

**PLAT RECORDING SHEET**

**PLAT NAME:** Tamarron Section 48

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

**ACREAGE:** 31.592

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**LEAGUE:** Micajah Autrey Survey

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**ABSTRACT NUMBER:** 100

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**NUMBER OF BLOCKS:** 4

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**NUMBER OF LOTS:** 105

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**NUMBER OF RESERVES:** 4

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**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., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 31.592 ACRES OF LAND DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 48, 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 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 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 SECTION 48 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 31 DAY OF MARCH, 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 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.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 83459



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 "LIA SURVEY" UNLESS OTHERWISE NOTED. (SEE NOTE #20)

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



NOTES:

1. BENCHMARK: NGS MONUMENT HGCD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.

ELEV. = 136.21 FEET NAVD88

2. TBM INDICATES TEMPORARY BENCHMARK: TBM 14: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE SOUTH SIDE OF TAMARRON PARKWAY +/- 220 FEET WEST OF THE CENTERLINE OF A CULVERT BETWEEN TWO PONDS ON EITHER SIDE OF TAMARRON PARKWAY AND LOCATED +/- 500 FEET EAST OF THE INTERSECTION OF TAMARRON PARKWAY AND COLES CANYON.

ELEV. = 142.94 FEET NAVD88

TO ADJUST TO FORT BEND CO. UDAR 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; LIA 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 ARE 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.

13. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

16. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.

17. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1,00011591065.

18. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF THE SOUTH LINE OF THE AFOREMENTIONED 631.26 ACRE TRACT, SAME BEING ON THE NORTH LINE OF THE AFOREMENTIONED 579.0 ACRE TRACT, FROM WHICH A 3/4-INCH IRON ROD WITH CAP STAMPED "DANNENBAUM ENG" FOUND FOR THE SOUTHWEST CORNER OF A CALLED 26.35 ACRE TRACT DESCRIBED IN THE DEED TO CATHESIS RE HOLDINGS, LP BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2015009889, F.B.C.O.P.R., BEARS NORTH 87° 32' 03" EAST, 1,724.47 FEET;

19. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188.

20. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LIA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.

21. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

22. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

THIS PLAT OF TAMARRON SECTION 48 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 3rd DAY OF September, 2022.

AMY PEARLE, CHAIR

DAR FAKIMZADEH, CO-CHAIR

THIS PLAT OF TAMARRON SECTION 48 WAS APPROVED ON 9-21-21 BY THE CITY OF FULSHEAR, CITY COUNCIL AND SIGNED ON THIS 22nd DAY OF April, 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, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

Being 31.592 acres (1,376,166 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 31.592 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-inch iron pipe found for the southwest corner of the remainder of said 631.26 acre tract and being an interior angle of the called remainder of that certain called 579.0 acre tract conveyed to Ronald W. Henriksen, Trustee on behalf of Ronald W. Henriksen "A" Trust, and Ronald W. Henriksen, Trustee on Behalf of Ronald W. Henriksen "B" Trust by instrument of record in File Number 2008132362, F.B.C.O.P.R. and being a south west corner of said Micajah Autrey Survey and interior corner of Rufus Wright, Abstract Number 344 of Fort Bend county;

Thence, North 02° 28' 44" West, partially along an interior north line of said 579.0 acre tract, and an east line of that certain called 1,316.47 acre tract conveyed to Raelynn Franz Werner, Trustee, Et al by instrument of record in File Number 2012149037, F.B.C.O.P.R., same being the west line of said 631.26 acre tract, and being on the common line of Micajah Autrey Survey and Rufus Wright Survey, 1,629.72 feet to a point for corner;

Thence, South 68° 38' 27" East, departing the east line of said 1,316.47 acre tract, same being the west line of said 631.26 acre tract, and said common survey line, 214.10 feet to a point for corner, the beginning of a curve;

Thence, 845.01 feet, along the arc of a tangent curve to the left, having a radius of 2,630.00 feet, a central angle of 17° 06' 29", and a chord which bears South 77° 11' 41" East, 841.88 feet to a point for corner, the beginning of a compound curve;

