

PLAT RECORDING SHEET

PLAT NAME: Tamarron Park Drive and Tamarron Point Street Dedication

PLAT NO: _____

ACREAGE: 5.37

LEAGUE: Micajah Autrey Survey and John Jay Bond Survey

ABSTRACT NUMBER: A-100 and A-113

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: 1003 Franz Investments, Ltd. and D.R. Horton – Texas Ltd.

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, D.R. Horton - Texas, LTD., a Texas Limited Partnership, by D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent acting by and through Jonathan Woodruff, its Assistant Vice President, owner hereinafter referred to as Owners of the 5.37 acre tract described in the above and foregoing map of Tamarron Park Drive and Tamarron Point Street Dedication, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

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

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

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

IN TESTIMONY WHEREOF, D.R. Horton - Texas, LTD., a Texas Limited Partnership by D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent has caused these presents to be signed by Jonathan Woodruff, its Assistant Vice President, thereunto authorized,

this 7 day of JANUARY, 2021

D.R. Horton - Texas, LTD.,
a Texas Limited Partnership
By: D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent.
By: Jonathan Woodruff
Assistant Vice President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Woodruff, Assistant Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7 day of JANUARY, 2021

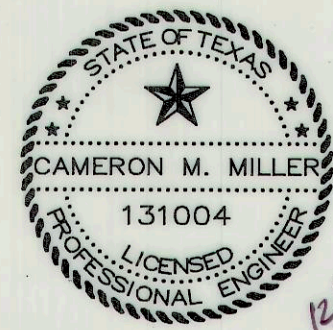
Notary Public in and for the State of Texas

Korie Johnston
Print Name



My commission expires: 4/3/2023

I, Cameron M. Miller, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.



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

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



This plat of Tamarron Park Drive and Tamarron Point Street Dedication was approved by the City Planning Commission of the City of Fulshear, Texas

This 05th day of March, 2021.

Amy Pearce, Chair

Dar Hakimzadeh, Co-Chair

This plat of Tamarron Park Drive and Tamarron Point Street Dedication was approved on March 16, 2021 by the City of Fulshear City Council and signed on this 15 day of Feb, 2021.

