

PLAT RECORDING SHEET

PLAT NAME: Tamarron Point Street Dedication Section 5

PLAT NO: _____

ACREAGE: 5.36

LEAGUE: John Jay Bond Survey

ABSTRACT NUMBER: A-113

NUMBER OF BLOCKS: 0

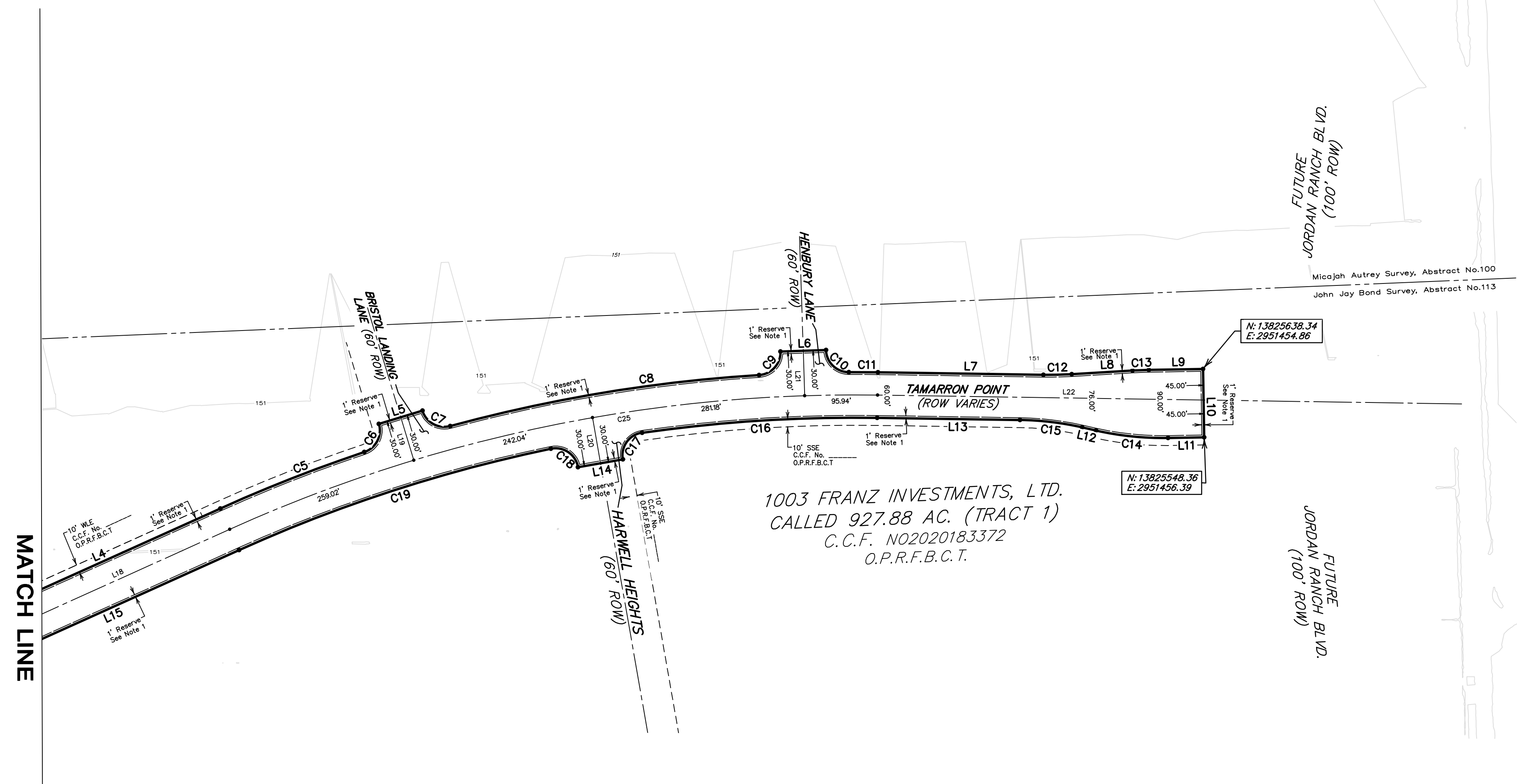
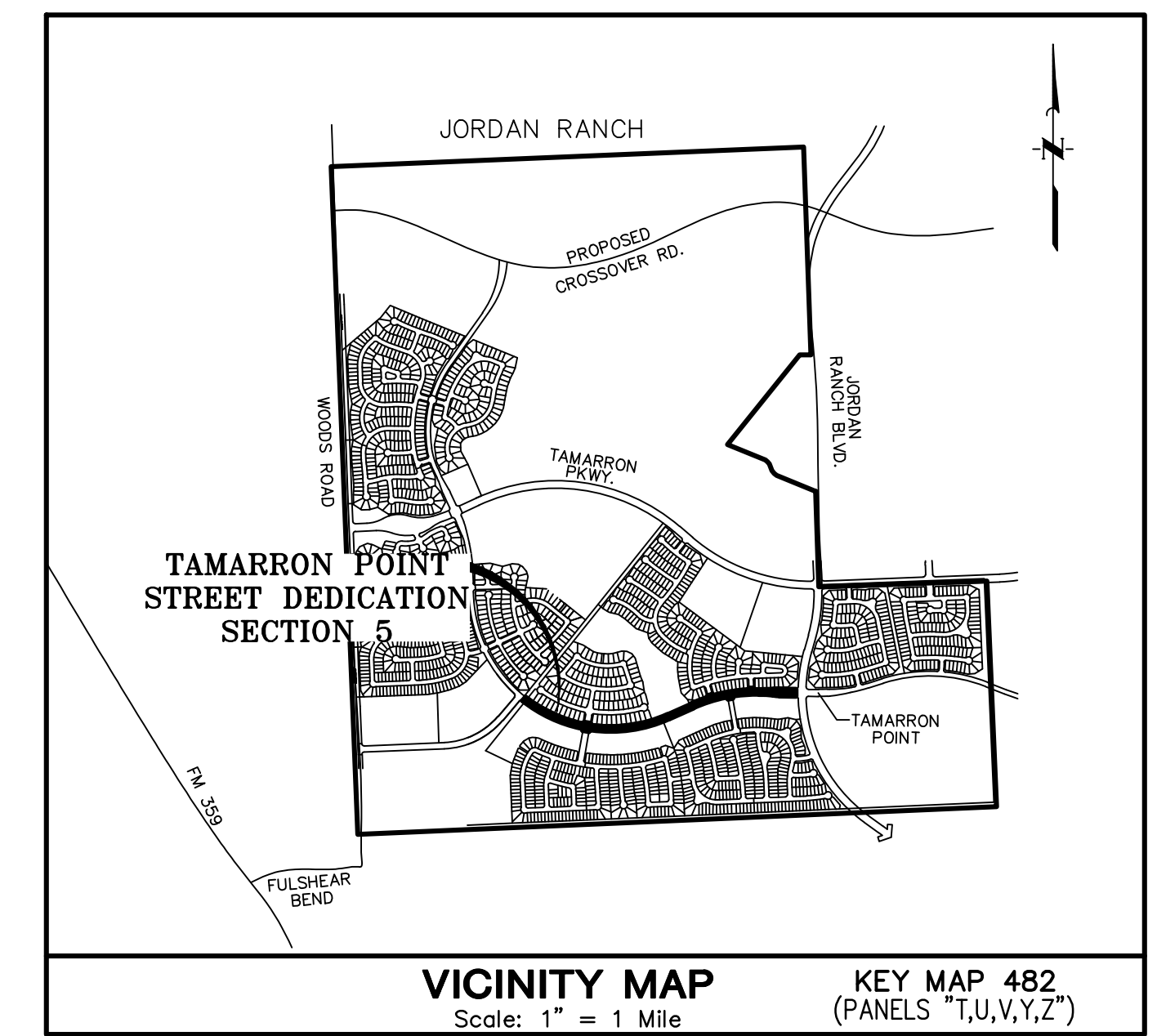
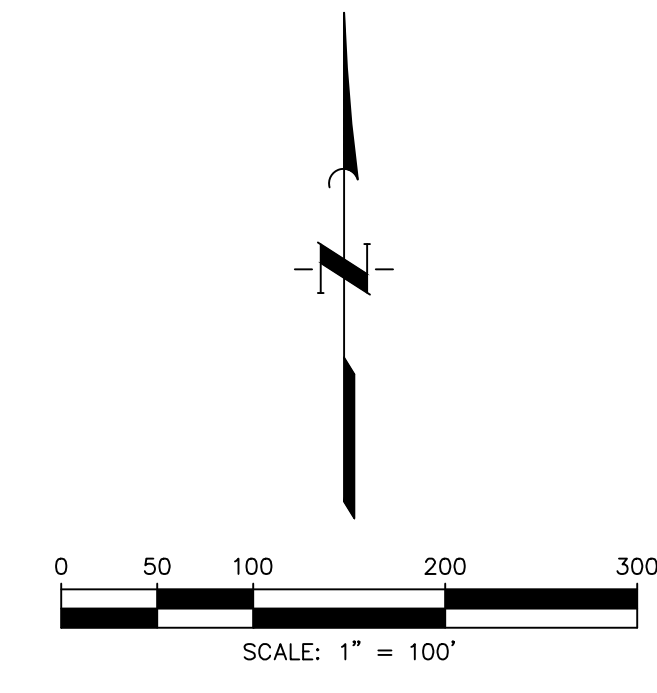
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: D.R. Horton-Texas, Ltd.

