

PLAT RECORDING SHEET

PLAT NAME: Tamarron Section 54

PLAT NO: _____

ACREAGE: 21.174

LEAGUE: A.G. Sharpless Survey

ABSTRACT NUMBER: 322

NUMBER OF BLOCKS: 8

NUMBER OF LOTS: 164

NUMBER OF RESERVES: 24

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 21.174 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 54, 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 IN 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 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 54 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 _____ DAY OF _____, 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 _____ DAY OF _____, 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. 85459

I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA SURVEY" UNLESS OTHERWISE NOTED.

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

Being 21.174 acres (922,330 square feet) of land located in the A. G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, 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 said Fort Bend County, Texas (F.B.C.O.P.R.) and a portion of that certain called 29.4470 acre tract (described as Tract I) conveyed to D.R. Horton - Texas, LTD, by an instrument of record under File Number 2013000056, F.B.C.O.P.R., said 21.174 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 5/8-inch iron rod with cap stamped "LJA Survey" found for the northwest corner of the herein described tract, also being the northeast corner of Tamarron Lift Station No. 6 as recorded under Plat Number 20210193 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), lying on a southerly right of way line of Tamarron Parkway (width varies) as shown on Tamarron Sec 1, a subdivision recorded under Plat Number 20140153 of the F.B.C.P.R.;

THENCE NORTH 87 degrees 54 minutes 06 seconds EAST, 2,557.12 feet, with and adjoining said southerly right of way line of said Tamarron Parkway, to a 5/8-inch iron rod stamped "LJA ENG" found for a southerly interior corner, also being a northerly corner of the herein described tract;

THENCE SOUTH 80 degrees 10 minutes 24 seconds EAST, 76.25 feet, with and adjoining a southerly interior line of said Tamarron Parkway, to a 5/8-inch iron rod to a found 5/8-inch iron rod stamped "LJA ENG" found for the northwest corner of Reserve "A", as shown on said Tamarron Sec 1, also being a northeasterly corner of the herein described tract;

THENCE SOUTH 50 degrees 21 minutes 40 seconds EAST, 104.69 feet, departing the southerly right of way line of said Tamarron Parkway, with and adjoining a westerly line of said Reserve "A", to a 5/8-inch iron rod stamped "LJA ENG" found for an easterly corner of the herein described tract and angle point on the west line of said Reserve "A";

THENCE SOUTH 02 degrees 05 minutes 54 seconds EAST, 256.55 feet, with and adjoining a westerly line of said Reserve "A", to a 5/8-inch iron rod stamped "LJA ENG" found for the southwest corner of said Reserve "A", also being the southeast corner of the herein described tract, and lying on a north line of a 10.73 acre tract conveyed to Rehaboth Medical Clinics, PLLC as recorded under File Number 20220009440 of the F.B.O.P.R.;

THENCE SOUTH 87 degrees 54 minutes 06 seconds WEST, 2,710.45 feet, with and adjoining said northerly line of the 10.73 acre tract, at 2,012.18 feet pass a 5/8-inch iron rod with cap stamped "GBI PARTNERS" found the northwest corner of said 10.73 acre tract also being the most easterly northeast corner of Tamarron Section 60, as recorded under Plat Number 20210192 of the F.B.C.P.R., to a 5/8-inch iron rod stamped "LJA Survey" set for the southwest corner of the herein described tract, also being the southeast corner of "Reserve A" of said Tamarron Section 60;

THENCE NORTH 01 degree 59 minutes 49 seconds WEST, 342.00 feet, with and adjoining an easterly line of said Reserve "A", at 264.56 feet pass a found 5/8-inch for an easterly corner of said Reserve "A", also being the southeast corner of the aforementioned Tamarron Lift Station No. 6, and with and adjoining the easterly line of said Tamarron Lift Station 6, to the POINT OF BEGINNING, containing 21.174 acres (922,330 square feet) of land.

NOTES:

- BENCHMARK: NGS MONUMENT HGCSO 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCSO 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.
ELEV. = 136.21 FEET NAVD88
- TBM INDICATES TEMPORARY BENCHMARK: TBM 13: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE EAST SIDE OF THE NORTH BOUND LANE OF TAMARRON TRACE. THE POINT IS LOCATED #290 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY.
ELEV. = 142.09 FEET NAVD88
TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD--88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, EFFECTIVE FEBRUARY 2, 2022 AND ISSUED FEBRUARY 9, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT #4, KATY INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 4815700105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO VISIBLE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 145.28 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.
- ONE LOT LINE OF EACH LOT SHALL HAVE A MINIMUM FIVE FOOT (5') SIDE YARD SETBACK LINE AND THE OPPOSITE SIDE LOT LINE SHALL HAVE A ZERO FOOT (0') FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF FIVE FEET (5') SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE AND DETENTION FACILITY IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
- 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.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- 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 ALONGSIDE REAR LOTS 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 SAID WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- PERMANENT ACCESS EASEMENT SHALL MEAN A PRIVATELY MAINTAINED AND OWNED STREET EASEMENT THAT PROVIDES FOR VEHICULAR ACCESS TO THREE OR MORE SINGLE-FAMILY RESIDENTIAL UNITS AND WHICH SHALL BE AT LEAST 28 FEET IN WIDTH THAT IS DESIGNED AND CONSTRUCTED LIKE A PUBLIC STREET IN ACCORDANCE WITH THE DESIGN MANUAL AND CONTAINS ONE OR MORE PUBLIC UTILITIES WITHIN THE EASEMENT. THE RIGHT-OF-WAY WIDTH OF A PERMANENT ACCESS EASEMENT IS COTERMINOUS WITH THE PAVEMENT WIDTH AND THE TERMS ARE USED INTERCHANGEABLY. THE WIDTH SHALL BE MEASURED FROM EDGE TO EDGE ACROSS THE SURFACE OF THE PAVEMENT.
- RIGHT OF WAY WIDTHS: THE MINIMUM REQUIRED FOR EACH OF THE FOLLOWING TYPES OF STREETS OR ALLEYS SHALL BE AS FOLLOWS:
--PERMANENT ACCESS EASEMENT: 28 FEET
--ALLEY: 20 FEET

THIS PLAT OF TAMARRON SECTION 54 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2022.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF TAMARRON SECTION 54 WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 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

26. INTERSECTIONS OF PERMANENT ACCESS EASEMENTS:

--INTERSECTIONS ALONG PERMANENT ACCESS EASEMENTS SHALL BE SPACED A MINIMUM OF 65 FEET APART AND SHALL NOT INTERSECT AT LESS THAN AN 80 DEGREE ANGLE.