Thence, 19.78 feet along the arc of a tangent curve to the left, having a radius of 2,030.00 feet, a central angle of 00° 33' 30", and a chord which bears South 88° 01' 41" East, 19.78 feet to a point for corner on the west line of a called 30 foot easement granted to Dow Chemical Company 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, South 04° 17' 41" West, along the west line of said 30 foot easement, 498.00 feet to a point for corner;

Thence, departing the west line of said 30 foot easement, 48.67 feet along the arc of a non-tangent curve to the right, having a radius of 120.00 feet, a central angle of 23° 14' 21", and a chord which bears South 75° 54' 52" West, 48.34 feet;

Thence, South 02° 27' 57" East, 60.00 feet to a point for corner;

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

Thence, South 04° 17' 41" West, along the west line of said 30 foot easement, 764.73 feet to a point for corner on the south line of the aforementioned 631.26 acre tract, same being on the north line of the aforementioned 579.0 acre tract, from which a 3/4-inch iron rod with cap stamped "DANNENBAUM ENG" found for the southwest corner of a called 26.35 acre tract described in the deed to Cathesis Re Holdings, LP by an instrument of record in File Number 2015009889, F.B.C.O.P.R., bears North 87° 32' 03" East, 1,724.47 feet;

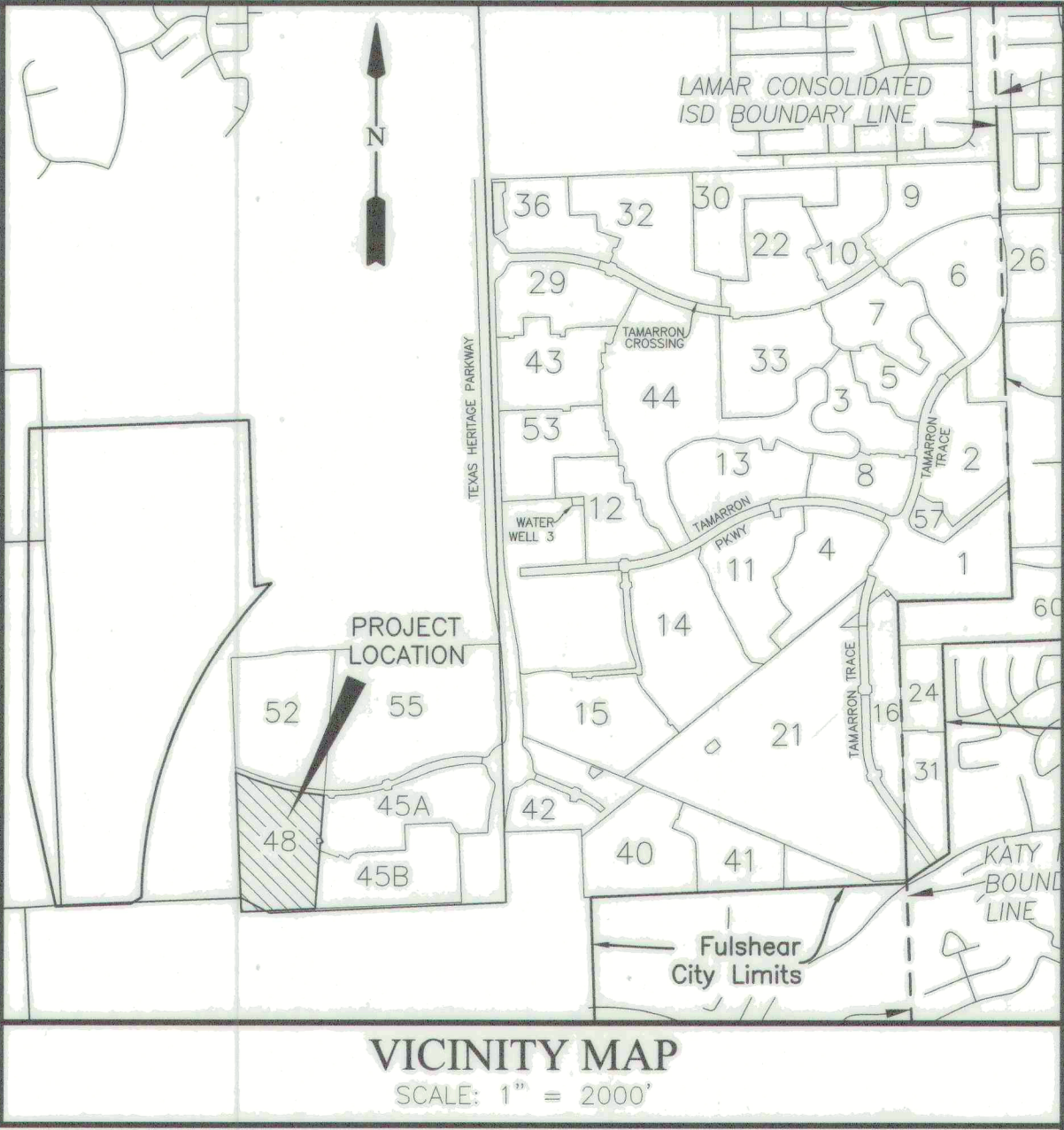
Thence, South 87° 32' 03" West, departing the west line of said 30 foot easement, and along the south line of said 631.26 acre tract common to the north line of said 579.0 acre tract, 870.89 feet to the POINT OF BEGINNING and containing 31.592 acres (1,376,166 square feet) of land.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2830.00'	17°06'29"	845.01'	S 77°11'41" E	841.88'
C2	2030.00'	0°33'30"	19.78'	S 86°01'41" E	19.78'
C3	120.00'	23°14'21"	48.67'	S 75°54'52" W	48.34'
C4	180.00'	12°42'38"	39.93'	N 81°10'44" E	39.85'
C5	2000.00'	6°45'39"	235.99'	S 00°54'52" W	235.86'
C6	55.00'	90°00'00"	86.39'	S 47°27'57" E	77.78'
C7	25.00'	31°22'05"	13.69'	S 71°51'00" W	13.52'
