

PLAT RECORDING SHEET

PLAT NAME: Tamarron Section 11 Partial Replat No. 1

PLAT NO: _____

ACREAGE: 5.799

LEAGUE: Micajah Autrey Survey and J.D. Vermillion Survey

ABSTRACT NUMBER: 100 and 339

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

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 5.799 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 11 PARTIAL REPLAT NO. 1, 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 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 HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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 14th DAY OF August, 2022.

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

BY: *Jonathan Woodruff*
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

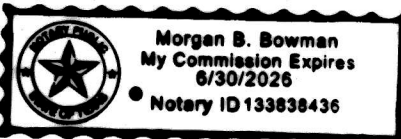
STATE OF TEXAS
COUNTY OF FORT BEND

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 14th DAY OF August, 2022.

Melony F. Gay
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
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
GARY D. NUTTER - R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659



BEING 5.859 ACRES (255,235 SQUARE FEET) OF LAND LOCATED IN THE MICAIAH AUTREY SURVEY, ABSTRACT NUMBER 100 AND THE J.D. VERMILLION SURVEY, ABSTRACT NUMBER 339, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF KARLOO WALK COURT (60 FEET WIDE), KORSMANS LANDING DRIVE (WIDTH VARIES), KELLYS FALLS COURT (60 FEET WIDE), KELLYS FALLS LANE (60 FEET WIDE), KEATINGES LAGOON COURT (60 FEET WIDE) ALL OF TAMARRON SECTION 11, A SUBDIVISION OF RECORD UNDER FILE NUMBER 20160073 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.P.R.), SAID TAMARRON SECTION 11 BEING A PORTION OF CERTAIN CALLED 831.28 ACRE TRACT CONVEYED TO DR HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2013000056, UNDER THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND A PORTION OF THAT CERTAIN CALLED 686.0183 ACRE TRACT (TRACT 1) CONVEYED TO DR HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2013000056, F.B.C.O.P.R., SAID 5.799 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

BEGINNING AT THE SOUTHERLY END OF A RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TAMARRON PARKWAY (100 FEET WIDE) AND THE WEST RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE (80 FEET WIDE AT THIS POINT) AS SHOWN ON SAID TAMARRON SECTION 11;

THENCE, NORTH 77° 36' 05" EAST, 80.00 FEET TO A POINT FOR SOUTHERLY END OF A RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID TAMARRON PARKWAY AND THE EAST RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE;

THENCE, SOUTH 12° 23' 55" EAST, 90.05 FEET TO A POINT FOR THE NORTHERLY END OF A RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID KARLOO WALK COURT AND THE EAST RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE, THE BEGINNING OF A CURVE;

THENCE, 38.38 FEET ALONG SAID CUTBACK CORNER AND THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 58' 12", AND A CHORD WHICH BEARS SOUTH 56° 23' 01" EAST, 34.72 FEET TO A POINT FOR THE EASTERLY END OF SAID RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID KARLOO WALK COURT AND THE EAST RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE, THE BEGINNING OF A REVERSE CURVE;

THENCE, 33.48 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID KARLOO WALK COURT AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,810.00 FEET, A CENTRAL ANGLE OF 01° 03' 33", AND A CHORD WHICH BEARS NORTH 80° 09' 39" EAST, 33.48 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 12.80 FEET CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID KARLOO WALK COURT AND ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 29° 20' 13", AND A CHORD WHICH BEARS NORTH 68° 01' 19" EAST, 12.66 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 229.23 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARLOO WALK COURT AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 262° 40' 45", AND A CHORD WHICH BEARS SOUTH 02° 41' 35" WEST, 75.08 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 23.61 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID KARLOO WALK COURT AND ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 54° 07' 13", AND A CHORD WHICH BEARS NORTH 73° 01' 39" WEST, 22.75 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 19.00 FEET CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID KARLOO WALK COURT AND ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,750.00 FEET, A CENTRAL ANGLE OF 07° 37' 19", AND A CHORD WHICH BEARS SOUTH 79° 36' 05" WEST, 19.00 FEET TO A POINT FOR THE EASTERLY END OF A RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID KARLOO WALK COURT AND THE EAST RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 38.08 FEET ALONG SAID CUTBACK CORNER AND ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 15' 47", AND A CHORD WHICH BEARS SOUTH 35° 39' 32" WEST, 34.50 FEET TO A POINT FOR THE SOUTHERLY END OF SAID RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID KARLOO WALK COURT AND THE EAST RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE;