--WHEN A PERMANENT ACCESS EASEMENT INTERSECTS WITH ANOTHER PERMANENT ACCESS EASEMENT AT A 90-DEGREE ANGLE, THE PERMANENT ACCESS EASEMENT SHALL PROVIDE A 25-FOOT RADIUS AT THE INTERSECTION.

--WHEN A PERMANENT ACCESS EASEMENT INTERSECTS WITH ANOTHER PERMANENT ACCESS EASEMENT AT AN ANGLE OF BETWEEN 80 AND 90 DEGREES EACH ACUTE ANGLE SHALL HAVE A 25-FOOT RADIUS AT THE INTERSECTION.

--A PERMANENT ACCESS EASEMENT MAY NOT BE A DIRECT STRAIGHT-LINE EXTENSION OF A PUBLIC STREET.

27. CURVES:

--CURVES ALONG A PERMANENT ACCESS EASEMENT OR A PRIVATE STREET MAY HAVE ANY CENTERLINE RADIUS EXCEPT THAT THE CENTERLINE RADIUS OF A REVERSE CURVE SHALL NOT BE LESS THAN 65 FEET. REVERSE CURVES SHALL BE SEPARATED BY A TANGENT OF NOT LESS THAN 25 FEET.

--AT THE REQUEST OF AN APPLICANT, THE COMMISSION SHALL APPROVE A LESSER CURVE RADIUS UPON CERTIFICATION BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING THAT THE LESSER RADIUS MEETS NATIONALLY ACCEPTED STANDARDS SET FORTH IN EITHER THE "GUIDELINES FOR URBAN MAJOR STREETS DESIGN" OF THE INSTITUTE OF TRANSPORTATION ENGINEERS OR "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS.

28. PRIVATE STREET AND PERMANENT ACCESS EASEMENT NAMES AND MARKERS. NAMES PROPOSED TO BE ASSIGNED TO PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL CONFORM TO THE STANDARDS STATED BELOW AND SHALL BE SUBJECT TO THE FOLLOWING CRITERIA:

--THE SUFFIX "PRIVATE" OR "PVT" SHALL BE A PART OF ALL NAMES ESTABLISHED FOR PRIVATE STREETS AND PERMANENT ACCESS EASEMENTS AND SHALL BE AN INTEGRAL PART OF ANY STREET NAME MARKER INSTALLED. (EXAMPLE OF SIGN LETTER: LOG JAM LN, PRIVATE OR LOG JAM LN, PVT.)

--THE STREET NAME MARKERS ERECTED ON PRIVATE STREETS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING.

--A PRIVATE STREET OR PERMANENT ACCESS EASEMENT THAT IS A DIRECT EXTENSION OF A LOCAL PUBLIC STREET SHALL NOT HAVE THE SAME NAME AS THE LOCAL PUBLIC STREET.

29. PARKING FOR SINGLE-FAMILY RESIDENTIAL USES:

--EACH SUBDIVISION PLAT OR DEVELOPMENT PLAT PROVIDING FOR A SINGLE-FAMILY RESIDENTIAL USES SHALL PROVIDE AT LEAST TWO OFF-STREET PARKING SPACES PER DWELLING UNIT VIA DRIVEWAY OR GARAGE ON EACH LOT.

--EACH SUBDIVISION PLAT PROVIDING FOR A SINGLE-FAMILY RESIDENTIAL USE THAT INCLUDES A SHARED DRIVEWAY OR A PERMANENT ACCESS EASEMENT WITH SIX OR MORE DWELLING UNITS SHALL PROVIDE ONE ADDITIONAL PARKING SPACE FOR EVERY SIX DWELLING UNITS. EACH ADDITIONAL PARKING SPACE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

--THE SIZE AND DIMENSIONS OF THE PARKING SPACE SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE FULSHEAR CODE;

--THE PARKING SPACE SHALL BE PLACED WITHIN THE BOUNDARIES OF THE SUBDIVISION PLAT,

--FOR A SUBDIVISION PLAT WHERE THE LOTS ABUT A PERMANENT ACCESS EASEMENT AND TAKE VEHICULAR ACCESS ONLY FROM A PRIVATE ALLEY, A PARKING SPACE MAY BE INCLUDED WITHIN THE PERMANENT ACCESS EASEMENT;

--THE PARKING SPACE SHALL NOT BE PLACED WITHIN A SHARED DRIVEWAY OR WITHIN A LOT;

--THE PARKING SPACE SHALL NOT BE PLACED WHERE PARKING IS PROHIBITED BY LAW; AND

--THE PARKING SPACE SHALL BE ACCESSIBLE TO ALL RESIDENTS OF EACH DWELLING UNIT OF THE SUBDIVISION PLAT.

