" West, 336.40 feet to a point for corner;

Thence, North 47° 32' 51" West, 42.49 feet to a point for corner;

Thence, North 27° 49' 52" West, 119.08 feet to a point for corner;

Thence, South 87° 32' 03" West, 555.00 feet to a point for corner;

Thence, South 02° 27' 57" East, 300.00 feet to a point for corner;

Thence, South 32° 03' 03" West, 530.00 feet to a point for corner;

Thence, South 83° 09' 15" West, 44.42 feet to a point for corner;

Thence, South 67° 16' 43" West, 42.00 feet to a point for corner;

Thence, South 51° 11' 05" West, 42.00 feet to a point for corner;

Thence, South 35° 05' 26" West, 42.00 feet to a point for corner;

Thence, North 62° 57' 24" West, 120.00 feet to a point for corner, the beginning of a curve;

Thence, 34.30 feet along the arc of a non-tangent curve to the left, having a radius of 270.00 feet, a central angle of 07° 15' 25", and a chord which bears South 23° 24' 54" West, 54.17 feet to a point for corner;

Thence, North 70° 12' 48" West, 233.28 feet to a point for corner on the west line of a 30-foot-wide easement granted to Davd Chemical Co. by an instrument of record in Volume 1241, Page 551 of the 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 easement, 84.41 feet to a point for corner, the beginning of a curve;

Thence, departing the west line of said 30-foot easement, 39.93 feet along the arc of a non-tangent curve to the right, having a radius of 180.00 feet, a central angle of 12° 42' 38", and a chord which bears South 81° 10' 44" West, 39.85 feet to a point for corner;

Thence, North 02° 27' 57" West, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 48.67 feet along the arc of a non-tangent curve to the left, having a radius of 120.00 feet, a central angle of 23° 14' 21", and a chord which bears North 70° 54' 52" East, 48.34 feet to a point for corner on the west line of said 30-foot easement;

Thence, North 04° 17' 41" East, along the west line of said 30-foot easement, 498.00 feet to a point for corner, the beginning of a curve;

Thence, departing the west line of said 30-foot easement, and 29.26 feet along the arc of a non-tangent curve to the left, having a radius of 2030.00 feet, a central angle of 00° 49' 33", and a chord which bears South 86° 43' 12" East, 29.26 feet to a point for corner, the beginning of a reverse curve;

Thence, 47.87 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 91° 25' 40", and a chord which bears South 41° 25' 09" East, 42.95 feet to a point for corner;

Thence, South 85° 42' 19" East, 60.00 feet to a point for corner;

Thence, North 04° 17' 41" East, 6.50 feet to a point for corner, the beginning of a curve;

Thence, 44.63 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 85° 13' 46", and a chord which bears North 49° 54' 34" East, 40.62 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 left, having a radius of 2,030.00 feet, a central angle of 15° 16' 58", and a chord which bears North 81° 52' 58" East, 539.87 feet to a point for corner, the beginning of a reverse curve;

Thence, 47.86 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 91° 24' 47", and a chord which bears South 60° 03' 09" East, 42.95 feet to a point for corner;

Thence, North 70° 39' 15" East, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 8.07 feet along the arc of a non-tangent curve to the left, having a radius of 1,540.00 feet, a central angle of 00° 18' 01", and a chord which bears North 14° 29' 45" West, 8.07 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 right, having a radius of 30.00 feet, a central angle of 84° 59' 12", and a chord which bears North 27° 50' 50" East, 40.53 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 left, having a radius of 2,030.00 feet, a central angle of 01° 47' 36", and a chord which bears North 69° 28' 38" East, 63.54 feet to a point for corner, the beginning of a reverse curve;

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

Thence, North 72° 48' 04" East, 94.73 feet to a point for corner, the beginning of a curve;

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

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

Thence, 411.71 feet along the arc of a tangent curve to the right, having a radius of 1,450.00 feet, a central angle of 16° 18' 07", and a chord which bears North 73° 03' 39" East, 410.33 feet to a point for corner;