THENCE, ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINES OF SAID KORSMAN LANDING DRIVE THE FOLLOWING THREE (3) COURSES:

SOUTH 07° 58' 22" EAST, 91.06 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

418.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 64° 49' 14", AND A CHORD WHICH BEARS SOUTH 24° 26' 15" WEST, 396.62 FEET TO A POINT FOR CORNER;

SOUTH 56° 50' 53" WEST, 167.60 FEET TO A POINT FOR THE NORTHERLY END OF A RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE AND THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED KEATINGES LAGOON COURT, THE BEGINNING OF A CURVE;

THENCE, 38.17 FEET ALONG SAID CUTBACK CORNER AND THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 29' 10", AND A CHORD WHICH BEARS SOUTH 13° 06' 17" WEST, 34.57 FEET TO A POINT FOR THE SOUTHERLY END OF SAID RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE AND THE EAST RIGHT-OF-WAY LINE OF SAID KEATINGES LAGOON COURT (60 FEET WIDE) AS SHOWN ON THE AFOREMENTIONED TAMARRON SECTION 11, THE BEGINNING OF A REVERSE CURVE;

THENCE, ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY RIGHT-OF-WAY LINES OF SAID KEATINGES LAGOON COURT THE FOLLOWING SEVEN (7) COURSES:

130.30 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,430.00 FEET, A CENTRAL ANGLE OF 05° 13' 14", AND A CHORD WHICH BEARS SOUTH 28° 01' 40" EAST, 130.25 FEET TO A POINT FOR CORNER;

SOUTH 25° 25' 03" EAST, 283.92 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

18.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42° 50' 00", AND A CHORD WHICH BEARS SOUTH 46° 50' 03" EAST, 18.26 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

231.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 265° 40' 01", AND A CHORD WHICH BEARS SOUTH 64° 34' 37" WEST, 73.33 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

18.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42° 50' 00", AND A CHORD WHICH BEARS NORTH 04° 00' 03" WEST, 18.26 FEET TO A POINT FOR CORNER;

NORTH 25° 25' 03" WEST, 283.92 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

120.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,370.00 FEET, A CENTRAL ANGLE OF 05° 02' 58", AND A CHORD WHICH BEARS NORTH 27°

56° 32' WEST, 120.70 FEET TO A POINT FOR THE SOUTHERLY END OF SAID RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED KORSMANS LANDING DRIVE AND THE WEST RIGHT-OF-WAY LINE OF SAID KEATINGES LAGOON COURT, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 39.94 FEET ALONG SAID CUTBACK CORNER AND THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 32' 22", AND A CHORD WHICH BEARS NORTH 76° 14' 12" WEST, 35.83 FEET TO A POINT FOR THE WESTERLY END OF SAID RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE AND THE WEST RIGHT-OF-WAY LINE OF SAID KEATINGES LAGOON COURT, THE BEGINNING OF A REVERSE CURVE;

THENCE, 156.61 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE AND ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 4,030.00 FEET, A CENTRAL ANGLE OF 02° 13' 36", AND A CHORD WHICH BEARS SOUTH 59° 06' 24" WEST, 156.60 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 60° 13' 12" WEST, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE, 71.41 FEET TO A POINT FOR THE NORTHERLY END OF A RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE AND THE EAST RIGHT-OF-WAY LINE OF KELLYS FALLS LANE (60 FEET WIDE) AS SHOWN ON THE AFOREMENTIONED TAMARRON SECTION 11, THE BEGINNING OF A CURVE;