C8	50.00'	152°44'10"	133.29'	N 47°27'57" W	97.18'
C9	25.00'	31°22'05"	13.69'	N 13°13'05" E	13.52'
C10	2030.00'	6°45'39"	235.53'	N 00°54'52" E	239.39'
C11	25.00'	42°50'00"	18.69'	N 17°07'19" W	18.26'
C12	50.00'	265°40'01"	231.84'	S 85°42'19" E	73.33'
C13	25.00'	42°50'00"	18.69'	S 25°42'41" W	18.26'
C14	1970.00'	2°04'24"	71.29'	S 03°15'29" W	71.28'
C15	25.00'	94°41'15"	41.32'	S 45°07'20" E	36.77'
C16	25.00'	83°14'21"	36.32'	N 45°54'52" W	33.21'
C17	25.00'	42°50'00"	18.69'	N 17°07'19" W	18.26'
C18	50.00'	265°40'01"	231.84'	S 85°42'19" E	73.33'
C19	25.00'	42°50'00"	18.69'	S 25°42'41" W	18.26'
C20	25.00'	96°45'39"	42.22'	S 44°05'08" E	37.38'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C21	25.00'	83°14'21"	36.32'	N 45°54'52" E	33.21'
C22	25.00'	42°50'00"	18.69'	N 17°07'19" W	18.26'
C23	50.00'	265°40'01"	231.84'	S 85°42'19" E	73.33'
C24	25.00'	42°50'00"	18.69'	S 25°42'41" W	18.26'
C25	25.00'	96°45'39"	42.22'	S 44°05'08" E	37.38'
C26	25.00'	83°14'21"	36.32'	S 45°54'52" W	33.21'
C27	25.00'	96°45'39"	42.22'	S 44°05'08" E	37.38'
C28	25.00'	88°33'29"	36.64'	N 43°15'18" E	34.91'
C29	25.00'	96°45'39"	42.22'	S 44°05'08" E	37.38'
C30	25.00'	83°14'21"	36.32'	S 45°54'52" W	33.21'
C31	25.00'	90°00'00"	39.27'	N 47°27'57" W	35.36'
C32	1970.00'	1°26'31"	49.58'	N 01°44'42" W	49.58'
C33	25.00'	90°00'00"	39.27'	N 42°32'03" E	35.36'
C34	25.00'	96°45'39"	42.22'	S 44°05'08" E	37.38'
C35	25.00'	83°14'21"	36.32'	S 45°54'52" W	33.21'
C36	25.00'	90°00'00"	39.27'	N 47°27'57" W	35.36'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	8.919	388,525	RESTRICTED TO DETENTION/ LANDSCAPE/ OPEN SPACE	
B	0.075	3,252	RESTRICTED TO LANDSCAPE/ OPEN SPACE	
C	0.680	29,616	RESTRICTED TO DRAINAGE/ OPEN SPACE	
D	0.086	3,750	RESTRICTED TO DRAINAGE/ OPEN SPACE	
TOTAL	9.760	425,143		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°27'57" E	60.00'
L2	S 42°32'03" W	10.00'
L3	N 04°17'41" E	60.14'
L4	S 04°17'41" W	47.10'
L5	N 87°32'03" E	51.54'
L6	S 87°32'03" W	64.58'
L7	N 38°59'01" E	20.00'
L8	N 42°05'17" W	20.00'
L9	S 49°17'41" W	15.14'