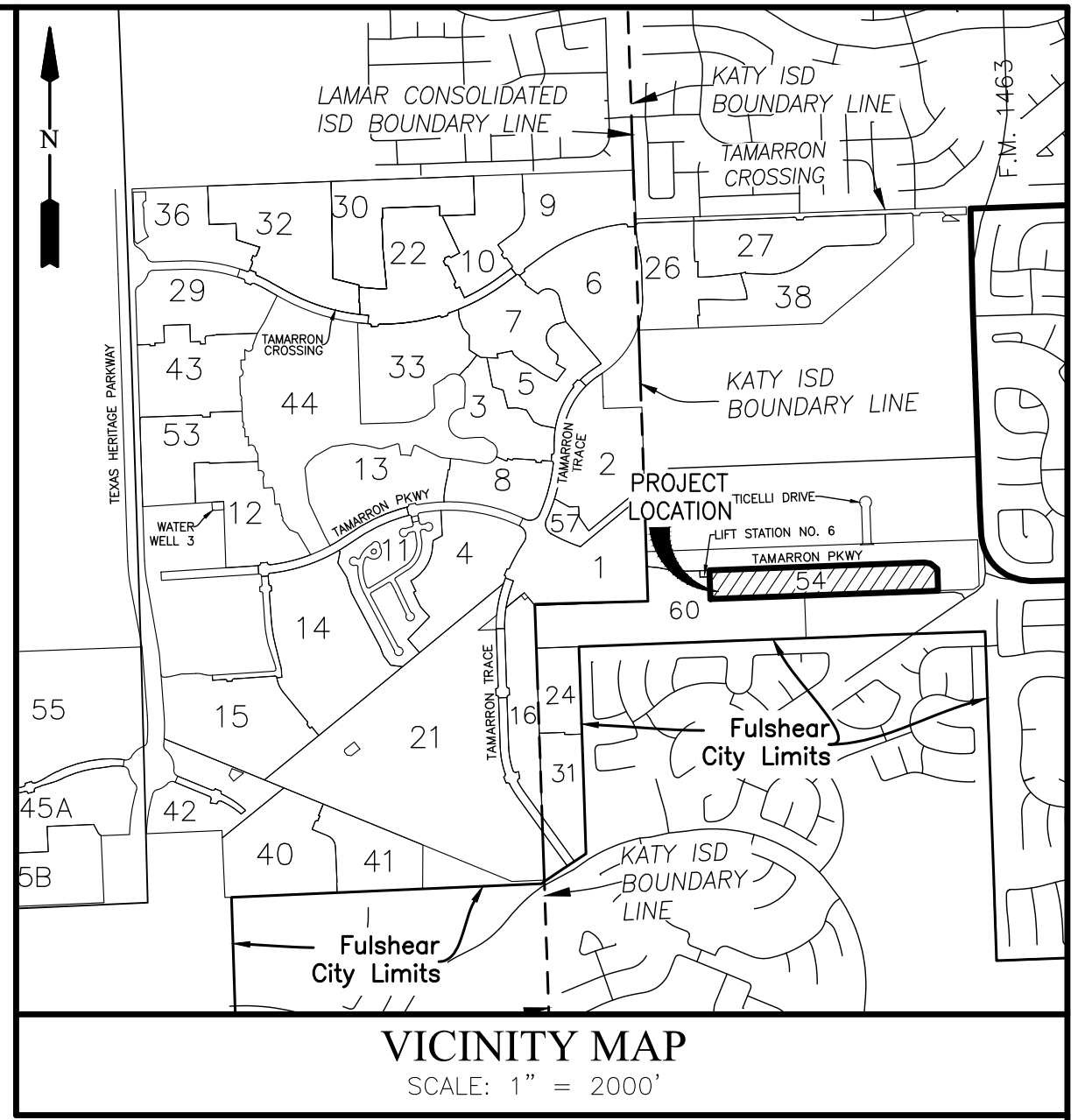
30. LOT ACCESS TO STREETS:

--EACH LOT SHALL HAVE ACCESS TO A PERMANENT ACCESS EASEMENT THAT MEETS THE REQUIREMENTS OF THESE GUIDELINES, SUBJECT TO THE LIMITATIONS OF THIS SECTION.

--LOTS THAT FRONT ON OR TAKE ACCESS FROM A PERMANENT ACCESS EASEMENT MUST BE A PART OF A UNIFIED DEVELOPMENT SCHEME WHERE THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION ARE LEGALLY BOUND TOGETHER BY DEED RESTRICTION, CONTRACT OR ANY OTHER CONSTITUTED AND BINDING HOMEOWNERS ASSOCIATION, CORPORATION, OR OTHER ORGANIZATION WITH, AS ONE OF ITS PURPOSES, THE CONTINUED CARE AND MAINTENANCE OF ALL COMMONLY OWNED PROPERTIES WITHIN THE SUBDIVISION. PARTICULARLY THE AREAS ESTABLISHED AS PERMANENT ACCESS EASEMENTS, AND THE AUTHORITY AND MEANS TO IMPOSE BINDING ASSESSMENTS UPON THE LOT OWNERS FOR THAT PURPOSE.

--THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF FULSHEAR OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF FULSHEAR HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

31. THE RETAINING WALL LOCATED EAST OF LOTS 23-28, BLOCK 4 WILL BE OWNED AND MAINTAINED BY THE H.O.A.



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 THE 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 54

A SUBDIVISION OF 21.174 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

164 LOTS 24 RESERVES (5.629 ACRES) 8 BLOCKS

JULY 26, 2022

JOB NO. 1931-6054C

OWNERS:

D.R. HORTON - TEXAS, LTD.