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

Thence, 162.96 feet along the arc of a tangent curve to the right, having a radius of 600.00 feet, a central angle of 15° 33' 43", and a chord which bears North 89° 48' 33" East, 162.46 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of the aforementioned Texas Heritage Parkway, the beginning of a compound curve;

Thence, along the west line of said Texas Heritage Parkway the following five (5) courses:

1. 95.68 feet along the arc of a tangent curve to the right, having a radius of 75.00 feet, a central angle of 73° 05' 00", and a chord which bears South 46° 08' 04" East, 89.33 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a reverse curve;

2. 163.37 feet along the arc of a tangent curve to the left, having a radius of 270.00 feet, a central angle of 34° 40' 03", and a chord which bears South 26° 55' 10" East, 160.89 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a reverse curve;

3. 78.08 feet along the arc of a tangent curve to the right, having a radius of 75.00 feet, a central angle of 59° 38' 56", and a chord which bears South 14° 25' 44" East, 74.60 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for point of tangency on said west right-of-way line;

4. South 15° 23' 44" West, 30.91 feet to a point for corner, the beginning of a curve;

5. Thence, 508.10 feet along the arc of a tangent curve to the left, having a radius of 2,100.00 feet, a central angle of 13° 31' 46", and a chord which bears South 08° 27' 51" West 506.86 feet to the POINT OF BEGINNING and containing 31.890 acres of land.

THIS PLAT OF TAMARRON SECTION 45A IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 3rd DAY OF September 2022.

Amy Pearce, Chair

Bar Hamzadeh, Co-Chair

Gary D. Nutter, Registered Professional Land Surveyor

Melony F. Gay, Licensed Professional Engineer

Katie Johnston, Notary Public

Jonathan Woodruff, Assistant Vice President

D.R. Horton-Texas, Ltd.

City of Fulshear

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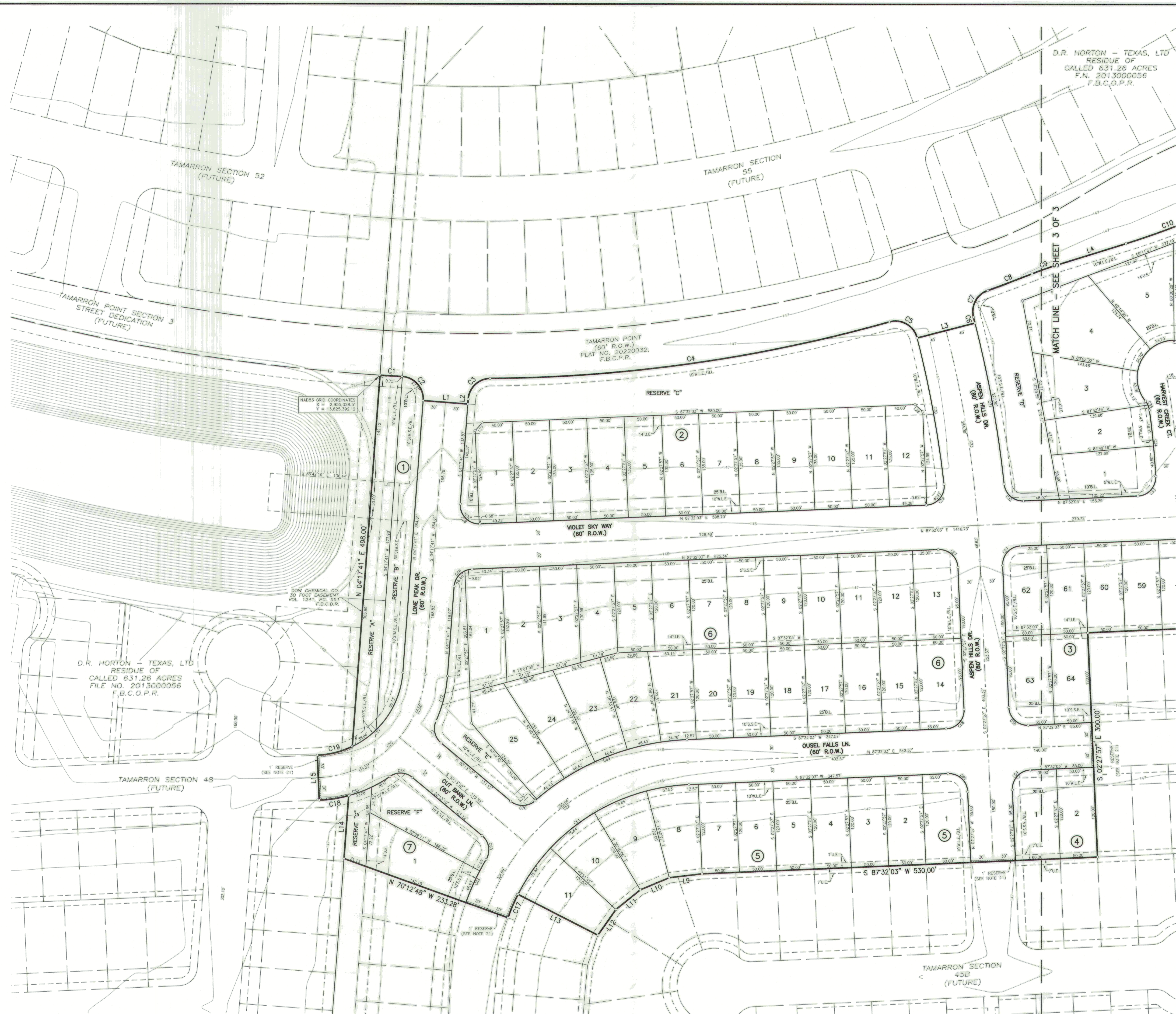
City of Fulshear