Aaron Graff, Mayor

Kimberly Kopecky, City Secretary

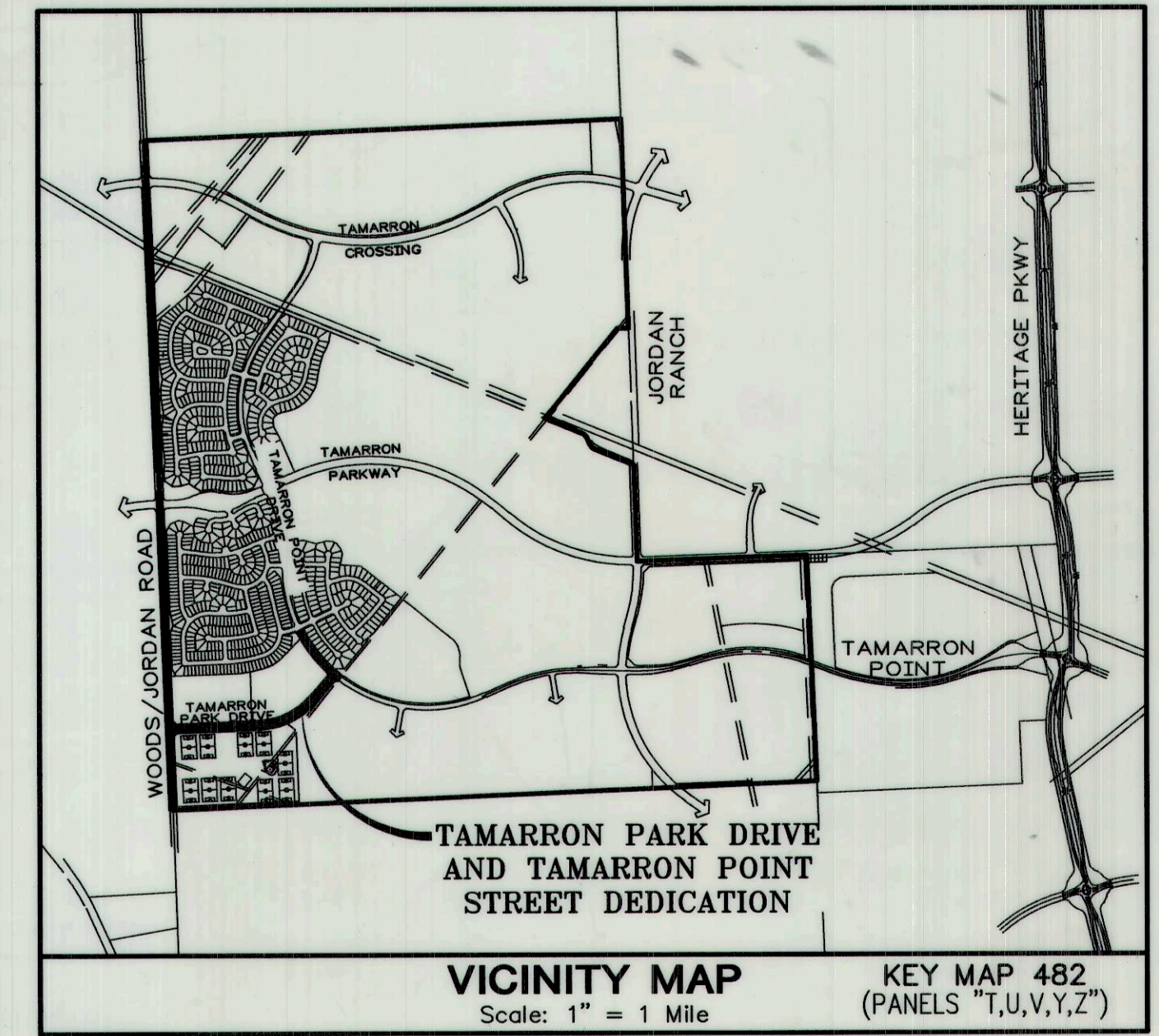
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2022, at _____ o'clock _____m. in Plat Number(s) _____ of the Plat Records of said County.

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

Laura Richard
Fort Bend County, Texas
Deputy

By: _____



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the 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 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
Date _____

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2022.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Ken R. DeMerchant
Commissioner, Precinct 4

TAMARRON PARK DRIVE AND TAMARRON POINT STREET DEDICATION

A SUBDIVISION OF 5.37 ACRES OF LAND
OUT OF THE
MICAJAH AUTREY SURVEY, A-100 AND
JOHN JAY BOND SURVEY, A-113
FORT BEND COUNTY, TEXAS

DECEMBER 2021

OWNER:
1003 FRANZ INVESTMENTS, LTD.
10003 N.W. MILITARY HWY
SUITE 2201
SAN ANTONIO, TEXAS 78231
210-344-9200

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

SURVEYOR:
JONES CARTER

ENGINEER:
JONES CARTER

A METES & BOUNDS description of a 5.37 acre tract of land in the Micaiah Autrey Survey, Abstract 100, and the John Jay Bond Survey, Abstract 113, Fort Bend County, Texas, being out of and a part of a portion of that certain called 182.86 acre tract of land recorded under County Clerk's File Number 2020183088, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

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

Thence North 02 degrees 20 minutes 34 seconds West along the west line of said called 182.86 acre tract and the west line of said John Jay Bond Survey, Abstract 113, Northon Brookshire League, Abstract 14, as located in Jordan Road, 965.85 feet to a point on said line for the southwest corner and Place of Beginning of the herein described tract;

Thence North 02 degrees 20 minutes 34 seconds West along the west line of the herein described tract, the west line of said called 182.86 acre tract, and the west line of said John Jay Bond Survey, Abstract 113, same being the east line of said adjoining Nathan Brookshire League, Abstract 14, as located in Jordan Road, 140.00 feet to a point for the lower northwest corner of the herein described tract;

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

North 87 degrees 39 minutes 26 seconds East, 50.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 89 degrees 54 minutes 23 seconds, an arc length of 47.07 feet, a radius of 30.00 feet, and a chord bearing South 47 degrees 18 minutes 55 seconds East, 42.39 feet;