A TEXAS LIMITED PARTNERSHIP

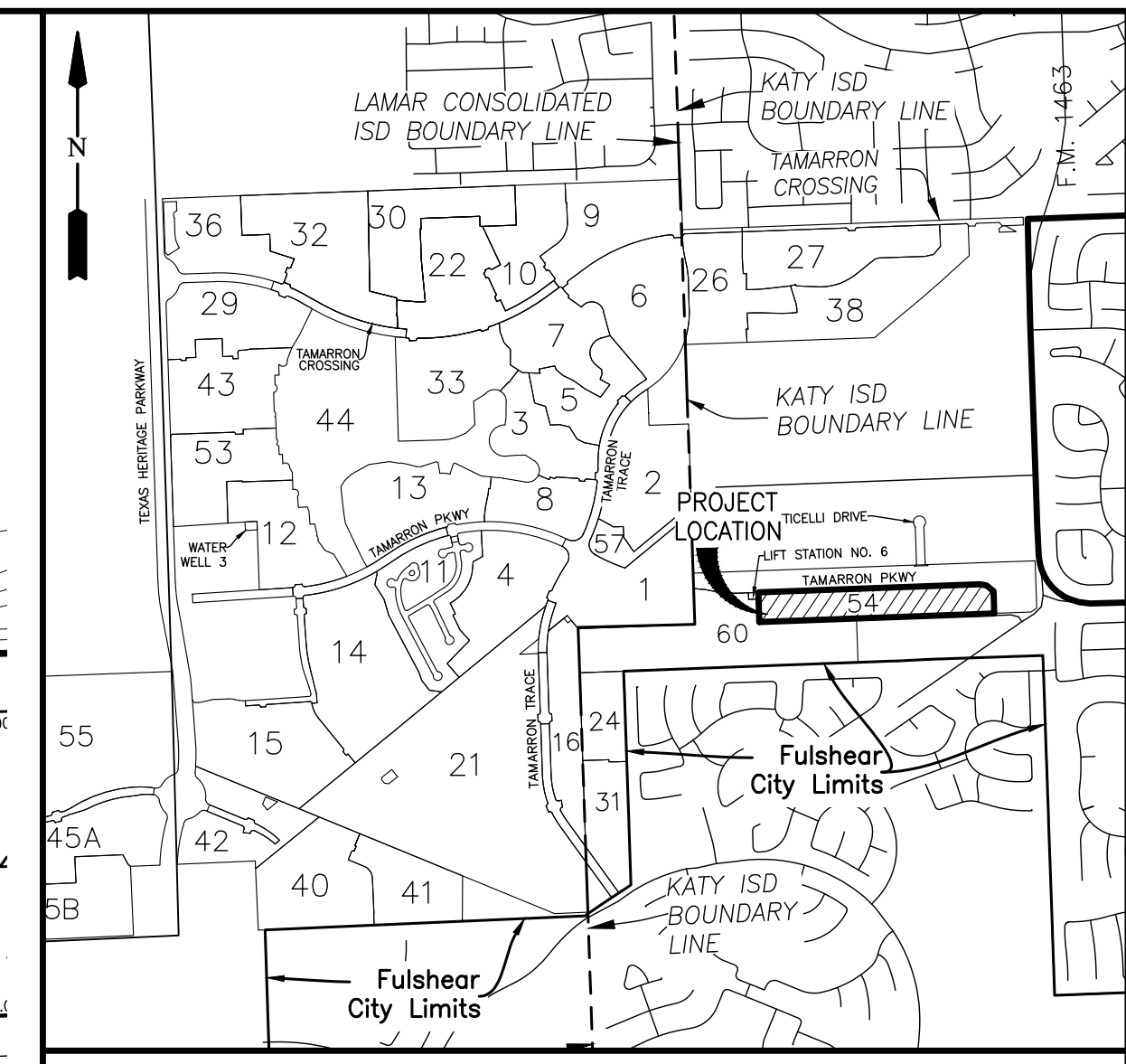
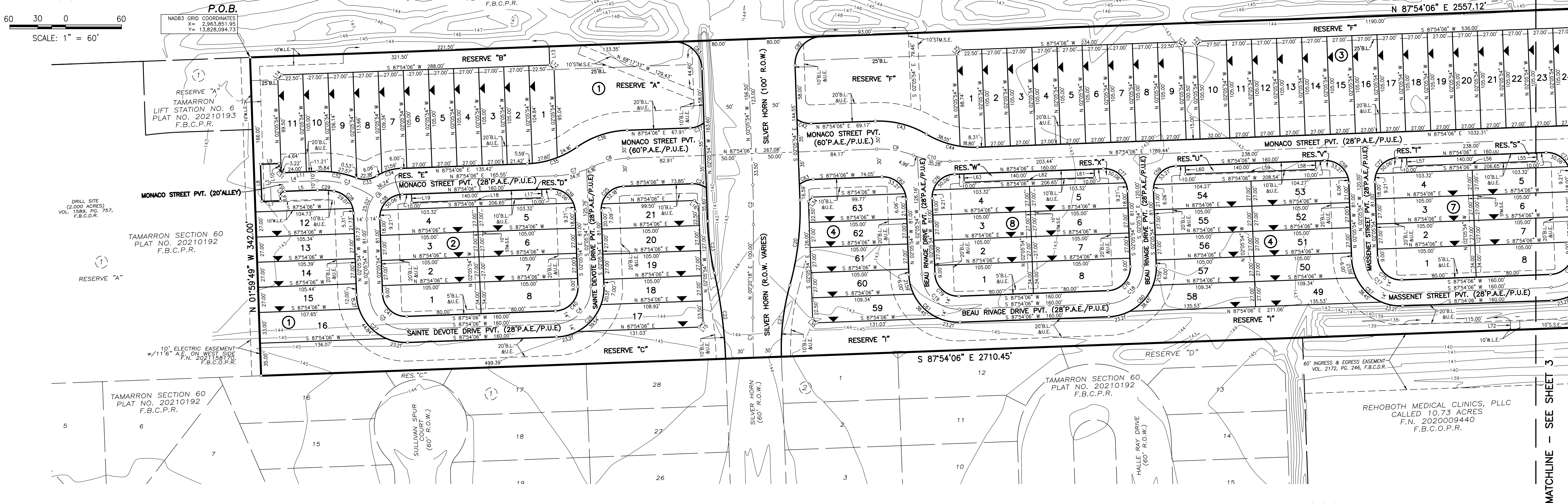
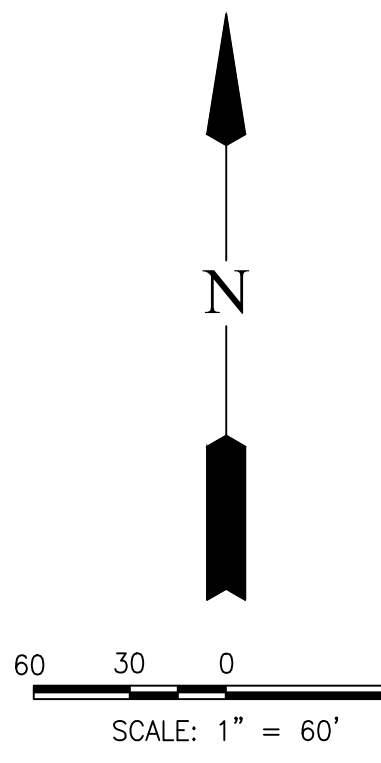
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
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PH: 281-566-2100

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Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 483U/V

- 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
 - P.G. INDICATES PAGE
 - FND. INDICATES FOUND
 - R.O.W. INDICATES RIGHT-OF-WAY
 - P.A.E./P.U.E. INDICATES PERMANENT ACCESS EASEMENT/PUBLIC UTILITY EASEMENT
 - PVT. INDICATES PRIVATE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - INDICATES STREET NAME CHANGE
 - INDICATES ZERO LOT LINE

RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.354	15,408	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.259	11,277	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.465	20,274	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.029	1,260	RESTRICTED TO PARKING
E	0.042	1,842	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.978	42,592	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.340	14,820	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.369	16,058	RESTRICTED TO LANDSCAPE/OPEN SPACE
I	1.777	77,394	RESTRICTED TO LANDSCAPE/OPEN SPACE
J	0.029	1,260	RESTRICTED TO PARKING
K	0.049	2,152	RESTRICTED TO LANDSCAPE/OPEN SPACE
L	0.029	1,260	RESTRICTED TO PARKING
M	0.057	2,465	RESTRICTED TO LANDSCAPE/OPEN SPACE
N	0.056	2,430	RESTRICTED TO PARKING
O	0.426	18,565	RESTRICTED TO PARK/LANDSCAPE/OPEN SPACE
P	0.056	2,430	RESTRICTED TO PARKING
Q	0.029	1,260	RESTRICTED TO PARKING
R	0.057	2,465	RESTRICTED TO LANDSCAPE/OPEN SPACE
S	0.029	1,260	RESTRICTED TO PARKING
T	0.042	1,842	RESTRICTED TO LANDSCAPE/OPEN SPACE
U	0.029	1,260	RESTRICTED TO PARKING
V	0.057	2,465	RESTRICTED TO LANDSCAPE/OPEN SPACE
W	0.029	1,260	RESTRICTED TO PARKING
X	0.042	1,842	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	5.629	245,141	