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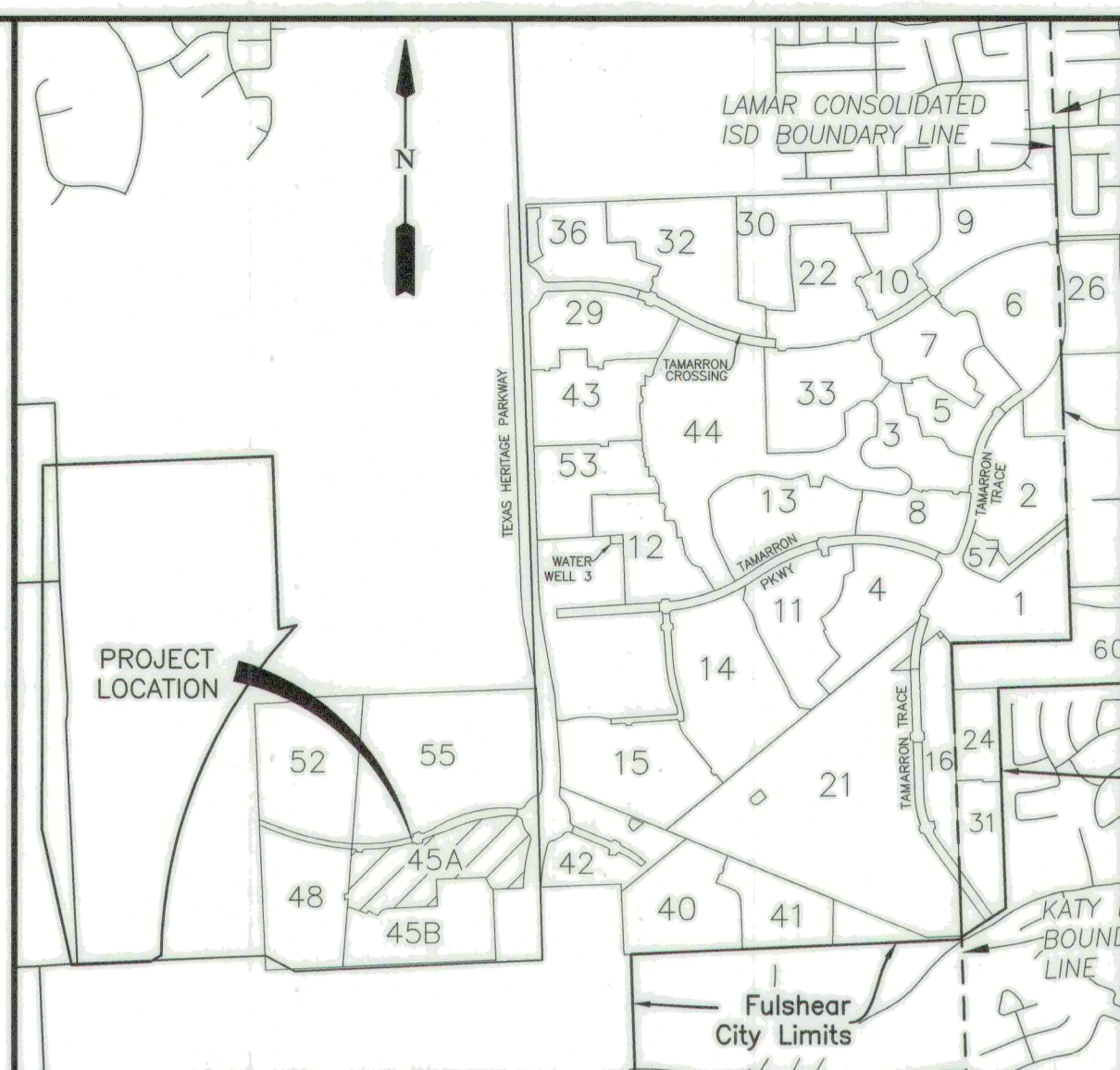
- 1. BENCHMARK: NGS MONUMENT HGCD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX. ELEV. = 136.21 FEET NAVD83
- 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 NAVD83 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 AUGUST 5, 2021 AND ISSUED AUGUST 12, 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, FORT BEND COUNTY EMERGENCY SERVICES 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 48157C0085M, REVISED JANUARY 29, 2021, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 8. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 9. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
- 10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 148.65' 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.