North 87 degrees 43 minutes 53 seconds East, 1,032.10 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 47 degrees 22 minutes 25 seconds, an arc length of 793.75 feet, a radius of 960.00 feet, and a chord bearing North 64 degrees 02 minutes 41 seconds East, 771.34 feet;

North 40 degrees 21 minutes 28 seconds East, 329.54 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 87 degrees 37 minutes 40 seconds, an arc length of 45.88 feet, a radius of 30.00 feet, and a chord bearing North 03 degrees 27 minutes 22 seconds West, 41.54 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 20 degrees 13 minutes 10 seconds, an arc length of 645.80 feet, a radius of 1,830.00 feet, and a chord bearing North 37 degrees 09 minutes 36 seconds West, 642.46 feet to a point for the upper west corner of the herein described tract;

Thence North 62 degrees 56 minutes 59 seconds East establishing the upper northwest line of the herein described tract, 60.00 feet to a point for the north corner of the herein described tract, said point being in a non-tangent curve to the left;

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

Thence with said non-tangent curve to the left, having a central angle of 24 degrees 32 minutes 00 seconds, an arc length of 757.89 feet, a radius of 1,770.00 feet, and a chord bearing South 39 degrees 19 minutes 01 second East, 752.11 feet to the end of said curve;

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

South 38 degrees 24 minutes 59 seconds West, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 88 degrees 03 minutes 31 seconds, an arc length of 46.11 feet, a radius of 30.00 feet, and a chord bearing South 64 degrees 23 minutes 14 seconds West, 41.70 feet;

South 40 degrees 21 minutes 28 seconds West, 329.02 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 47 degrees 22 minutes 25 seconds, an arc length of 859.90 feet, a radius of 1,040.00 feet, and a chord bearing South 64 degrees 02 minutes 41 seconds West, 835.61 feet;

South 87 degrees 43 minutes 53 seconds West, 1,031.92 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 05 minutes 37 seconds, an arc length of 47.17 feet, a radius of 30.00 feet, and a chord bearing South 42 degrees 41 minutes 05 seconds West, 42.46 feet;

South 87 degrees 39 minutes 26 seconds West, 50.00 feet to the Place of Beginning and containing 5.37 acres of land, more or less.

SERAFIN FLORES CALLED 63.5250 AC. C.C.F. NO. 2004123320 O.P.R.F.B.C.T.