THENCE, 38.46 FEET ALONG SAID CUTBACK CORNER AND THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 08' 30", AND A CHORD WHICH BEARS SOUTH 16° 08' 57" WEST, 34.78 FEET TO A POINT FOR THE SOUTHERLY END OF SAID RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE AND THE EAST RIGHT-OF-WAY LINE OF SAID KELLYS FALLS LANE;

THENCE, ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY RIGHT-OF-WAY LINES OF SAID KELLYS FALLS LANE THE FOLLOWING SEVEN (7) COURSES:

SOUTH 27° 55' 18" EAST, 685.67 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

23.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53° 07' 48", AND A CHORD WHICH BEARS SOUTH 54° 29' 12" EAST, 22.36 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

229.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 263° 03' 24", AND A CHORD WHICH BEARS SOUTH 50° 28' 36" WEST, 74.86 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

13.06 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 29° 55' 35", AND A CHORD WHICH BEARS NORTH 12° 57' 30" WEST, 12.91 FEET TO A POINT FOR CORNER;

NORTH 27° 55' 18" WEST, 767.74 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

305.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 27° 48' 16", AND A CHORD WHICH BEARS NORTH 14° 01' 10" WEST, 302.73 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

12.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 02° 10' 11", AND A CHORD WHICH BEARS NORTH 00° 58' 04" EAST, 12.50 FEET TO A POINT FOR THE SOUTHERLY END OF SAID RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID KELLYS FALLS LANE AND THE SOUTH RIGHT-OF-WAY LINE OF KELLYS FALLS COURT (60 FEET WIDE) AS SHOWN ON THE AFOREMENTIONED TAMARRON SECTION 11, THE BEGINNING OF A REVERSE CURVE;

THENCE, 48.44 FEET ALONG SAID CUTBACK CORNER AND THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 111° 00' 42", AND A CHORD WHICH BEARS NORTH 53° 27' 12" WEST, 41.21 FEET TO A POINT FOR THE WESTERLY END OF SAID RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID KELLYS FALLS LANE AND THE SOUTH RIGHT-OF-WAY LINE OF SAID KELLYS FALLS COURT, THE BEGINNING OF A REVERSE CURVE;

THENCE, 211.88 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID KELLYS FALLS COURT AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 242° 48' 04", AND A CHORD WHICH BEARS NORTH 12° 26' 29" EAST, 85.95 FEET TO A POINT FOR THE NORTHERLY END OF A RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID KELLYS FALLS LANE AND THE NORTH RIGHT-OF-WAY LINE OF SAID KELLYS FALLS COURT, THE BEGINNING OF A REVERSE CURVE;

THENCE, 48.44 FEET ALONG SAID CUTBACK CORNER AND THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 111° 00' 42", AND A CHORD WHICH BEARS NORTH 78° 20' 10" EAST, 41.21 FEET TO A POINT FOR THE NORTHERLY END OF SAID RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID KELLYS FALLS COURT AND THE NORTH RIGHT-OF-WAY LINE OF SAID KELLYS FALLS COURT, THE BEGINNING OF A REVERSE CURVE;

THENCE, ALONG THE WESTERLY, NORTHERLY, AND EASTERLY RIGHT-OF-WAY LINES OF SAID KELLYS FALLS LANE THE FOLLOWING TEN (10) COURSES:

208.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 02° 10' 11", AND A CHORD WHICH BEARS NORTH 40° 57' 07" EAST, 205.29 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

12.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 29° 04' 33", AND A CHORD WHICH BEARS NORTH 32° 09' 32" EAST, 12.55 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

134.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 154° 30' 39", AND A CHORD WHICH BEARS SOUTH 72° 44' 48" EAST, 97.54 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

