

PLAT RECORDING SHEET

PLAT NAME: Tamarron Section 52

PLAT NO: _____

ACREAGE: 39.486

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: 100

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 77

NUMBER OF RESERVES: 8

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 39.486 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 52, 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 DRAINAGEWAYS 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 52 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
Korie Johnston
Korie Johnston
My Commission Expires
ID No. 155057995

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. 36459

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

NOTES:

- 1. BENCHMARK: NGS MONUMENT HGSD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGSD 66 1986. THIS POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD., KATY, TX.
ELEV. = 136.21 FEET NAVD88
- 2. TBM INDICATES TEMPORARY BENCHMARK: TBM 14: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE SOUTH SIDE OF TAMARRON PARKWAY +/- 220 FEET WEST OF THE CENTERLINE OF A CULVERT BETWEEN TWO PONDS ON EITHER SIDE OF TAMARRON PARKWAY AND LOCATED +/- 500 FEET EAST OF THE INTERSECTION OF TAMARRON PARKWAY AND COLES CANYON.
ELEV. = 142.94 FEET NAVD88
TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
- 3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- 4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- 5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, EFFECTIVE 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 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.
- 7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO.S 481570008M, REVISED JANUARY 29, 2021, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 8. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 9. THERE ARE NO VISIBLE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 148.60 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 1.00011991065.
- 18. 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.
- 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 "LJA 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 ADJUT 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 52 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS
THIS 3rd DAY OF September, 2022.

Sam Pearson
SAM PEARCE, CHAIR

Dar Hakimzadeh
DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF TAMARRON SECTION 52 WAS APPROVED ON 9-21-22 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS 22 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
AARON GROFF, MAYOR

Kimberly Kopecky
KIMBERLY KOPECKY, CITY SECRETARY

Being 39.486 acres (1,720,019 square feet) of land located in the Micajah 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 in File Number 2013000056 of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), a portion of those certain called 0.1148 acre tracts conveyed to D. R. Horton - Texas, Ltd. in File Numbers 2022024223, 2022024234, 2022024235, 2022024236, and 2022024237, F.B.C.O.P.R., said 39.486 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83):

COMMENCING for reference at a 1 inch iron pipe found for the northwest corner of said 631.26 acre tract and said 0.1148 acre tract of record under File Number 2022024223, F.B.C.O.P.R., same being the northeast corner of that certain called 927.88 acre tract (Tract 1) conveyed to 1003 Franz Investments, LTD, by an instrument of record in File Number 2020183372, F.B.C.O.P.R., being on the south line of a called 187.244 acre tract conveyed to 187 Muske Investments LTD, by an instrument of record in File Number 2020179946, F.B.C.O.P.R., and on the north line of said Micajah Autrey Survey common to the south line of the H & T.C.R.R. Co. Survey, Abstract 261, Fort Bend County, Texas;

Thence, South 02° 28' 44" East, departing the south line of said 187.19 acre tract and said common survey line, along the west line of said 631.26 acre tract common to the east line of said 927.88 acre tract, 50.07 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North 87° 50' 09" East, departing said common line, 201.52 feet to a point for corner, the beginning of a curve;

Thence, 453.82 feet along the arc of a tangent curve to the left, having a radius of 2,050.00 feet, a central angle of 12° 41' 02", and a chord which bears North 81° 29' 38" East, 452.89 feet to a point for corner on the north line of said 631.26 acre tract and on the south line of that certain called 473.246 acre tract conveyed to Harrison Interest LTD by an instrument of record in Volume 1289, Page 625 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), and described in Volume 528, Page 132, F.B.C.D.R., with fifty(50) percent interest in a called 473.25 acre tract conveyed to DJH Ranching, L.P. by an instrument of record in File Number 2017112485, (F.B.C.O.P.R.), and on the north line of said Micajah Autrey Survey and the south line of the J.G. Bennett Survey, Abstract 611, Fort Bend County, Texas;