1003 FRANZ INVESTMENTS, LTD. CALLED 29.43 AC. (TRACT 2) C.C.F. NO. 2020183372 O.P.R.F.B.C.T.

1003 FRANZ INVESTMENTS, LTD. CALLED 927.88 AC. (TRACT 1) C.C.F. NO. 2020183372 O.P.R.F.B.C.T.

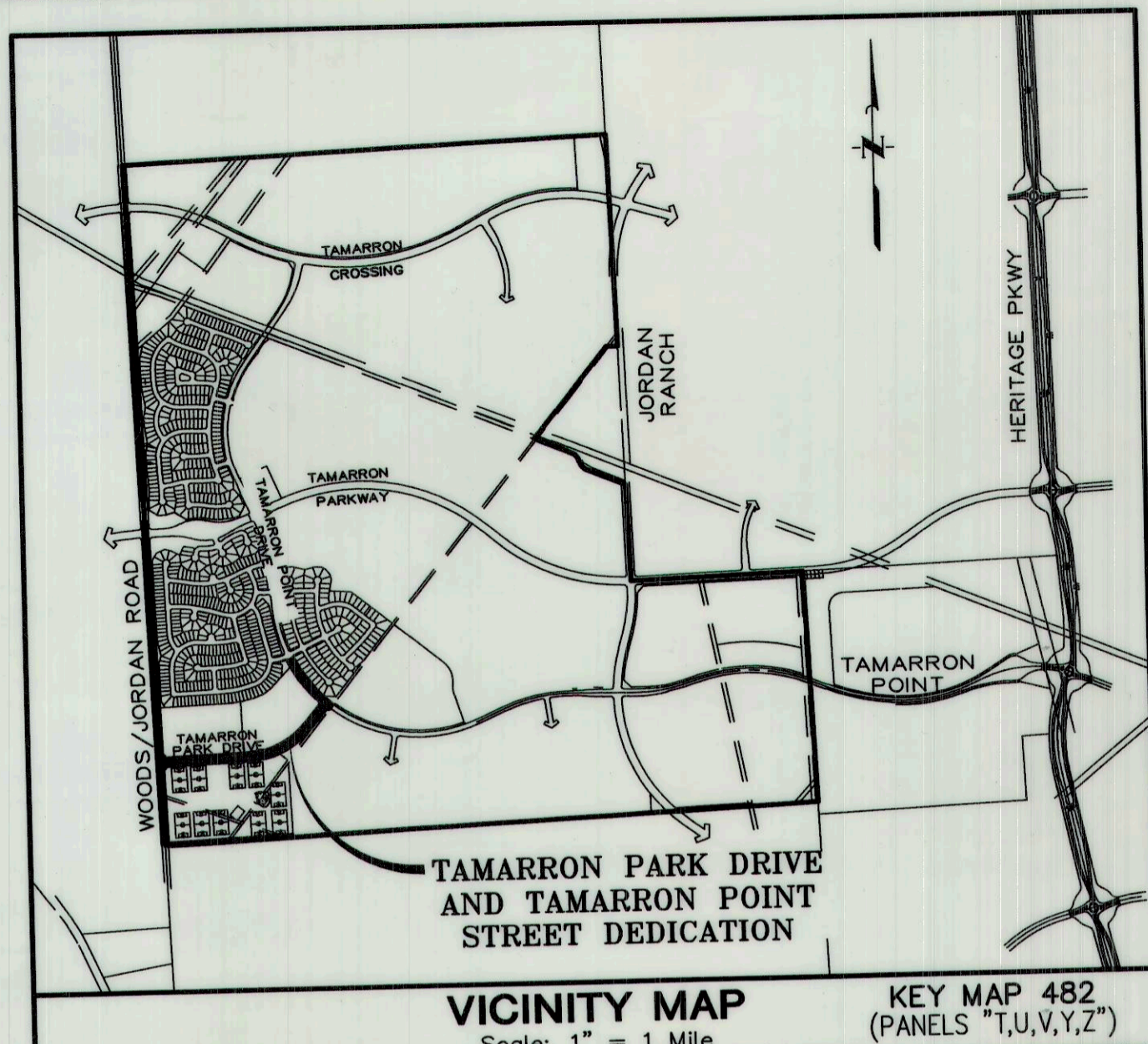
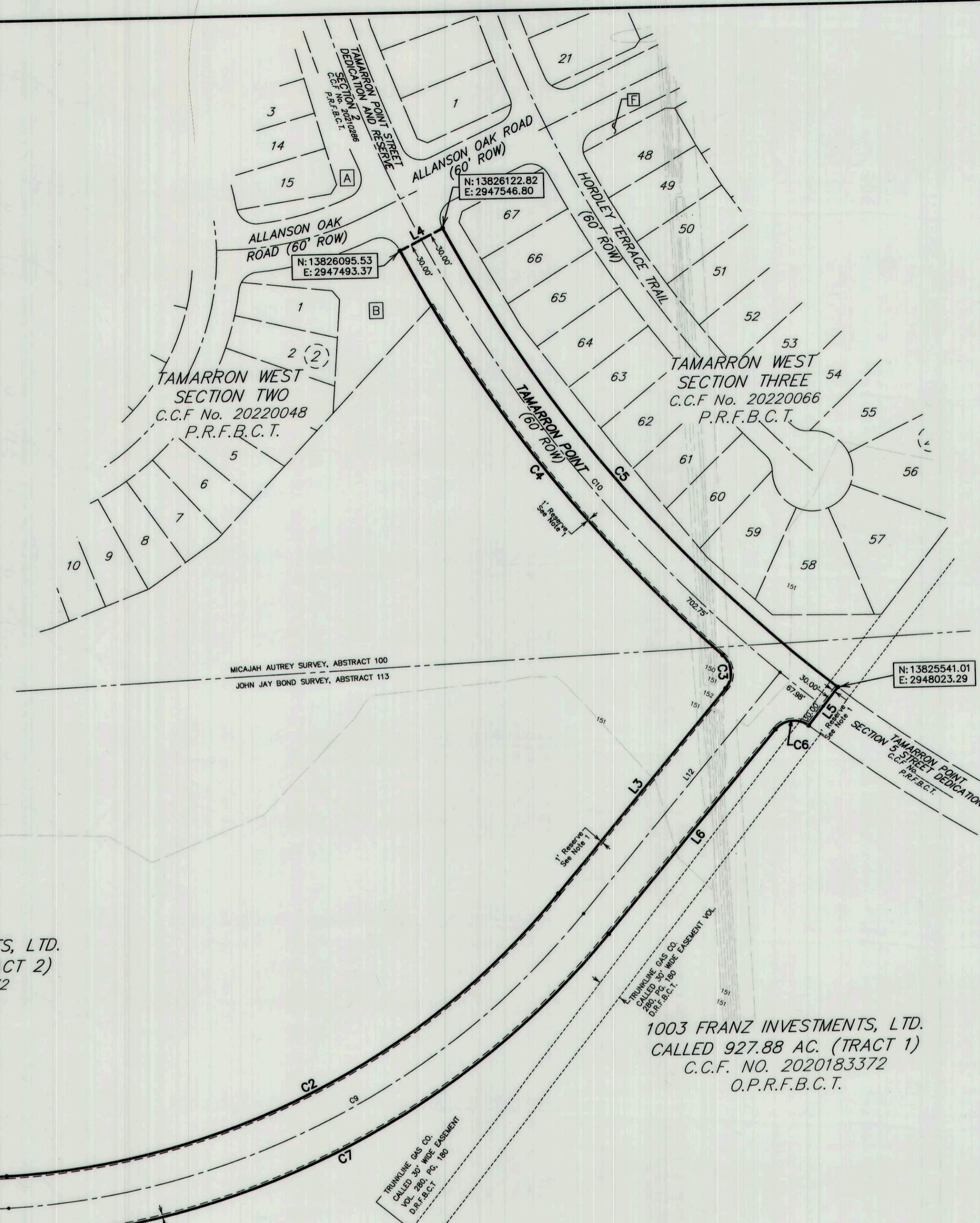
JAMES KENNETH LANYON, et al CALLED 5.52 AC. C.C.F. NO. 2003175412 O.P.R.F.B.C.T.