13.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 29° 55' 35", AND A CHORD WHICH BEARS SOUTH 10° 27' 16" EAST, 12.91 FEET TO A POINT FOR CORNER;

SOUTH 25° 25' 03" EAST, 11.93 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

221.99 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 141° 19' 33", AND A CHORD WHICH BEARS SOUTH 45° 14' 44" WEST, 169.85 FEET TO A POINT FOR CORNER;

NORTH 64° 05' 30" WEST, 29.89 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

38.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 04' 06", AND A CHORD WHICH BEARS SOUTH 71° 22' 27" WEST, 35.07 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

127.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 26° 57' 26", AND A CHORD WHICH BEARS SOUTH 13° 21' 41" WEST, 125.86 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

223.57 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF

570.00 FEET, A CENTRAL ANGLE OF 22° 28' 21", AND A CHORD WHICH BEARS SOUTH 11° 21' 13" EAST, 222.14 FEET TO A POINT FOR THE WESTERLY END OF A RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID KELLYS FALLS LANE AND THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED KORSMANS LANDING DRIVE, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 42.41 FEET ALONG SAID CUTBACK CORNER AND THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97° 11' 25", AND A CHORD WHICH BEARS SOUTH 71° 11' 08" EAST, 37.50 FEET TO A POINT FOR THE EASTERLY END OF SAID RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID KELLYS FALLS LANE AND THE NORTH RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE;

THENCE, ALONG THE NORTHERLY AND WESTERLY RIGHT-OF-WAY LINES OF SAID KORSMANS LANDING DRIVE THE FOLLOWING FIVE (5) COURSES:

NORTH 60° 13' 12" EAST, 65.48 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

233.65 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,970.00 FEET, A CENTRAL ANGLE OF 03° 22' 19", AND A CHORD WHICH BEARS NORTH 58° 32' 02" EAST, 233.61 FEET TO A POINT FOR CORNER;

NORTH 56° 50' 53" EAST, 196.61 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

350.71 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 64° 49' 14", AND A CHORD WHICH BEARS NORTH 24° 26' 15" EAST, 332.31 FEET TO A POINT FOR CORNER;

NORTH 07° 58' 22" WEST, 82.27 FEET TO A POINT FOR THE SOUTHERLY END OF A RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE AND THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED KARLOO WALK COURT, THE BEGINNING OF A CURVE;

THENCE, 42.06 FEET ALONG SAID CUTBACK CORNER AND THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96° 24' 10", AND A CHORD WHICH BEARS NORTH 56° 10' 27" WEST, 37.27 FEET TO A POINT FOR THE WESTERLY END OF SAID RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE AND THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED KARLOO WALK COURT, THE BEGINNING OF A COMPOUND CURVE;

THENCE, ALONG THE SOUTHERLY, WESTERLY, AND NORTHERLY RIGHT-OF-WAY LINES OF SAID KARLOO WALK COURT THE FOLLOWING FIVE (5) COURSES:

46.62 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,750.00 FEET, A CENTRAL ANGLE OF 01° 31' 35", AND A CHORD WHICH BEARS SOUTH 74° 51' 41" WEST, 46.62 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

23.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 54° 07' 13", AND A CHORD WHICH BEARS SOUTH 47° 02' 17" WEST, 22.75 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