Thence, North 87° 50' 23" East, along said common line and said common survey line, 578.97 feet to a point for corner on the west line of a 30-foot easement granted to Dow Chemical Company by an instrument of record in Volume 1241, Page 551, F.B.C.D.R.;

Thence, South 04° 17' 41" West, along the west line of said 30-foot easement, 1,663.43 feet to a point for corner, the beginning of a curve;

Thence, departing the west line of said 30-foot easement, 19.83 feet along the arc of a non-tangent curve to the right, having a radius of 1,970.00 feet, a central angle of 00° 34' 36", and a chord which bears North 86° 02' 14" West 19.83 feet to a point for corner, the beginning of a compound curve;

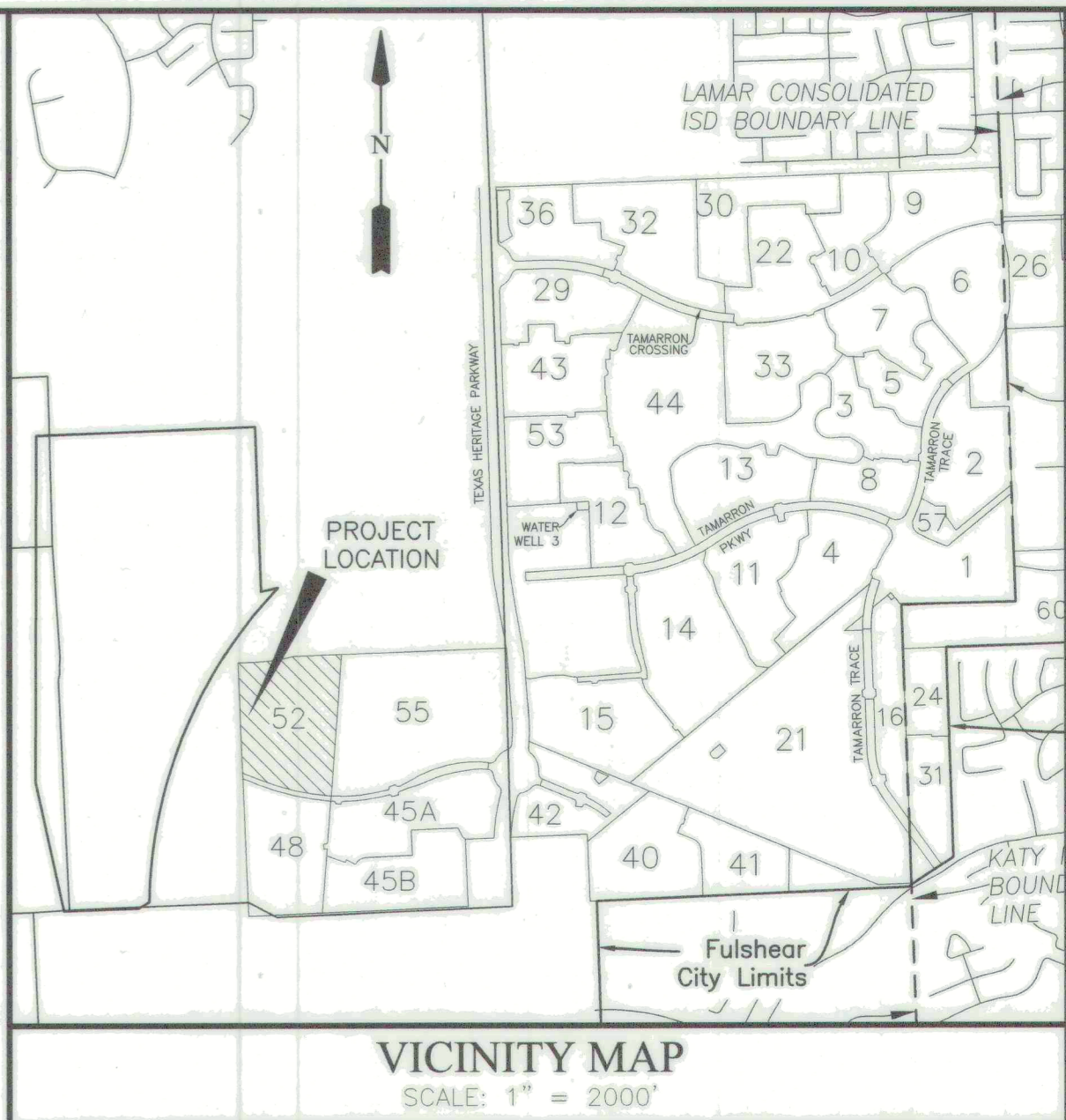
Thence, 827.10 feet along the arc of a tangent curve to the right, having a radius of 2,770.00 feet, a central angle of 17° 06' 29", and a chord which bears North 77° 11' 41" West, 824.03 feet to a point for corner;