LINE	BEARING	DISTANCE
L1	S 85°42'19" E	60.00'
L2	N 04°17'41" E	6.50'
L3	N 75°39'15" E	80.00'
L4	N 72°48'04" E	94.73'
L5	N 65°45'35" E	31.93'
L6	S 15°23'44" W	30.91'
L7	N 47°32'51" W	42.49'
L8	N 27°49'52" W	119.08'
L9	S 87°32'03" W	44.42'
L10	S 67°16'43" W	42.00'
L11	S 51°11'05" W	42.00'
L12	S 35°05'26" W	42.00'
L13	N 62°57'24" W	120.00'
L14	N 04°17'41" E	84.41'
L15	N 02°27'57" W	60.00'
L16	S 82°21'07" E	28.19'
L17	N 02°27'57" W	50.00'
L18	N 79°47'07" E	10.00'
L19	N 87°32'03" E	15.00'
L20	S 84°00'23" E	5.00'
L21	N 08°51'52" E	51.29'
L22	S 87°32'03" W	10.00'
L23	N 87°32'03" E	42.52'
L24	N 08°51'52" E	47.78'
L25	S 08°51'52" E	51.29'
L26	N 47°27'57" W	14.14'
L27	N 42°32'03" E	14.14'
L28	N 46°58'40" E	53.18'
L29	N 07°39'44" E	49.34'
L30	N 02°27'57" W	60.93'
L31	N 85°42'19" W	50.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2030.00'	0°49'33"	29.26'	S 86°43'12" E	29.26'
C2	300.00'	91°25'40"	47.87'	S 41°25'09" E	42.95'
C3	30.00'	85°13'46"	44.63'	N 46°54'34" E	40.62'
C4	2030.00'	15°16'58"	541.47'	N 81°52'58" E	539.87'
C5	30.00'	91°24'47"	47.86'	S 60°03'08" E	42.95'
C6	1540.00'	0°18'01"	8.07'	N 14°29'45" W	8.07'
C7	30.00'	84°59'12"	44.50'	N 27°50'50" E	40.53'
C8	2030.00'	1°47'36"	63.54'	N 69°26'36" E	63.54'
C9	500.00'	4°16'04"	37.24'	N 70°40'52" E	37.24'
C10	1000.00'	7°03'19"	123.14'	N 69°17'15" E	123.06'
C11	1450.00'	16°16'07"	411.71'	N 73°53'39" E	410.33'
C12	600.00'	5°37'43"	162.96'	N 89°48'33" E	162.46'
C13	75.00'	73°05'50"	95.68'	S 46°08'04" E	89.33'
C14	270.00'	34°40'03"	163.37'	S 26°55'10" E	160.89'
C15	75.00'	59°38'56"	78.08'	S 14°25'44" E	74.60'
C16	2100.00'	1°35'14"	508.10'	S 08°27'51" W	506.86'
C17	270.00'	7°15'25"	34.20'	S 23°24'54" W	34.17'
C18	180.00'	12°42'38"	39.93'	S 81°10'44" W	39.85'
C19	120.00'	23°14'21"	48.67'	N 75°54'52" E	48.34'
C20	150.00'	83°14'21"	217.92'	S 45°54'52" W	199.25'
C21	1000.00'	10°06'50"	176.52'	S 87°24'32" E	176.29'
C22	300.00'	67°44'51"	354.73'	N 53°39'37" E	334.42'
C23	1500.00'	11°52'47"	311.01'	S 08°24'21" E	310.45'
C24	1000.00'	7°44'56"	135.24'	N 06°20'25" W	135.14