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 ON THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 RECORDATION 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.

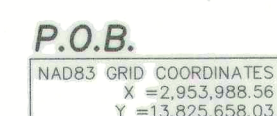
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

## TAMARRON SECTION 48

A SUBDIVISION OF 31.59





D.R. HORTON - TEXAS, LTD  
RESIDUE OF  
CALLED 631.26 ACRES  
FILE NO. 2013000056  
F.B.C.O.P.R.

D.R. HORTON - TEXAS, LTD  
RESIDUE OF  
CALLED 631.26 ACRES  
FILE NO. 2013000056  
F.B.C.O.P.R.

TAMARRON SECTION 52-  
(FUTURE)

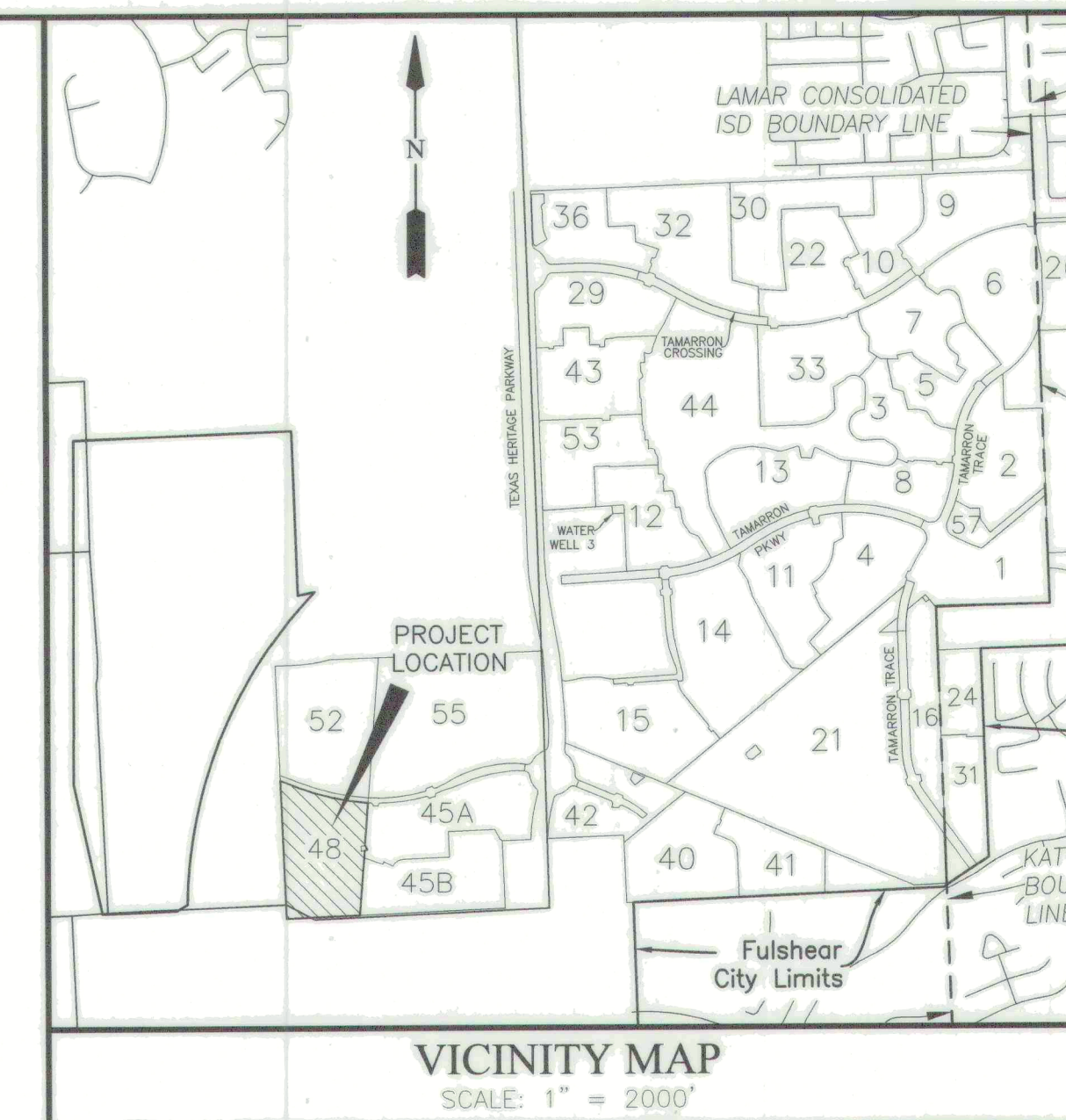
TAMARRON POINT  
(60' R.O.W.)  
PLAT NO. 20220032,  
F.B.C.P.R.