D.R. HORTON - TEXAS, LTD. CALLED 182.86 AC. C.C.F. NO. 2020183088 O.P.R.F.B.C.T.

| Line | Bearing | Distance |
|------|-------------|-----------|
| L1 | N87°39'26"E | 50.00' |
| L2 | N87°43'53"E | 1,032.10' |
| L3 | N40°21'28"E | 329.54' |
| L4 | N62°56'59"E | 60.00' |
| L5 | S38°24'59"W | 60.00' |
| L6 | S40°21'28"W | 329.02' |
| L7 | S87°43'53"W | 1,031.92' |
| L8 | S87°39'26"W | 50.00' |
| L9 | N02°20'34"W | 140.00' |
| L10 | N02°20'34"W | 140.00' |
| L11 | N87°43'53"E | 1,062.01' |
| L12 | N40°21'28"E | 387.96' |

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
|-------|-----------|-------------|------------|---------------|--------------|---------|
| C1 | 30.00' | 89°54'23" | 47.07' | S47°18'55"E | 42.39' | 29.95' |
| C2 | 960.00' | 47°22'25" | 793.75' | N64°02'41"E | 771.34' | 421.15' |
| C3 | 30.00' | 87°37'40" | 45.88' | N03°27'22"W | 41.54' | 28.78' |
| C4 | 1830.00' | 20°13'10" | 645.80' | S39°19'01"E | 752.11' | 384.84' |
| C5 | 1,770.00' | 24°32'00" | 757.89' | N37°09'36"W | 642.46' | 326.30' |
| C6 | 30.00' | 88°03'31" | 46.11' | S84°23'14"W | 41.70' | 29.00' |
| C7 | 1,040.00' | 47°22'25" | 859.90' | S64°02'41"W | 835.61' | 456.24' |
| C8 | 30.00' | 90°05'37" | 47.17' | S42°41'05"W | 42.46' | 30.05' |
| C9 | 1,000.00' | 47°22'25" | 826.83' | N64°02'41"E | 803.47' | 438.70' |
| C10 | 1,800.00' | 24°32'00" | 770.73' | N39°19'01"W | 764.86' | 391.36' |