Thence, North 68° 38' 27" West, 240.61 feet to a point for corner on the west line of said 631.26 acre tract and the aforementioned Micajah Autrey Survey, same being the east line of the aforementioned 927.88 acre tract and the J.J. Bond Survey, Abstract 113, from which a 1-inch iron pipe found for the southwest corner of said 631.26 acre tract and said Micajah Autrey Survey, same being an interior angle 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 the Rufus Wright Survey, Abstract Number 344, bears South 02° 28' 44" East, 1,695.32 feet;

Thence, North 02° 28' 44" West, along the west line of said 631.26 acre tract and said Micajah Autrey Survey, same being the east line of said 927.88 acre tract and said J.J. Bond Survey, 1,291.91 feet to the POINT OF BEGINNING and containing 39.486 acres (1,720,019 square feet) of land.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2050.00	12°41'02"	453.82	N 81°29'38" E	452.89
C2	1970.00	0°34'36"	19.83	N 86°02'14" W	19.83
C3	2770.00	17°06'29"	827.10	N 77°11'41" W	824.03
C4	1790.00	0°38'21"	19.97	N 86°04'06" W	19.96
C5	2590.00	12°22'19"	559.27	N 79°33'46" W	558.18
C6	55.00	70°53'52"	68.06	N 37°55'40" W	63.80
C7	2000.00	307°34'	109.13	N 05°51'28" E	109.11
C8	55.00	96°27'45"	92.60	N 43°56'11" W	82.04
C9	2290.00	3°09'14"	126.06	N 80°47'49" W	126.04
C10	70.00	166°44'28"	203.71	N 04°09'02" E	139.06
C11	30.00	91°40'23"	48.00	N 58°09'42" E	43.04
C12	25.00	88°22'30"	38.56	N 31°51'44" W	34.85
C13	2620.00	2°33'39"	117.11	N 74°46'10" W	117.10
C14	25.00	29°31'18"	12.88	N 88°15'00" W	12.74
C15	50.00	13°09'29"	113.58	N 37°55'40" E	90.69
C16	25.00	29°37'34"	12.93	N 12°20'03" E	12.78
C17	25.00	42°50'00"	18.69	N 23°53'44" W	18.26
C18	50.00	26°40'01"	231.84	N 87°31'16" W	73.33
C19	25.00	42°50'00"	18.69	S 18°56'16" W	18.26
C20	25.00	70°53'52"	30.93	S 37°55'40" E	29.00
C21	2560.00	7°57'33"	355.62	S 77°21'22" E	355.33
C22	25.00	91°14'36"	39.81	N 53°02'33" E	35.74
C23	1970.00	307°34'	107.49	N 05°51'28" E	107.48
C24	25.00	85°24'00"	37.26	N 38°24'19" W	33.91
C25	2320.00	0°53'06"	76.33	N 80°09'45" W	76.33
C26	100.00	166°44'28"	291.02	N 04°09'02" E	198.66
C27	25.00	83°13'35"	36.31	N 49°54'29" E	33.20
C28	25.00	96°27'45"	42.09	N 43°56'11" W	37.29
C29	50.00	24°28'53"	211.61	N 28°46'23" E	85.50
C30	25.00	62°10'55"	27.13	S 61°04'37" E	25.82
C31	25.00	31°50'13"	13.89	N 71°54'50" E	13.71
C32	50.00	172°14'42"	150.31	S 37°52'56" E	99.77
C33	25.00	43°56'44"	19.17	S 26°16'03" W	18.71
C34	25.00	90°00'24"	39.27	S 40°42'31" E	35.36
C35	25.00	89°59'36"	39.27	S 49°12'29" W	35.35
C36	2030.00	307°34'	110.78	S 05°51'28" W	110.75
C37	25.00	91°14'36"	39.81	S 38°12'02" E	35.74
C38	2560.00	1°55'36"	86.08	S 84°47'08" E	86.08
C39	1760.00	0°39'02"	19.99	S 86°04'27" E	19.99
C40	1820.00	0°37'40"	19.94	N 86°03'46" W	19.94
C41	2620.00	6°26'57"	294.90	N 82°31'27" W	294.75
C42	25.00	88°22'30"	38.56	S 56°30'46" W	34.85
C43	30.00	91°40'21"	48.00	S 33°30'40" E	43.04
C44	25.00	96°46'25"	42.23	S 44°05'31" E	37.38
C45	25.00	94°49'37"	41.38	S 51°42'30" W	36.81
C46	2260.00	1°39'30"	65.41	N 80°02'57" W	65.40
C47	40.00	166°44'28"	116.41	N 04°09'02" E	79.47