LINE TABLE		
LINE	BEARING	DISTANCE
L37	S 80°10'24" E	76.25'
L2	S 50°21'40" E	104.69'
L39	N 02°05'54" W	40.00'
L4	N 87°54'06" E	50.21'
L5	S 87°54'06" W	35.21'
L6	S 02°05'54" E	5.00'
L7	S 87°54'06" W	20.00'
L8	N 02°05'54" W	40.00'
L9	N 87°54'06" E	20.00'
L10	S 02°05'54" E	5.00'
L11	N 87°54'06" E	35.21'
L12	N 47°05'54" W	6.36'
L13	N 02°05'54" W	20.00'
L14	S 42°54'06" W	6.36'
L15	N 42°54'06" E	6.36'
L16	S 47°05'54" E	6.36'
L17	S 02°05'54" E	9.00'
L18	S 87°54'06" W	140.00'
L19	S 02°05'54" E	9.00'
L20	N 47°05'54" W	6.36'
L21	N 42°54'06" E	6.36'
L22	N 47°05'54" W	6.36'
L23	N 87°54'06" E	6.36'
L24	N 47°05'54" W	6.36'
L25	S 42°54'06" W	6.36'
L26	S 08°26'30" E	20.12'
L27	N 42°54'06" E	6.36'
L28	N 47°05'54" W	6.36'
L29	N 42°54'06" E	6.36'
L30	N 47°05'54" W	6.36'
L31	S 87°54'06" W	15.00'
L32	S 47°05'54" E	6.36'
L33	N 42°54'06" E	6.36'
L34	S 42°54'06" W	6.36'
L35	N 47°05'54" W	6.36'
L36	S 02°05'54" E	9.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L38	S 02°05'54" E	9.00'
L40	S 87°54'06" W	140.00'
L41	S 02°05'54" E	9.00'
L42	S 02°05'54" E	18.00'
L43	S 87°54'06" W	135.00'
L44	N 02°05'54" W	18.00'
L45	S 02°05'54" E	18.00'
L46	S 87°54'06" W	135.00'
L47	S 02°05'54" E	18.00'
L48	N 47°05'54" W	6.36'
L49	N 42°54'06" E	6.36'
L50	N 47°05'54" W	6.36'
L51	N 42°54'06" E	6.36'
L52	S 02°05'54" E	9.00'
L53	S 87°54'06" W	140.00'
L54	S 02°05'54" E	9.00'
L55	S 02°05'54" E	9.00'
L56	S 87°54'06" W	140.00'
L57	S 02°05'54" E	9.00'
L58	S 02°05'54" E	9.00'
L59	S 87°54'06" W	140.00'
L60	S 02°05'54" E	9.00'
L61	S 02°05'54" E	9.00'
L62	S 87°54'06" W	140.00'
L63	S 02°05'54" E	9.00'
L64	NOT USED	----
L65	NOT USED	----
L66	S 02°05'54" E	22.50'
L67	S 87°54'06" W	120.44'
L68	S 02°05'54" E	10.00'
L69	N 02°05'54" W	20.40'
L70	S 02°05'54" E	10.00'
L71	N 02°05'54" W	18.31'
L72	S 02°05'54" E	10.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1000.00'	2°28'08"	43.09'	N 00°53'46" W	43.09'
C2	1000.00'	2°26'12"	42.53'	N 00°52'48" W	42.53'
C3	100.00'	36°32'37"	63.78'	S 73°49'36" E	62.71'
C4	39.00'	90°00'00"	61.26'	S 42°54'06" W	55.15'
C5	39.00'	90°00'00"	61.26'	N 47°05'54" E	55.15'
C6	39.00'	90°00'00"	61.26'	N 42°54'06" E	55.15'
C7	100.00'	23°04'26"	40.27'	N 76°21'53" E	40.00'
C8	100.00'	23°04'26"	40.27'	S 80°33'41" E	40.00'
C9	100.00'	23°04'26"	40.27'	S 80°33'41" E	40.00'
C10	100.00'	23°04'26"	40.27'	S 80°33'41" E	40.00'
C11	39.00'	90°00'00"	61.26'	S 47°05'54" E	55.15'
C12	39.00'	90°00'00"	61.26'	S 42°54'06" W	55.15'
C13	39.00'	90°00'00"	61.26'	N 47°05'54" W	55.15'
C14	39.00'	90°00'00"	61.26'	S 42°54'06" W	55.15'
C15	39.00'	90°00'00"	61.26'	N 47°05'54" W	55.15'
C16	39.00'	90°00'00"	61.26'	S 42°54'06" W	55.15'
C17	39.00'	90°00'00"	61.26'	N 47°05'54" W	55.15'
C18	39.00'	90°00'00"	61.26'	S 42°54'06" W	55.15'
C19	39.00'	90°00'00"	61.26'	N 47°05'54" W	55.15'
C20	300.00'	17°42'29"	92.72'	S 06°45'20" W	92.35'
C21	250.00'	17°44'39"	77.42'	S 06°44'16" W	77.11'
C22	500.00'	10°40'39"	93.18'	N 07°28'17" W	93.04'
C23	300.00'	10°42'42"	56.09'	N 07°27'15" W	56.00'
C24	25.00'	36°52'12"	16.09'	S 73°39'48" E	15.81'
C25	25.00'	36°52'12"	16.09'	S 73°39'48" E	15.81'
C26	53.00'	90°00'00"	83.25'	S 42°54'06" W	74.95'
C27	53.00'	90°00'00"	83.25'	N 47°05'54" W	74.95'
C28	25.00'	36°52'12"	16.09'	S 73°39'48" E	15.81'
C29	90.00'	11°20'47"	17.82'	N 86°25'31" W	17.79'
C30	5.00'	90°00'00"	7.85'	S 42°54'06" W	7.07'
C31	5.00'	90°00'00"	7.85'	S 47°05'54" E	7.07'
C32	110.00'	22°36'51"	43.42'	S 80°47'29" E	43.13'
C33	25.00'	52°30'37"	22.91'	N 84°15'38" E	22.12'
C34	53.00'	29°53'46"	27.65'	N 72°57'13" E	27.34'
C35	100.00'	32°51'36"	57.35'	N 71°28'18" E	56.57'
C36	100.00'	32°51'36"	57.35'	N 71°28'18" E	56.57'
C37	25.00'	36°52'12"	16.09'	N 69°28'00" E	15.81'
C38	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36'
C39	25.00'	90°00'00"	39.27'	S 47°05'54" E	35.36'
C40	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C41	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C42	25.00'	36°52'12"	16.09'	S 73°39'48" E	15.81'
C43	100.00'	32°51'36"	57.35'	S 75°40'06" E	56.57'
C44	100.00'	32°51'36"	57.35'	S 75°40'06" E	56.57'
C45	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36'
C46	25.00'	90°00'00"	39.27'	S 47°05'54" E	35.36'
C47	53.00'	90°00'00"	83.25'	S 47°05'54" E	74.95'
C48	53.00'	90°00'00"	83.25'	S 42°54'06" W	74.95'
C49	53.00'	90°00'00"	83.25'	N 47°05'54" W	74.95'
C50	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C51	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C52	53.00'	90°00'00"	83.25'	S 42°54'06" W	74.95'
C53	53.00'	90°00'00"	83.25'	N 47°05'54" W	74.95'
C54	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C55	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C56	53.00'	90°00'00"	83.25'	S 42°54'06" W	74.95'
C57	53.00'	90°00'00"	83.25'	N 47°05'54" W	74.95'
C58	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C59	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C60	53.00'	90°00'00"	83.25'	S 42°54'06" W	74.95'
C61	53.00'	90°00'00"	83.25'	N 47°05'54" W	74.95'
C62	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C63	25.00'	36°43'52"	16.03'	S 69°32'10" W	15.75'
C64	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36'
C65	25.00'	90°00'00"	39.27'	S 47°05'54" E	35.36'
C66	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C67	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C68	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36'
C69	25.00'	90°00'00"	39.27'	S 47°05'54" E	35.36'
C70	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C71	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C72	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36'
C73	25.00'	90°00'00"	39.27'	S 47°05'54" E	35.36'
C74	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C75	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C76	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36'
C77	25.00'	90°00'00"	39.27'	S 47°05'54" E	35.36'
C78	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C79	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C80	30.00'	90°00'00"	47.12'	S 42°54'06" W	42.43'
C81	30.00'	90°00'00"	47.12'	N 47°05'54" W	42.43'
C82	30.00'	90°00'00"	47.12'	S 42°54'06" W	42.43'
C83	30.00'	90°00'00"	47.12'	N 47°05'54" W	42.43'