(DEPUTY CLERK)

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 222
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
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
- 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 thereto shall revert to and vest in the dedicator, his heirs, assigns or successors.
 - AE "Aerial Easement"
 - C.C.F. "County Clerk's File"
 - Eam "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"
 - WLE "Waterline Easement"
 - ⓪ "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Jones/Carter" as Per Certification"
- 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.
 - 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.
 - 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.
 - Elevations shown hereon are based on NGS Monument HGCS 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCS 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 (NAVD88).
 - 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.
 - This plat is located in lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
 - The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation - HGCS 66, PID - AW5411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.0001144934.
 - 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.
 - This plat was prepared from information by DHI TITLE AGENCY, dated November 11, 2021. The surveyor has not abstracted the subject tract.
 - 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.
 - 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.
 - Tamarron Point Street Dedication Section 5 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CSD, Fort Bend County, & Fort Bend County Drainage District and Fort Bend County Assistance District No. 7.
 - Contours shown hereon are NAVD 88 datum.
 - Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone based upon GPS observations.

Line Table		
Line	Bearing	Distance
L1	N38°24'59"E	60.00'
L2	S79°58'56"E	40.00'
L3	S79°58'56"E	40.00'
L4	N65°42'40"E	340.42'
L5	N73°07'54"E	60.00'