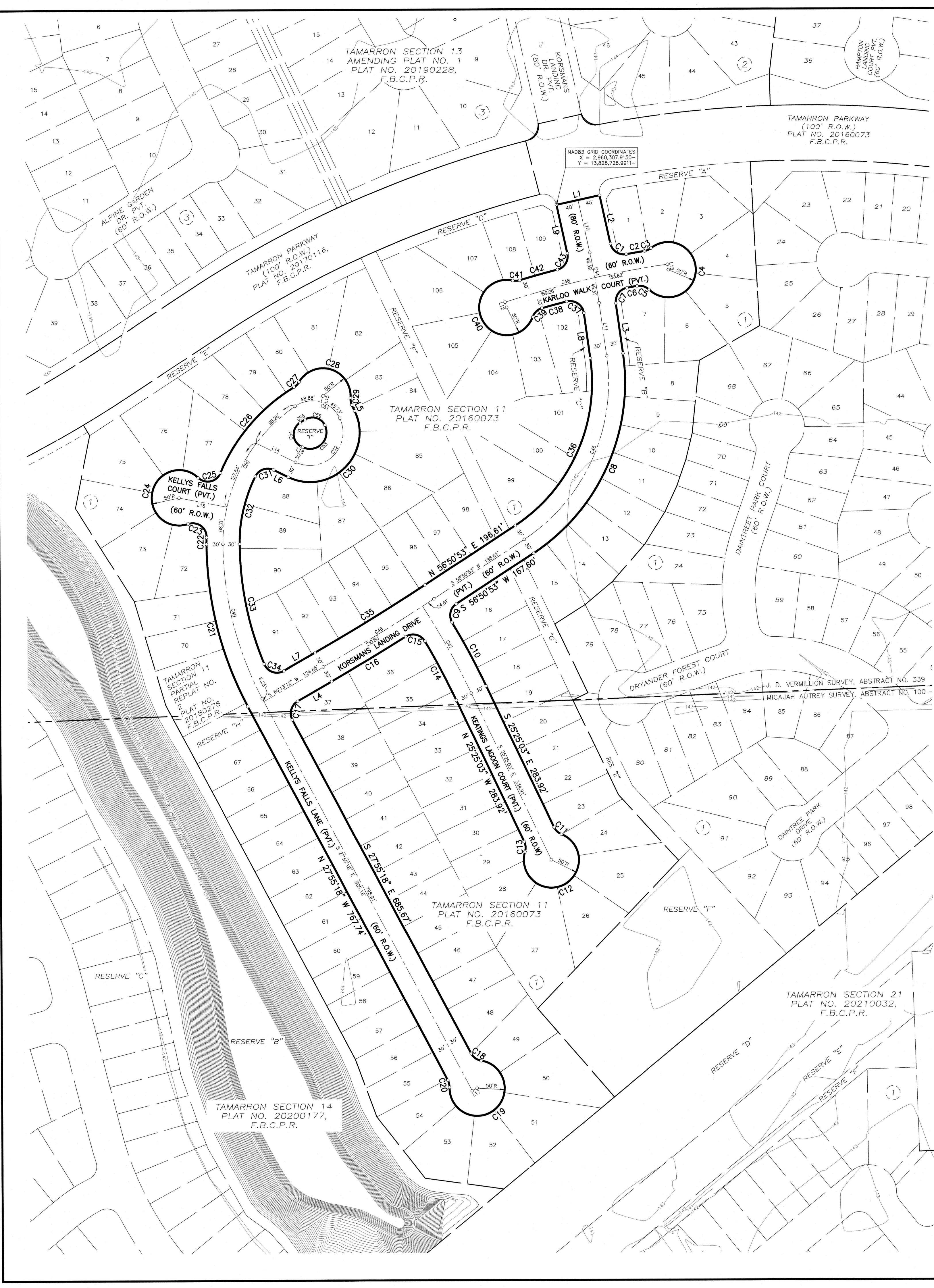
229.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 262° 40' 45", AND A CHORD WHICH BEARS NORTH 28° 40' 57" WEST, 75.08 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

12.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 29° 20' 13", AND A CHORD WHICH BEARS NORTH 87° 59' 19" EAST, 12.66 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

71.11 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,810.00 FEET, A CENTRAL ANGLE OF 02° 15' 04", AND A CHORD WHICH BEARS NORTH 74° 26' 45" EAST, 71.11 FEET TO A POINT FOR THE WESTERLY END OF A RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED KARLOO WALK COURT, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.38 FEET ALONG SAID CUTBACK CORNER AND THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 58' 12", AND A CHORD WHICH BEARS NORTH 31° 35' 14" EAST, 34.72 FEET TO A POINT FOR THE NORTHERLY END OF SAID RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED KARLOO WALK COURT;

THENCE, NORTH 12° 23' 55" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID KORSMANS LANDING DRIVE, 90.05 FEET THE POINT OF BEGINNING AND CONTAINING 5.859 GROSS ACRES (255,235 SQUARE FEET) OF LAND.