TAMARRON SECTION 54

A SUBDIVISION OF 21.174 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

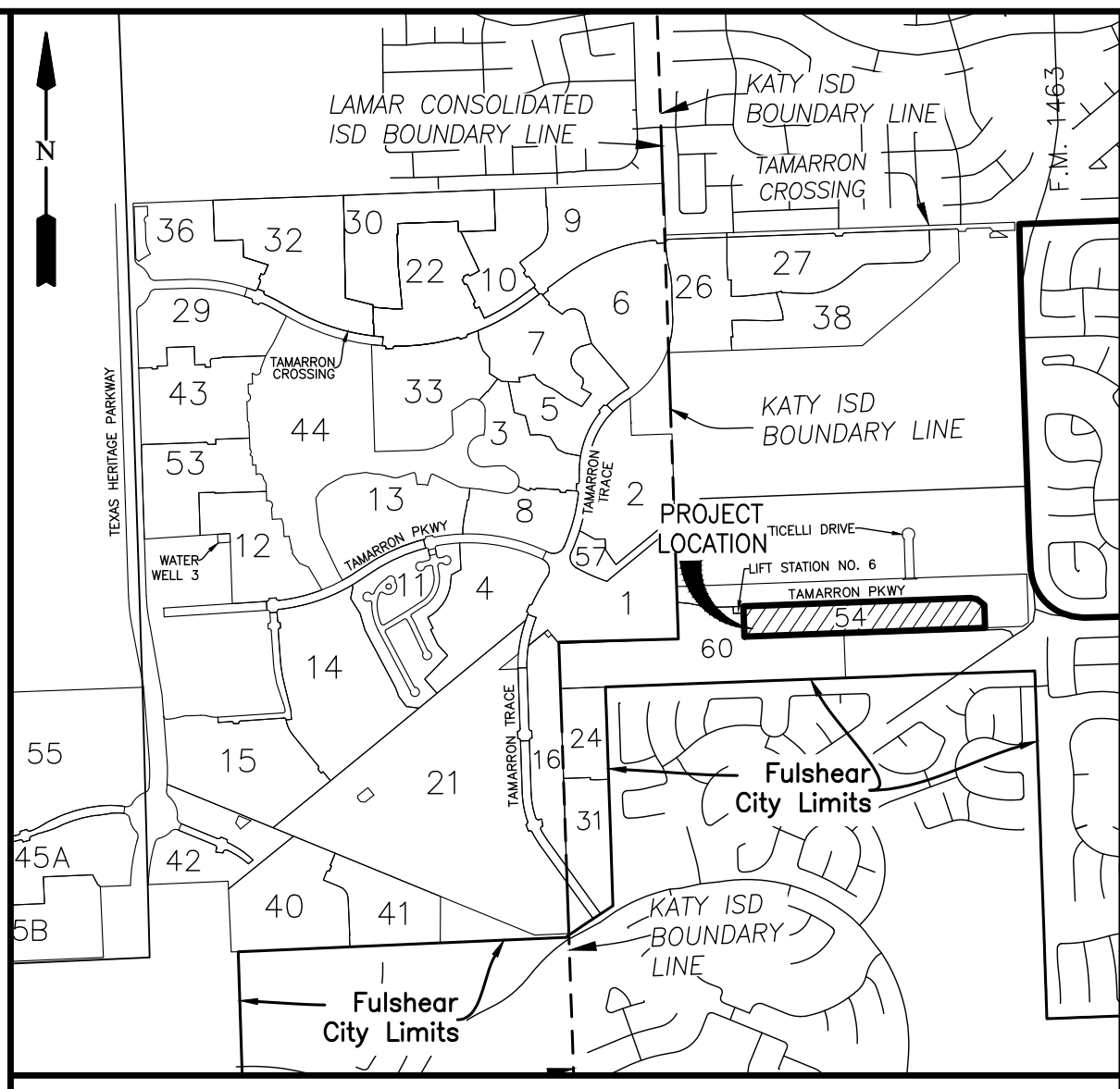
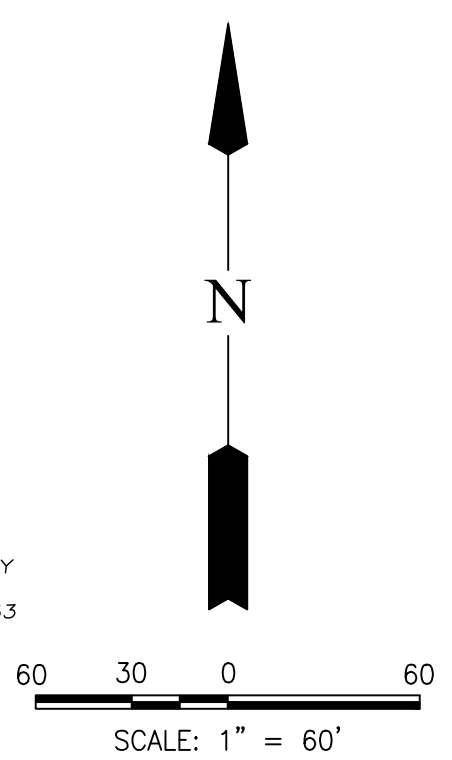
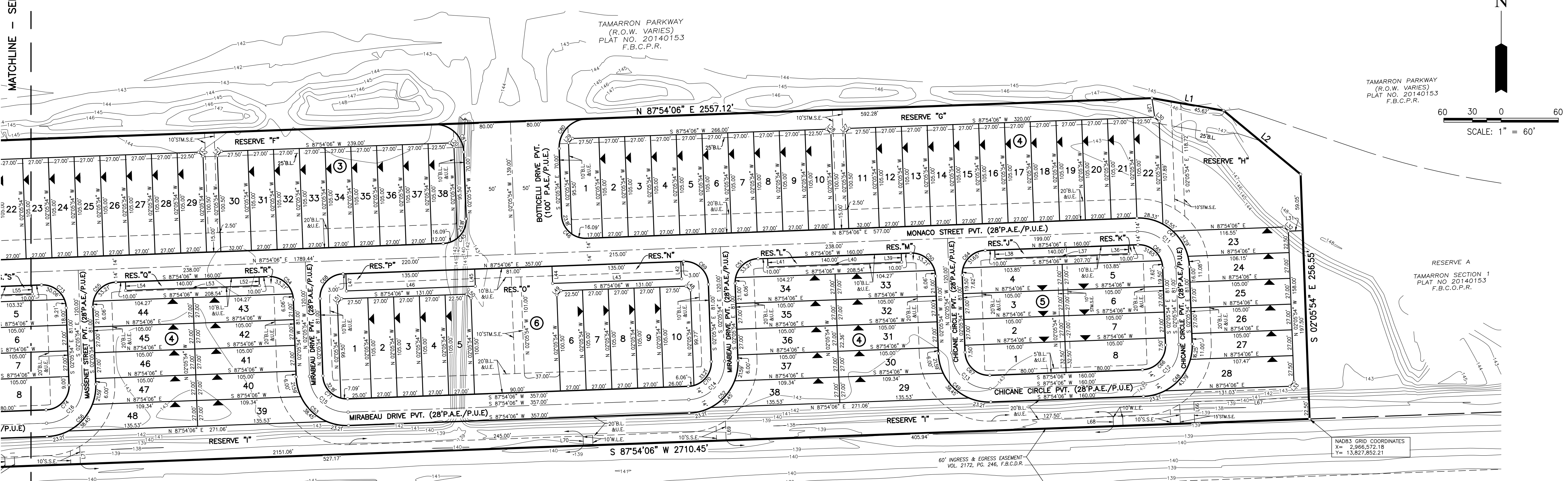
164 LOTS 24 RESERVES (5.629 ACRES) 8 BLOCKS
JULY 26, 2022 JOB NO. 1931-6054C