TAMARRON SECTION 45A  
PLAT NO. \_\_\_\_\_,  
F.B.C.P.R.

VIOLET SKY WA  
(60' R.O.W.)


1003 FRANZ INVESTMENTS, LTD.  
CALLED 927.88 ACRES  
FILE NO. 2020183372,  
F.B.C.O.P.R.  
(FUTURE TAMARRON WEST)

MATCH LINE - SEE  
SHEET 3 OF 3



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.P.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                       |

## TAMARRON SECTION 48

A SUBDIVISION OF 31.592 ACRES OF LAND LOCATED IN  
THE MICAJAH AUTREY SURVEY, ABSTRACT 100,  
FORT BEND COUNTY, TEXAS.

105 LOTS      4 RESERVES (9.772 ACRES)      4 BLOCKS  
MARCH 24, 2022      JOB NO. 1931-6048C

OWNERS:

**D.R. HORTON - TEXAS, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT  
4 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

SHEET 2 OF 3



MATCH LINE - SEE SHEET 2 OF 3

1003 FRANZ INVESTMENTS, LTD.  
CALLED 927.88 ACRES  
FILE NO. 2020183372,  
F.B.C.O.P.R.  
(FUTURE TAMARRON WEST)

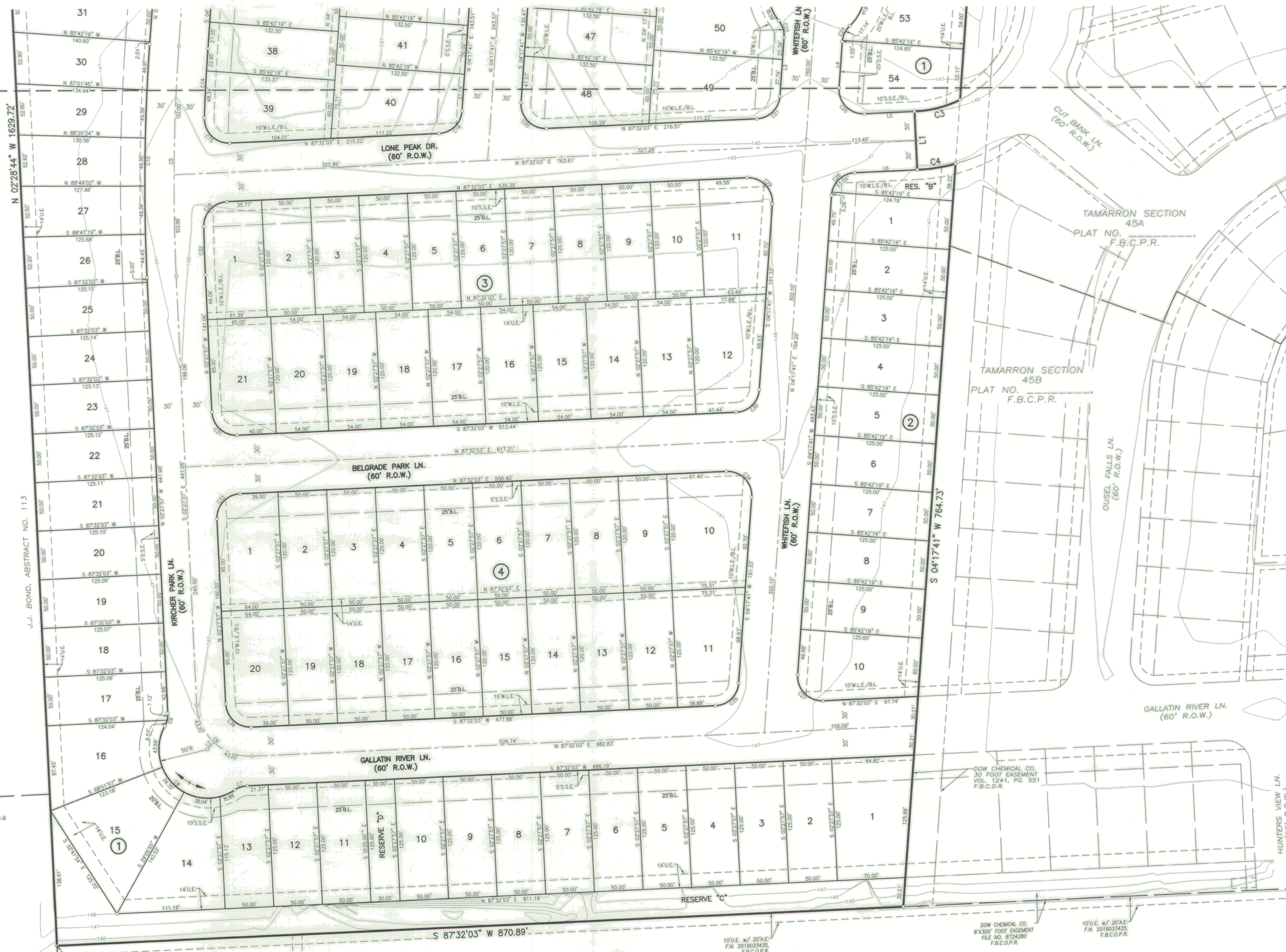
J.J. BOND, ABSTRACT NO. 113

RUFUS WRIGHT, ABSTRACT NO. 344