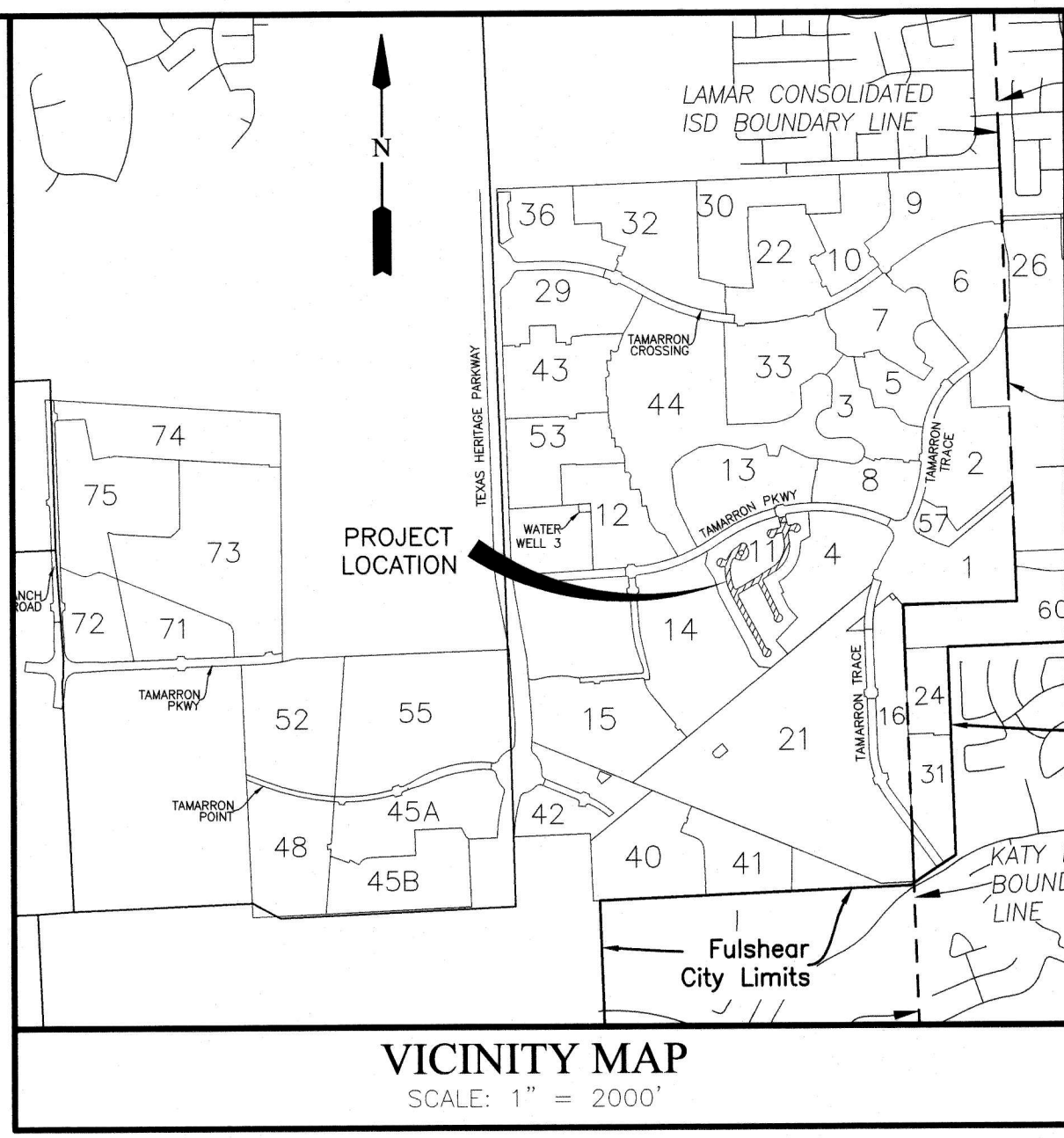


- NOTES:
- BENCHMARK: NGS MONUMENT HGCD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.
ELEV. = 136.21 FEET NAVD88
 - 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.
 - 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 JULY 7, 2022 AND ISSUED JULY 13, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, 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.
 - THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NOS. 48157C0085M, EFFECTIVE JANUARY 29, 2021 AND 48157C0105L, EFFECTIVE 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.
 - THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
 - 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 & DETENTION FACILITY IS VESTED 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.
 - 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.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	87°58'12"	38.38'	S 56°23'01" E	34.72'
C2	1810.00'	1°03'33"	33.46'	N 80°09'39" E	33.46'
C3	25.00'	29°20'13"	12.80'	N 66°01'19" E	12.66'
C4	50.00'	26°24'05"	229.23'	S 02°41'35" W	75.08'
C5	25.00'	54°07'13"	23.61'	N 73°01'39" W	22.75'
C6	1750.00'	0°37'19"	19.00'	S 79°36'05" W	19.00'
C7	25.00'	87°15'47"	38.08'	S 35°39'32" W	34.50'
C8	370.00'	64°49'14"	418.59'	S 24°26'15" W	396.62'
C9	25.00'	87°29'10"	38.17'	S 13°06'17" W	34.57'
C10	1430.00'	5°13'14"	130.30'	S 28°01'40" E	130.25'
C11	25.00'	42°50'00"	18.69'	S 46°50'03" E	18.26'
C12	50.00'	26°54'01"	231.84'	S 64°34'57" W	73.33'
C13	25.00'	42°50'00"	18.69'	N 04°00'03" W	18.26'
C14	1370.00'	5°02'58"	120.74'	N 27°56'32" W	120.70'
C15	25.00'	91°32'22"	39.94'	N 76°14'12" W	35.83'
C16	4030.00'	2°13'36"	156.61'	S 59°06'24" W	156.60'
C17	25.00'	88°08'30"	38.46'	S 16°08'57" W	34.78'