OWNERS:
D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
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PH: 281-566-2110

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Houston, Texas 77042
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T.B.P.E.L.S. Firm No. 10194382

MATCHLINE - SEE SHEET 2



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 483U/V

- LEGEND**
- B.L. INDICATES BUILDING LINE
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X	0.042	1,842	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	5.629	245,141	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 80°10'24" E	76.25'
L2	S 50°21'40" E	104.69'
L3	N 02°05'54" W	40.00'
L4	N 87°54'06" E	50.21'
L5	S 87°54'06" W	35.21'
L6	S 02°05'54" E	5.00'
L7	S 87°54'06" W	20.00'
L8	N 02°05'54" W	40.00'
L9	N 87°54'06" E	20.00'
L10	S 02°05'54" E	5.00'
L11	N 87°54'06" E	35.21'
L12	N 47°05'54" W	6.36'
L13	N 02°05'54" W	20.00'
L14	S 42°54'06" W	6.36'
L15	N 42°54'06" E	6.36'
L16	S 47°05'54" E	6.36'
L17	S 02°05'54" E	9.00'
L18	S 87°54'06" W	140.00'
L19	S 02°05'54" E	9.00'
L20	N 47°05'54" W	6.36'
L21	S 02°05'54" E	9.00'
L22	N 47°05'54" W	6.36'
L23	N 42°54'06" E	6.36'
L24	N 47°05'54" W	6.36'
L25	S 42°54'06" W	6.36'
L26	S 08°26'30" E	20.12'
L27	N 42°54'06" E	6.36'
L28	N 47°05'54" W	6.36'
L29	N 42°54'06" E	6.36'
L30	N 47°05'54" W	6.36'
L31	S 87°54'06" W	150.00'
L32	S 47°05'54" E	6.36'
L33	N 42°54'06" E	6.36'
L34	S 42°54'06" W	6.36'
L35	N 47°05'54" W	6.36'
L36	S 02°05'54" E	9.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L37	S 87°54'06" W	140.00'
L38	S 02°05'54" E	9.00'
L39	S 02°05'54" E	9.00'
L40	N 87°54'06" E	140.00'
L41	S 02°05'54" E	9.00'
L42	S 02°05'54" E	18.00'
L43	N 87°54'06" W	135.00'
L44	S 02°05'54" E	18.00'
L45	S 02°05'54" E	18.00'
L46	S 87°54'06" W	135.00'
L47	S 02°05'54" E	18.00'
L48	N 47°05'54" W	6.36'
L49	N 42°54'06" E	6.36'
L50	N 47°05'54" W	6.36'
L51	N 42°54'06" E	6.36'
L52	S 02°05'54" E	9.00'
L53	S 87°54'06" W	140.00'
L54	S 02°05'54" E	9.00'
L55	S 02°05'54" E	9.00'
L56	S 87°54'06" W	140.00'
L57	S 02°05'54" E	9.00'
L58	S 02°05'54" E	9.00'
L59	S 87°54'06" W	140.00'
L60	S 02°05'54" E	9.00'
L61	S 02°05'54" E	9.00'
L62	S 87°54'06" W	140.00'
L63	S 02°05'54" E	9.00'
L64	NOT USED	-----
L65	NOT USED	-----
L66	S 02°05'54" E	22.50'
L67	S 87°54'06" W	120.44'
L68	S 02°05'54" E	10.00'
L69	N 02°05'54" W	20.40'
L70	S 02°05'54" E	10.00'
L71	N 02°05'54" W	18.31'
L72	S 02°05'54" E	10.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1000.00'	2°28'08"	43.09'	N 00°53'46" W	43.09'
C2	1000.00'	2°26'12"	42.53'	N 00°52'48" W	42.53'
C3	100.00'	36°32'37"	63.78'	S 73°49'36" E	62.71'
C4	39.00'	90°00'00"	61.26'	S 42°54'06" W	55.15'
C5	39.00'	90°00'00"	61.26'	N 47°05'54" W	55.15'
C6	39.00'	90°00'00"	61.26'	N 42°54'06" E	55.15'
C7	100.00'	23°04'26"	40.27'	N 76°21'53" E	40.00'
C8	100.00'	23°04'26"	40.27'	N 76°21'53" E	40.00'
C9	100.00'	23°04'26"	40.27'	S 80°33'41" E	40.00'
C10	100.00'	23°04'26"	40.27'	S 80°33'41" E	40.00'
C11	39.00'	90°00'00"	61.26'	S 47°05'54" E	55.15'
C12	39.00'	90°00'00"	61.26'	S 42°54'06" W	55.15'
C13	39.00'	90°00'00"	61.26'	N 47°05'54" W	55.15'
C14	39.00'	90°00'00"	61.26'	S 42°54'06" W	55.15'
C15	39.00'	90°00'00"	61.26'	N 47°05'54" W	55.15'
C16	39.00'	90°00'00"	61.26'	S 42°54'06" W	55.15'
C17	39.00'	90°00'00"	61.26'	N 47°05'54" W	55.15'
C18	39.00'	90°00'00"	61.26'	S 42°54'06" W	55.15'
C19	39.00'	90°00'00"	61.26'	N 47°05'54" W	55.15'
C20	300.00'	17°42'29"	92.72'	S 06°44'16" W	92.35'
C21	250.00'	17°44'39"	77.42'	S 06°44'16" W	77.11'
C22	500.00'	10°40'39"	93.18'	N 07°28'17" W	93.04'
C23	300.00'	10°42'42"	56.09'	N 07°27'15" W	56.00'