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°28'02" W	20.00'
L2	N 50°54'47" E	22.05'
L3	N 07°25'16" E	39.83'
L4	N 04°17'41" E	44.35'
L5	N 87°31'16" E	77.98'
L6	S 07°25'16" W	39.83'
L7	S 04°17'41" W	43.83'
L8	N 87°31'16" E	64.89'
L9	S 73°58'40" E	51.89'
L10	S 75°03'39" E	67.84'
L11	N 59°23'51" E	14.01'
L12	S 42°40'36" W	46.11'
L13	S 34°46'47" E	14.00'
L14	S 81°30'06" E	55.00'
L15	S 78°38'59" E	55.00'
L16	S 83°47'52" E	55.00'
L17	S 78°30'30" E	49.49'
L18	S 79°40'14" E	49.49'
L19	S 81°03'15" E	68.35'
L20	N 87°50'23" E	48.28'
L21	N 87°31'58" E	5.00'



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 4835W

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE 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 52

A SUBDIVISION OF 39.486 ACRES OF LAND LOCATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

77 LOTS 8 RESERVES (21.603 ACRES)

187 MUSKE INVESTMENTS LTD
CALLED 187,244 ACRES
FILE NO. 2020179946
F.B.C.O.P.R.

HARRISON INTERESTS LTD
CALLED 473,246 ACRES
VOL. 1289, PG. 625
F.B.C.D.R.
DESCRIBED IN
VOL. 528, PG. 132
F.B.C.D.R.

DJH RANCHING, L.P.
50 PERCENT INTEREST IN
CALLED 473.25 ACRES
FILE NO. 2017112485
F.B.C.D.R.

TAMARRON PARKWAY
(FUTURE 100' R.O.W.)