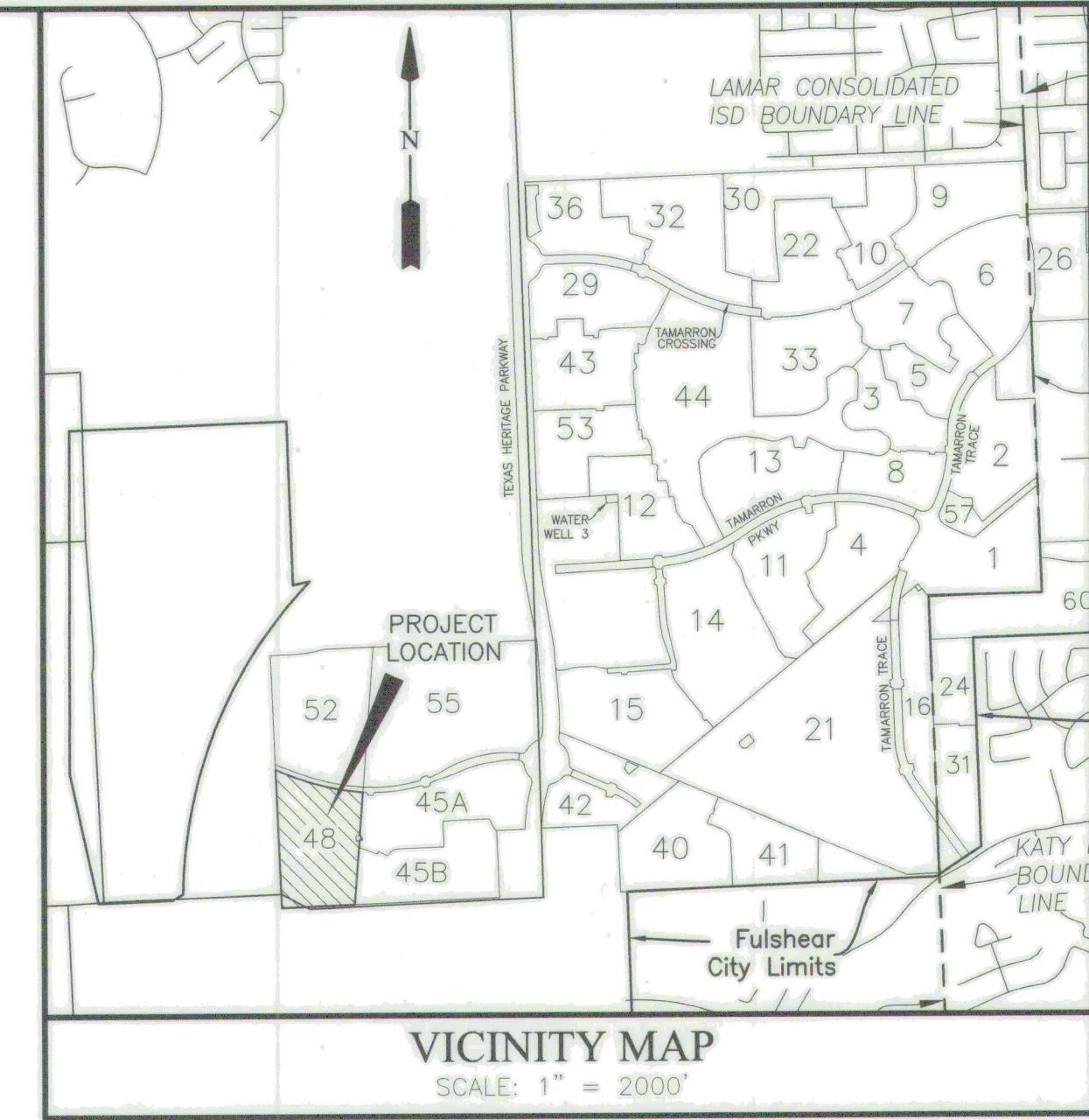
J.J. BOND, ABSTRACT NO. 113

RUFUS WRIGHT, ABSTRACT NO. 344

MICAJAH AUTREY SURVEY, A-100

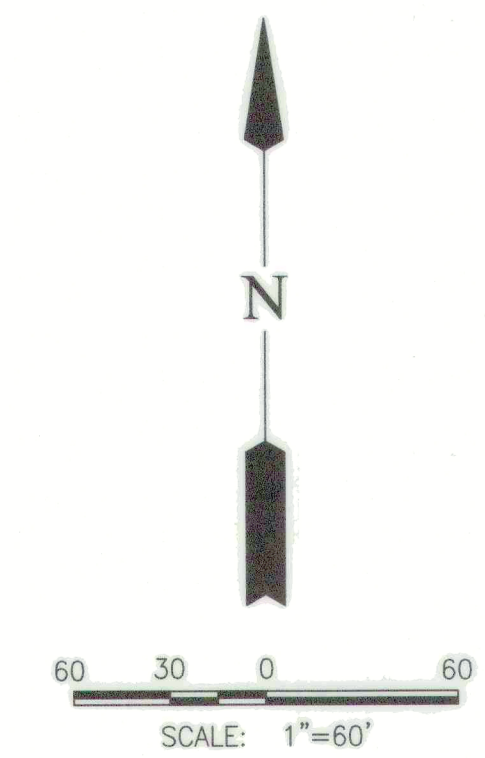


RONALD W. HENRIKSEN, TRUSTEE ON BEHALF  
OF RONALD W. HENRIKSEN "A" TRUST  
AND RONALD W. HENRIKSEN, TRUSTEE ON  
BEHALF OF RONALD W. HENRIKSEN "B" TRUST  
RESIDUE OF CALLED 404.9 ACRES  
(EXHIBIT "A")  
FILE NO. 2008132362  
F.B.C.O.P.R.



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



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