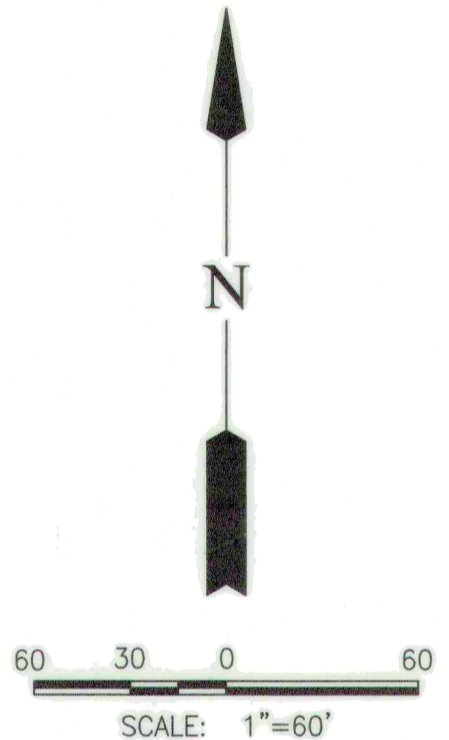


D.R. HORTON - TEXAS, LTD  
RESIDUE OF  
CALLED 631.26 ACRES  
F.N. 2013000056  
F.B.C.O.P.R.