C18	25.00'	53°07'48"	23.18'	S 54°29'12" E	22.36'
C19	50.00'	26°30'32"	229.56'	S 50°28'36" W	74.86'
C20	25.00'	29°55'35"	13.06'	N 12°57'30" W	12.91'
C21	630.00'	27°48'16"	305.72'	N 14°01'10" W	302.73'
C22	330.00'	2°10'11"	12.50'	N 00°58'04" E	12.50'
C23	25.00'	111°00'42"	48.44'	N 53°27'12" W	41.21'
C24	50.00'	24°24'04"	211.88'	N 12°26'29" E	85.35'
C25	25.00'	111°00'42"	48.44'	N 78°20'10" E	41.21'
C26	330.00'	36°14'37"	208.75'	N 40°57'07" E	205.29'
C27	25.00'	29°04'33"	12.69'	N 44°32'09" E	12.55'
C28	50.00'	154°30'39"	134.84'	S 72°44'48" E	97.54'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C29	25.00'	29°55'35"	13.06'	S 10°27'16" E	12.91'
C30	90.00'	141°19'33"	221.99'	S 45°14'43" W	169.85'
C31	25.00'	89°04'06"	38.86'	S 71°22'27" W	35.07'
C32	270.00'	26°57'26"	127.03'	S 13°21'41" W	125.86'
C33	570.00'	22°28'21"	223.57'	S 11°21'13" E	222.14'
C34	25.00'	97°11'25"	42.41'	S 71°11'08" E	37.50'
C35	3970.00'	3°22'19"	233.65'	N 58°32'02" E	233.61'
C36	310.00'	64°49'14"	350.71'	N 24°26'15" E	332.31'
C37	25.00'	96°24'10"	42.06'	N 56°10'27" W	37.27'
C38	1750.00'	1°31'35"	46.62'	S 74°51'41" W	46.62'
C39	25.00'	54°07'13"	23.61'	S 47°02'17" W	22.75'
C40	50.00'	26°24'05"	229.23'	N 28°40'57" W	75.08'
C41	25.00'	29°20'13"	12.80'	N 87°59'19" E	12.66'
C42	1810.00'	2°15'04"	71.11'	N 74°26'45" E	71.11'
C43	25.00'	87°58'12"	38.38'	N 31°35'11" E	34.72'
C44	1200.00'	4°25'34"	92.70'	S 10°11'08" E	92.68'
C45	340.00'	64°49'14"	384.65'	S 24°26'15" W	364.47'
C46	4000.00'	3°22'19"	235.41'	S 58°32'02" W	235.38'
C47	1400.00'	7°22'36"	180.25'	S 29°06'21" E	180.12'
C48	1780.00'	9°44'58"	302.88'	S 77°00'19" W	302.52'
C49	600.00'	27°48'16"	291.17'	S 14°01'10" E	288.32'
C50	300.00'	56°07'49"	293.90'	S 27°56'53" W	282.28'
C51	55.00'	98°34'10"	94.62'	N 74°42'08" W	83.38'