C24	25.00'	36°52'12"	16.09'	N 73°39'48" W	15.81'
C25	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C26	53.00'	90°00'00"	83.25'	S 42°54'06" W	74.95'
C27	53.00'	90°00'00"	83.25'	N 47°05'54" W	74.95'
C28	25.00'	78°39'13"	34.32'	N 41°25'31" W	31.69'
C29	90.00'	11°20'47"	17.82'	N 86°25'31" W	17.79'
C30	5.00'	90°00'00"	7.85'	S 42°54'06" W	7.07'
C31	5.00'	90°00'00"	7.85'	S 47°05'54" E	7.07'
C32	110.00'	22°36'51"	43.42'	S 80°47'29" E	43.13'
C33	25.00'	36°52'37"	22.91'	N 84°15'38" E	22.12'
C34	53.00'	29°53'46"	27.65'	N 72°57'13" E	27.34'
C35	100.00'	32°51'36"	57.35'	N 71°28'18" E	56.57'
C36	100.00'	32°51'36"	57.35'	N 71°28'18" E	56.57'
C37	25.00'	36°52'12"	16.09'	N 69°28'00" E	15.81'
C38	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36'
C39	25.00'	90°00'00"	39.27'	S 47°05'54" E	35.36'
C40	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C41	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C42	25.00'	36°52'12"	16.09'	S 73°39'48" E	15.81'
C43	100.00'	32°51'36"	57.35'	S 75°40'06" E	56.57'
C44	100.00'	32°51'36"	57.35'	S 75°40'06" E	56.57'
C45	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36'
C46	25.00'	90°00'00"	39.27'	S 47°05'54" E	35.36'
C47	53.00'	90°00'00"	83.25'	S 47°05'54" E	74.95'
C48	53.00'	90°00'00"	83.25'	S 42°54'06" W	74.95'
C49	53.00'	90°00'00"	83.25'	N 47°05'54" W	74.95'
C50	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C51	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C52	53.00'	90°00'00"	83.25'	S 42°54'06" W	74.95'
C53	53.00'	90°00'00"	83.25'	N 47°05'54" W	74.95'
C54	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C55	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C56	53.00'	90°00'00"	83.25'	S 42°54'06" W	74.95'
C57	53.00'	90°00'00"	83.25'	N 47°05'54" W	74.95'
C58	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C59	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C60	53.00'	90°00'00"	83.25'	S 42°54'06" W	74.95'
C61	53.00'	90°00'00"	83.25'	N 47°05'54" W	74.95'
C62	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36'
C63	25.00'	36°43'52"	16.03'	S 69°32'10" W	15.75'
C64	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36'
C65	25.00'	90°00'00"	39.27'	S 47°05'54" E	35.36'
C66	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C67	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C68	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36'
C69	25.00'	90°00'00"	39.27'	S 47°05'54" E	35.36'
C70	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C71	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C72	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36'
C73	25.00'	90°00'00"	39.27'	S 47°05'54" E	35.36'
C74	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C75	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'
C76	25.00'	90°00'00"	39.27'	N 42°54'06" E	35.36'
C77	25.00'	90°00'00"	39.27'	S 47°05'54" E	35.36'
C78	25.00'	90°00'00"	39.27'	S 42°54'06" W	35.36'
C79	25.00'	90°00'00"	39.27'	N 47°05'54" W	35.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C80	30.00'	90°00'00"	47.12'	S 42°54'06" W	42.43'
C81	30.00'	90°00'00"	47.12'	N 47°05'54" W	42.43'
C82	30.00'	90°00'00"	47.12'	S 42°54'06" W	42.43'
C83	30.00'	90°00'00"	47.12'	N 47°05'54" W	42.43'

TAMARRON SECTION 54

A SUBDIVISION OF 21.174 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

164 LOTS 24 RESERVES (5.629 ACRES) 8 BLOCKS
JULY 26, 2022 JOB NO. 1931-6054C

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

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

SURVEYOR:
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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