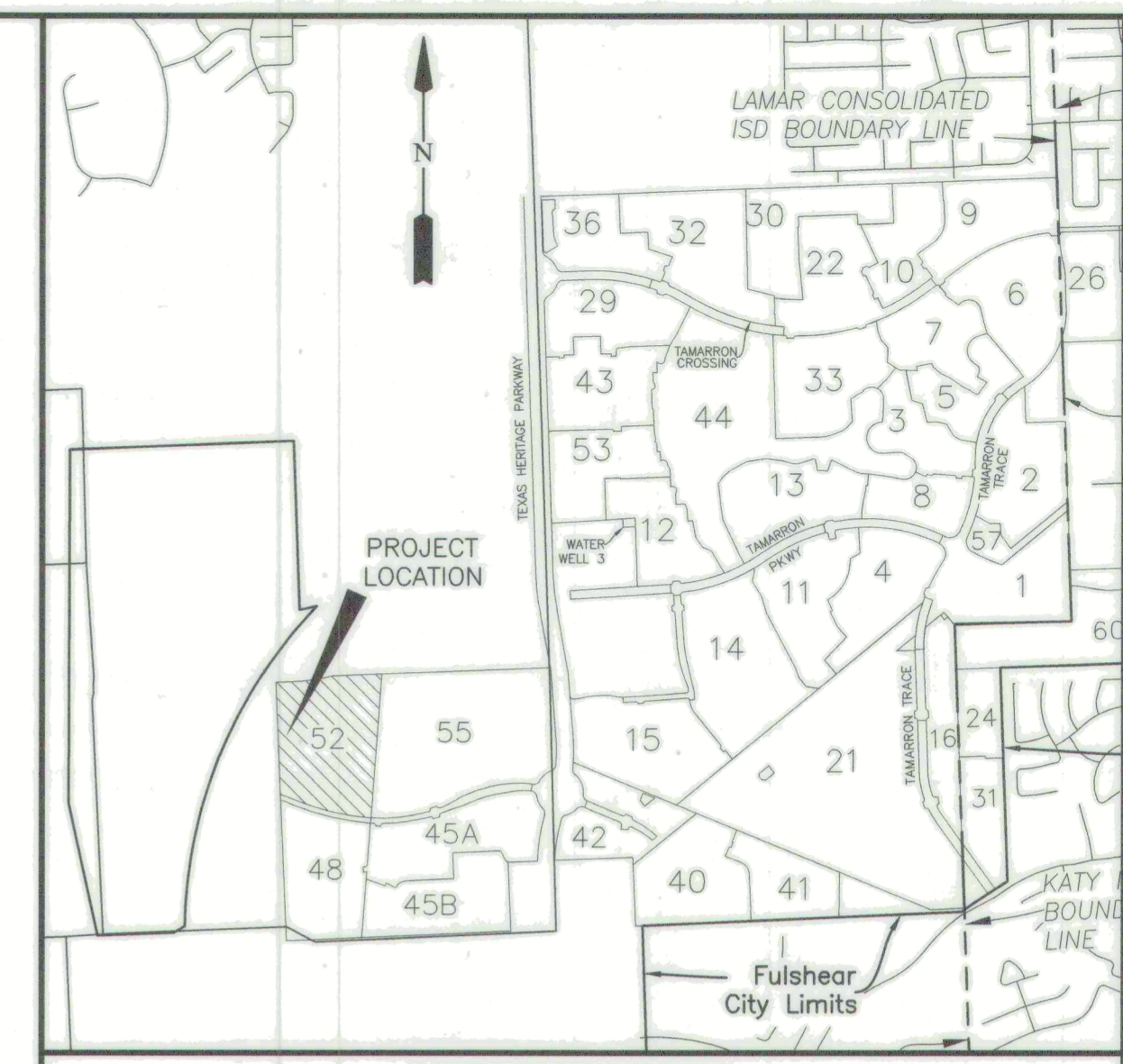
NAD83 GRID COORDINATES
X = 2,953,802.80
Y = 13,829,418.44

CALLER: SCOTT WISE, ESQ.
FILE NO. 2021501782
F.B.C.O.P.R.