VICINITY MAP  
SCALE: 1" = 2000'  
KEY MAP NO. 483W

- 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.O.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL 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
  - INDICATES STREET NAME CHANGE
  - (F) FOUND 1/2" IRON PIPE WITH CAP STAMPED "BGE INC"



**TAMARRON SECTION 45A**

A SUBDIVISION OF 31.890 ACRES OF LAND LOCATED IN THE MICAHAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

115 LOTS 7 RESERVES (5.516 ACRES) 7 BLOCKS  
MARCH 24, 2022 JOB NO. 1931-6045C

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

MATCH LINE - SEE SHEET 2 OF 3

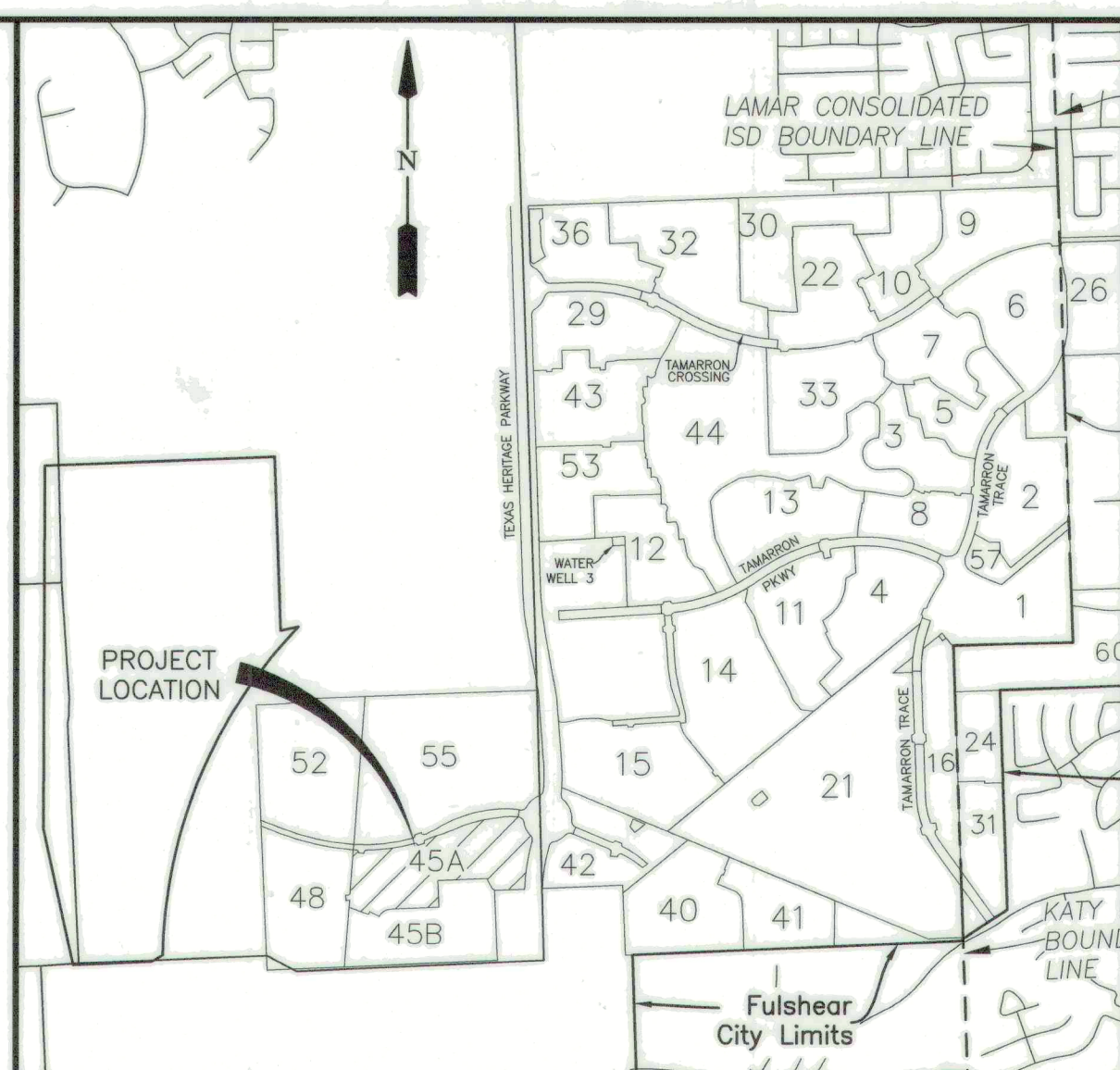
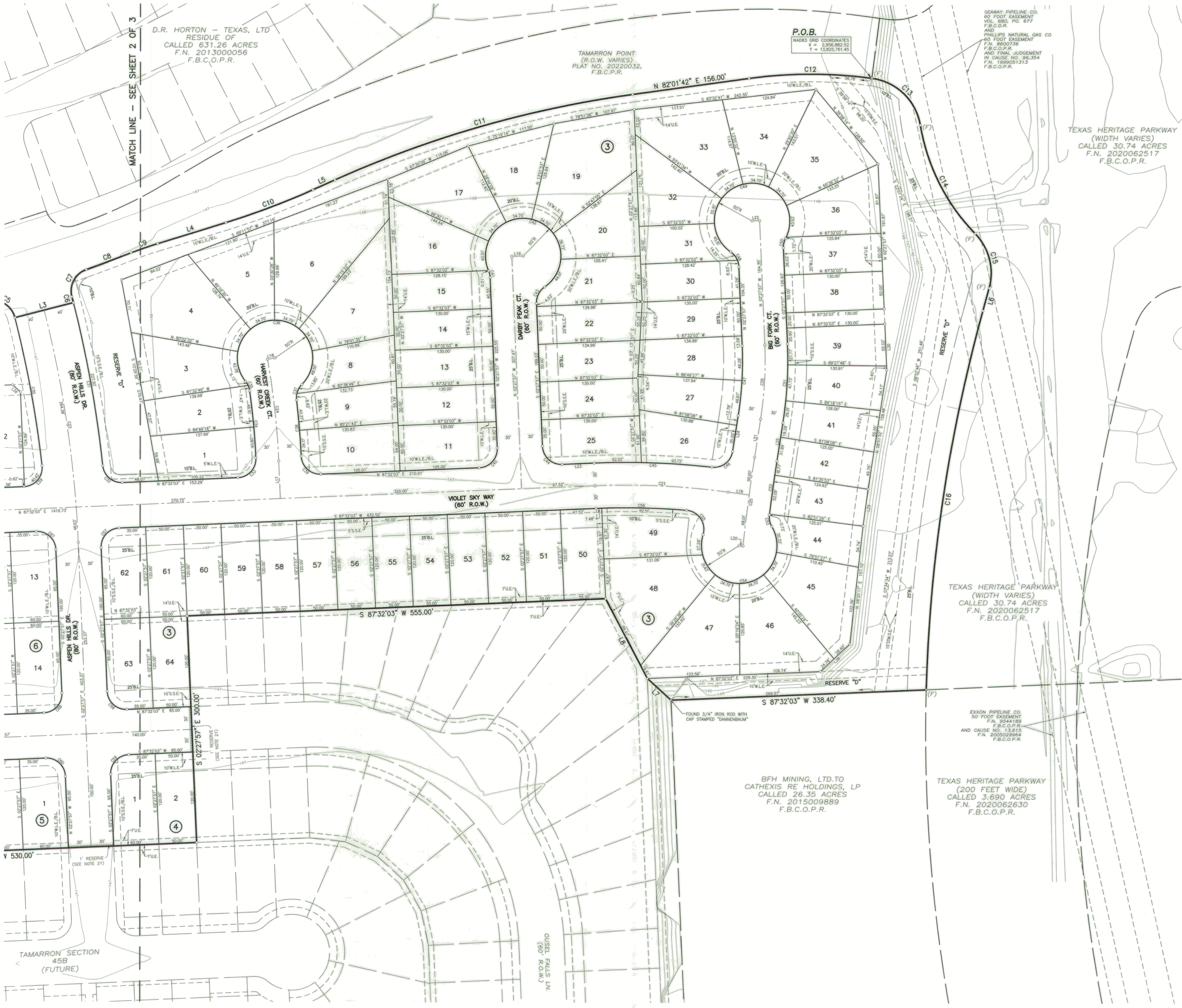
D.R. HORTON - TEXAS, LTD  
RESIDUE OF  
CALLED 631.26 ACRES  
F.N. 2013000056  
F.B.C.O.P.R.