C52	60.00'	141°19'33"	148.00'	N 45°14'43" E	113.23'
C53	30.00'	141°19'33"	74.00'	S 45°14'43" W	56.62'
C54	25.00'	122°13'28"	53.33'	N 02°58'46" W	43.78'
C55	1740.00'	0°21'08"	10.70'	N 58°18'32" E	10.70'
C56	25.00'	96°05'50"	41.93'	S 73°27'58" E	37.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°36'05" E	80.00'
L2	S 12°23'55" E	90.05'
L3	S 07°58'22" E	91.06'
L4	S 60°13'12" W	71.41'
L5	S 25°25'03" E	11.93'
L6	N 64°05'30" W	29.89'
L7	N 60°13'12" E	65.48'
L8	N 07°58'22" W	82.27'
L9	N 12°23'55" W	90.05'
L10	S 12°23'55" E	97.53'
L11	S 07°58'22" E	96.35'
L12	S 17°52'10" E	10.00'
L13	S 08°07'12" E	10.00'
L14	S 64°05'30" E	79.07'
L15	N 16°56'36" E	11.79'
L16	S 79°04'51" E	88.30'
L17	N 62°04'42" E	10.00'
L18	N 64°05'30" W	2.53'



- 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
 - PVT. INDICATES PRIVATE STREET

FINAL PLAT
**TAMARRON SECTION 11 PARTIAL
REPLAT NO. 1**

A SUBDIVISION OF 5.799 ACRES OF LAND LOCATED IN
THE MICAHAH AUTREY SURVEY, ABSTRACT 100 AND THE J.D. VERMILLION
SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.
ALSO BEING A PARTIAL REPLAT OF TAMARRON SECTION 11 AS RECORDED IN
PLAT NO. 20160073, F.B.C.P.R.

REASON FOR REPLAT: TO CONVERT THE INTERNAL STREETS TO PRIVATE STREETS.
AUGUST 2, 2022 JOB NO. 1931-0000

OWNERS:
D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
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PH: 281-566-2100

SURVEYOR: **LJA Surveying, Inc.**
3600 W. Sam Houston Parkway S. Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194362

ENGINEER: **LJA Engineering, Inc.**
1904 W. Grand Parkway North
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Katy, Texas 77449
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Fax 713.953.5026
FRN-F-1386