1003 FRANZ INVESTMENTS, LTD.
CALLED 927.88 ACRES
FILE NO. 2020183372
F.B.C.O.P.R.

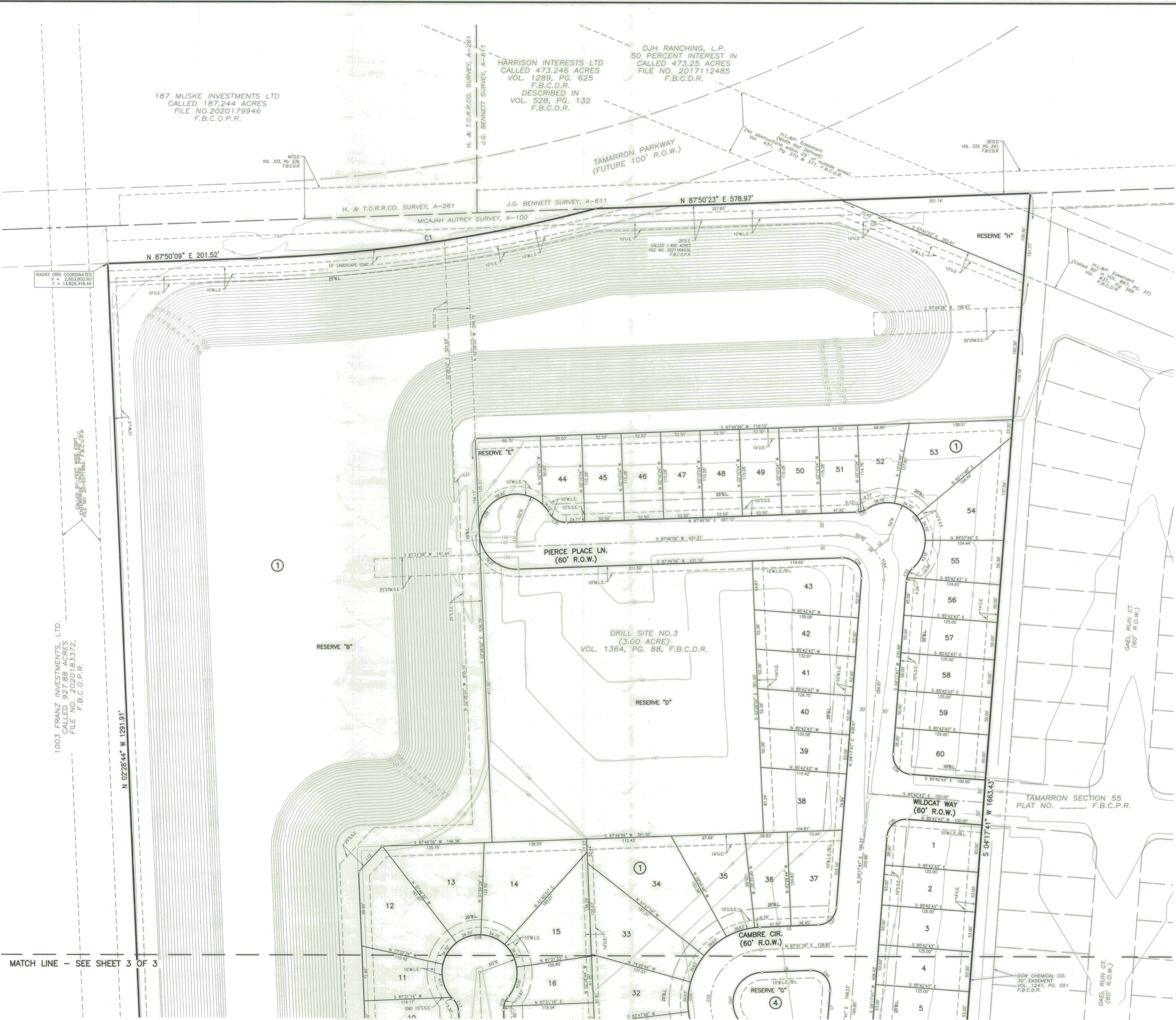
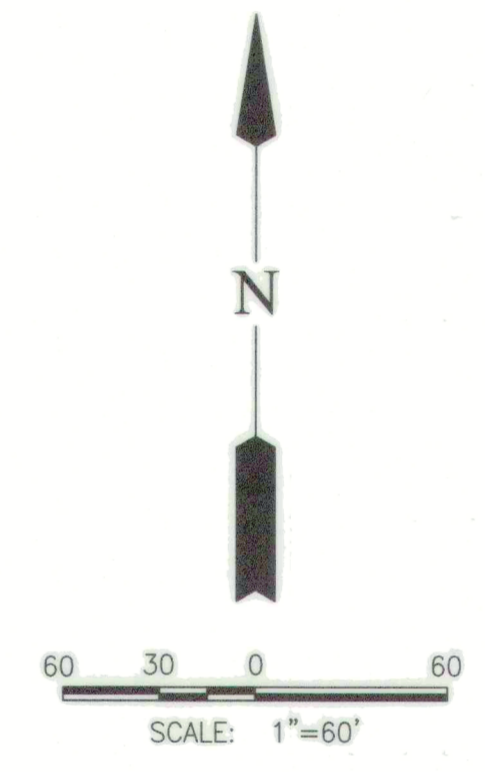
N 02°28'44" W 1291.91'