| DISTRICT NAMES | |
|------------------|--|
| WCD | N/A |
| MMD/MJD | FBC MUD No. 222 |
| LID | N/A |
| SCHOOL | LAMAR C.I.S.D. |
| FIRE | FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4 |
| IMPACT FEE AREA | N/A |
| CITY OR CITY ETJ | CITY OF FULSHEAR, ETJ |
| UTILITIES CO. | CENTERPOINT ENERGY |
| FBC ASSISTANCE | DISTRICT No. 7 |



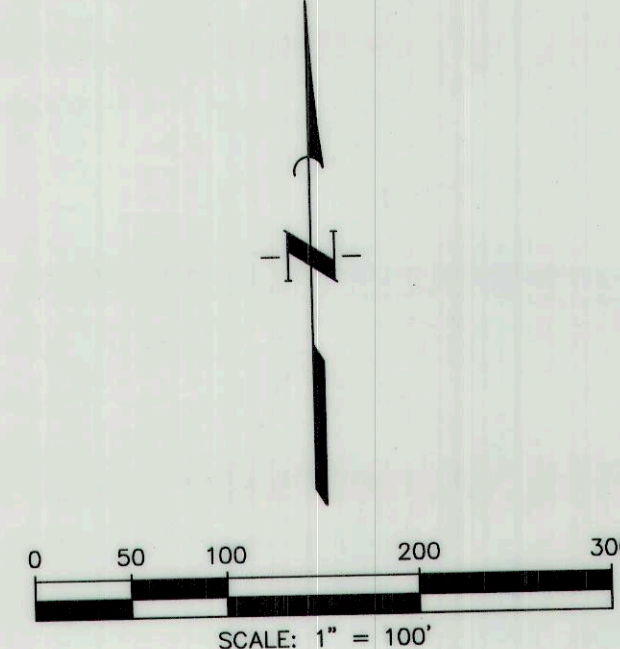
- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereon shall revert to and be retained in the dedicator, his heirs, assigns or successors.
 - 2) AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Easmt. "Easement"
 - No. "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - UE "Utility Easement"
 - Vol = Pg "Volume and Page"
 - Ⓛ "Block Number"
 - Ⓢ "Set 3/4-inch Iron Rod With Cap Stamped 'Quality' as Per Certification"

- 3) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
- 4) This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 222.
- 5) According to the Flood Insurance Rate Map (FIRM) No. 48157C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within Zone "X", which includes areas of 0.2% annual chance flood.
- 6) Elevations shown hereon are based on NGS Monument HGCSD 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCSD 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/- 0.34 miles North of the intersection of F.M. Highway 1463 and Churchill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD83) 12).
- 7) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- 8) This plat is located in lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
- 9) The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations and may be brought to surface by applying the following combined scale 1.0001449354.
- 10) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- 11) The pipelines and/or pipeline easements within the limits of the plotted area have been shown hereon.
- 12) This plat was prepared from information by DHI TITLE AGENCY, dated April 26, 2022. The surveyor has not abstracted the subject tract.
- 13) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and along rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 14) 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.
- 15) Tamarron Park Drive and Tamarron Point Street Dedication lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar OSD, Fort Bend County, & Fort Bend County Drainage District and Fort Bend County Assistance District.
- 16) Contours shown hereon are NAVD 88 datum.
- 17) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

TAMARRON PARK DRIVE AND TAMARRON POINT STREET DEDICATION

A SUBDIVISION OF 5.37 ACRES OF LAND OUT OF THE MICAJAH AUTREY SURVEY, A-100 AND JOHN JAY BOND SURVEY, A-113 FORT BEND COUNTY, TEXAS

DECEMBER 2021



OWNER:
1003 FRANZ INVESTMENTS, LTD.
10003 N.W. MILITARY HWY
SUITE 2201
SAN ANTONIO, TEXAS 78231
210-344-9200

OWNER:
D. R. HORTON-Texas, Ltd.,
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6744 HORTON VISTA DRIVE
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SURVEYOR:
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