TAMARRON POINT  
(R.O.W. VARIES)  
PLAT NO. 20220032,  
F.B.C.P.R.

P.O.B.  
NAD83 GRID COORDINATES  
X = 2,006,862.52  
Y = 13,825,761.45

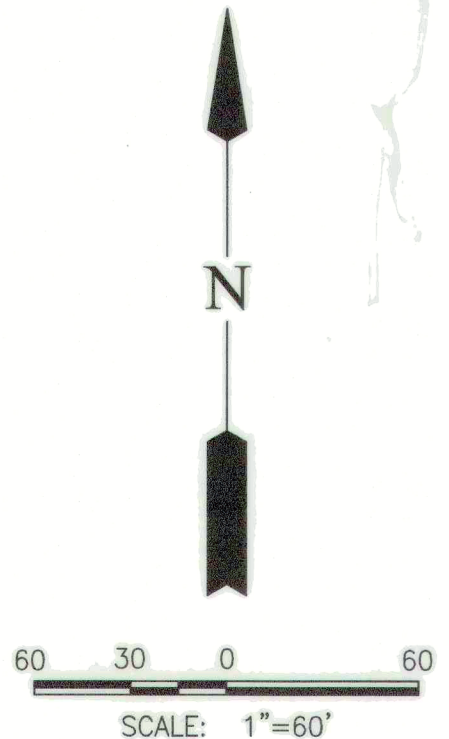
SEAWAY PIPELINE CO.  
60 FOOT EASEMENT  
VOL. 685, PG. 677  
F.B.C.D.R.  
AND  
PHILLIPS NATURAL GAS CO  
60 FOOT EASEMENT  
F.N. 8600736  
F.B.C.O.P.R.  
AND FINAL JUDGEMENT  
IN CAUSE NO. 98,354  
F.N. 1998051313  
F.B.C.O.P.R.

TEXAS HERITAGE PARKWAY  
(WIDTH VARIES)  
CALLED 30.74 ACRES  
F.N. 2020062517  
F.B.C.O.P.R.



VICINITY MAP  
SCALE: 1" = 2000'  
KEY MAP NO. 483W

- 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
  - INDICATES STREET NAME CHANGE
  - (F) FOUND 1/2" IRON PIPE WITH CAP STAMPED "BGE INC"



TEXAS HERITAGE PARKWAY  
(WIDTH VARIES)  
CALLED 30.74 ACRES  
F.N. 2020062517  
F.B.C.O.P.R.

BFH MINING, LTD. TO  
CATHESIS RE HOLDINGS, LP  
CALLED 26.35 ACRES  
F.N. 2015009889  
F.B.C.O.P.R.

EXXON PIPELINE CO.  
50 FOOT EASEMENT  
F.N. 8544189  
F.B.C.O.P.R.  
AND CAUSE NO. 13,815  
F.N. 200508984  
F.B.C.O.P.R.

### TAMARRON SECTION 45A

A SUBDIVISION OF 31.890 ACRES OF LAND LOCATED IN  
THE MICAJAH AUTREY SURVEY, ABSTRACT 100,  
FORT BEND COUNTY, TEXAS.

115 LOTS 7 RESERVES (5.516 ACRES) 7 BLOCKS  
MARCH 24, 2022 JOB NO. 1931-6045C

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Katy, Texas 77449  
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Fax 713.953.5026  
FRN-F-1386

Data Source: Thu, 24 Mar 2022 8:00pm  
PctName: I:\Projects\FLATINGS\1931\03\_PLATS\Tamarron\TamarronSec-45A.dwg  
MYLAR CHECK: COORD.