MATCH LINE - SEE SHEET 3 OF 3



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

- 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



TAMARRON SECTION 52

A SUBDIVISION OF 39.486 ACRES OF LAND LOCATED IN
THE MICAHAH AUTREY SURVEY, ABSTRACT 100,
FORT BEND COUNTY, TEXAS.
77 LOTS 8 RESERVES (21.603 ACRES) 4 BLOCKS
MARCH 24, 2022 JOB NO. 1931-6052C

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 Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

MATCH LINE - SEE SHEET 2 OF 3

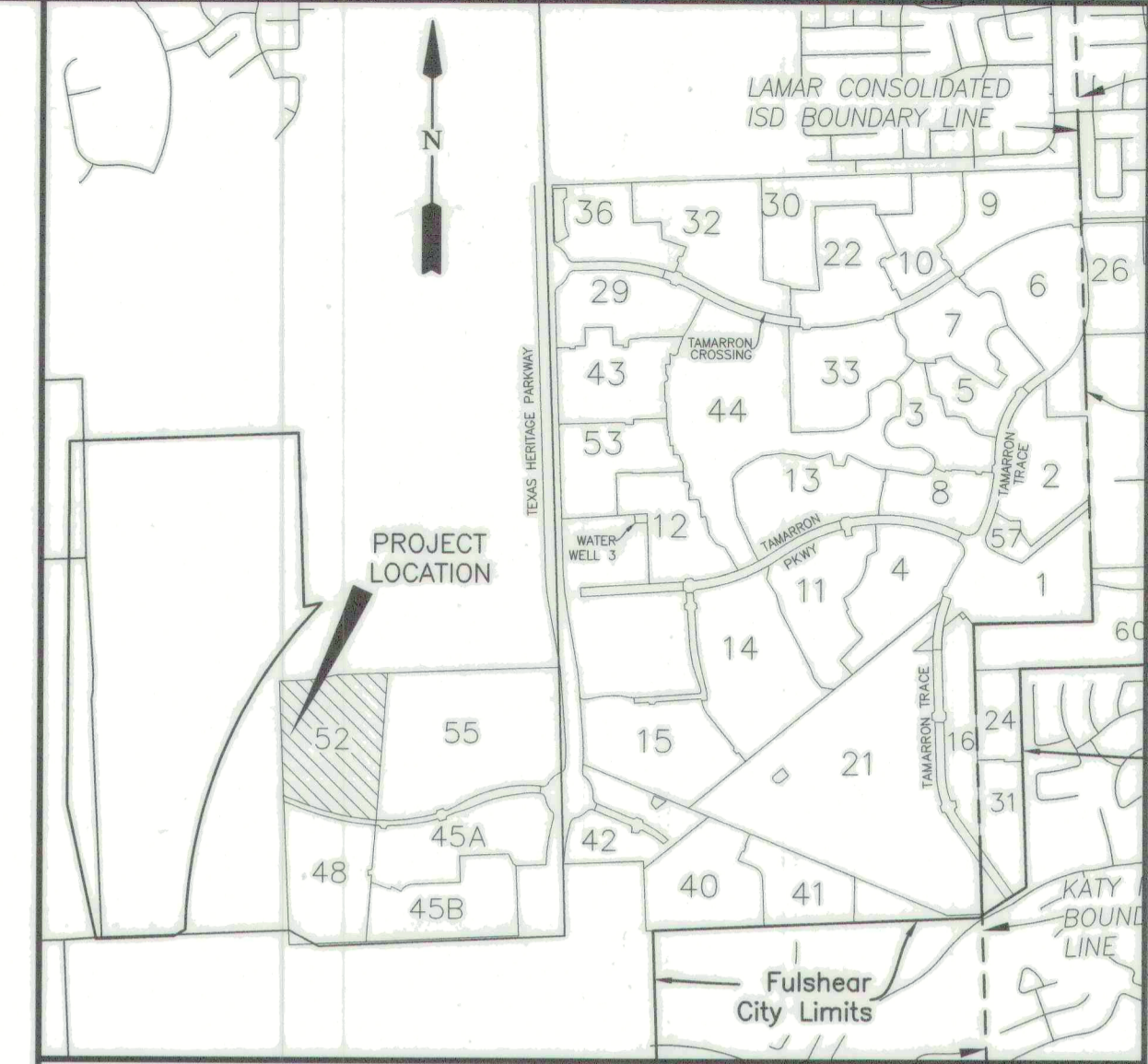
MICAJAH AUTREY SURVEY, A-100
J.J. BOND SURVEY, A-113

P.O.B.
NAD83 GRID COORDINATES
X = 2,954,958.47
Y = 13,825,127.94

1003 FRANZ INVESTMENTS, LTD.
CALLED 927.88 ACRES
FILE NO. 2020183372,
F.B.C.O.P.R.

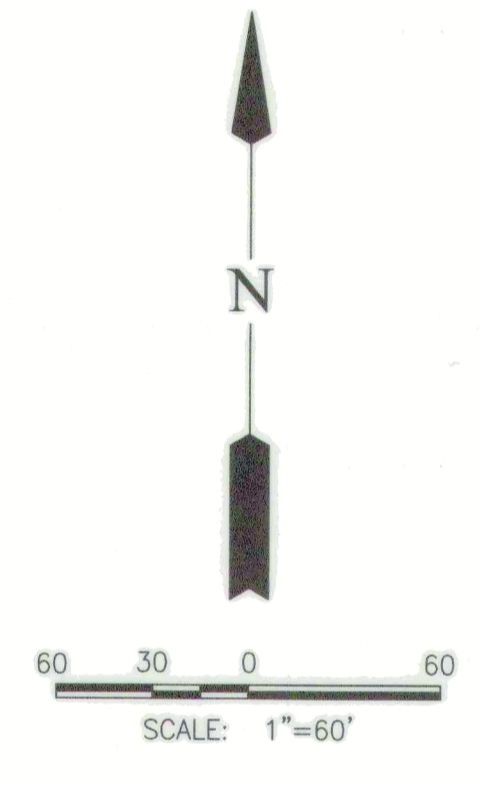
COLLIER-PC-1118, W.F. 1118, P.L. 1118,
FILE NO. 2015051182, F.B.C.O.P.R.

J.J. BOND SURVEY, A-113
MICAJAH AUTREY SURVEY, A-100



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 4835,W

- 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
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 - EXIST. INDICATES EXISTING
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - FND. INDICATES FOUND
 - R.O.W. INDICATES RIGHT-OF-WAY



TAMARRON SECTION 52

A SUBDIVISION OF 39,486 ACRES OF LAND LOCATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

77 LOTS 8 RESERVES (21.603 ACRES) 4 BLOCKS
MARCH 24, 2022 JOB NO. 1931-6052C

OWNERS:
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ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

Date: Time: 7: 11: 24, Mar 2022, 5:59 PM (103 PLATS) Tamarron\TamarronSec-52.dwg
User: Name: n\projgsm\p\gsm\1931-6052C\PLATS\Tamarron\TamarronSec-52.dwg
MPLAR CHECK: COORD. 19