L6	N88°07'14"E	60.00'
L7	S89°07'51"E	217.81'
L8	N86°34'23"E	80.12'
L9	N89°01'37"E	71.33'
L10	S00°58'23"E	90.00'
L11	S89°01'37"W	47.55'
L12	N77°17'59"W	18.76'
L13	N89°07'51"W	187.96'
L14	S80°03'55"W	60.00'
L15	S65°42'40"W	340.42'
L16	N79°58'56"W	80.00'
L17	N10°01'04"E	120.09'
L18	N65°42'40"E	340.42'
L19	N16°52'06"W	59.13'
L20	N09°56'05"W	60.93'
L21	N01°52'45"W	59.13'
L22	S89°07'51"E	428.98'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1770.00'	26°05'35"	806.08'	S64°37'48"E	799.13'	410.15'
C2	30.00'	92°18'20"	48.33'	N56°10'14"E	43.27'	31.23'
C3	30.00'	92°18'20"	48.33'	S36°08'06"E	43.27'	31.23'
C4	1770.00'	32°00'03"	988.58'	N81°42'42"E	975.78'	507.55'
C5	2030.00'	5°45'05"	203.77'	S68°35'13"W	203.68'	101.97'
C6	30.00'	88°19'51"	46.25'	N27°17'49"E	41.80'	29.14'
C7	30.00'	88°19'51"	46.25'	S61°02'02"E	41.80'	29.14'
C8	30.00'	88°19'51"	46.25'	N42°17'10"E	41.80'	29.14'
C9	30.00'	88°19'51"	46.25'	S46°02'41"E	41.80'	29.14'
C10	30.00'	88°19'51"	46.25'	S87°48'00"W	21.41'	10.71'
C11	2030.00'	1°04'46"	38.25'	N89°40'14"W	38.24'	19.12'
C12	500.00'	4°17'46"	37.49'	N88°43'16"E	37.48'	18.75'
C13	500.00'	2°27'14"	21.41'	S87°48'00"W	21.41'	10.71'
C14	400.00'	13°40'24"	95.46'	S84°08'11"E	95.23'	47.96'
C15	400.00'	11°49'52"	82.60'	N83°12'55"W	82.45'	41.45'
C16	1970.00'	9°01'53"	310.53'	S86°21'12"W	310.21'	155.59'
C17	30.00'	91°46'20"	48.05'	S35°57'06"W	43.08'	30.94'
C18	30.00'	91°46'20"	48.05'	N55°49'15"W	43.08'	30.94'
C19	1970.00'	12°34'55"	432.60'	S72°00'08"W	431.73'	217.18'
C20	1830.00'	32°08'59"	1026.85'	N81°47'10"E	1013.43'	527.33'
C21	30.00'	87°50'35"	45.99'	S53°56'21"W	41.62'	28.89'
C22	30.00'	87°50'35"	45.99'	N33°54'14"W	41.62'	28.89'
C23	1830.00'	26°14'31"	838.16'	S64°42'16"E	830.85'	426.56'
C24	1800.00'	62°42'19"	1969.94'	S82°56'10"E	1873.09'	1096.68'
C25	2000.00'	25°09'29"	878.18'	S78°17'25"W	871.14'	446.28'


TAMARRON POINT STREET DEDICATION

SECTION 5
 A SUBDIVISION OF 5.36 ACRES OF LAND OUT
 OF THE JOHN JAY BOND SURVEY, A-113
 FORT BEND COUNTY, TEXAS

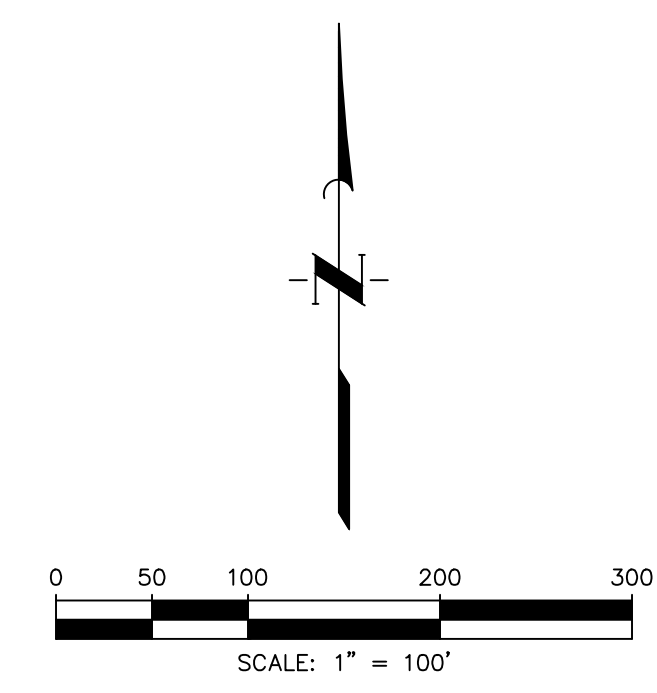
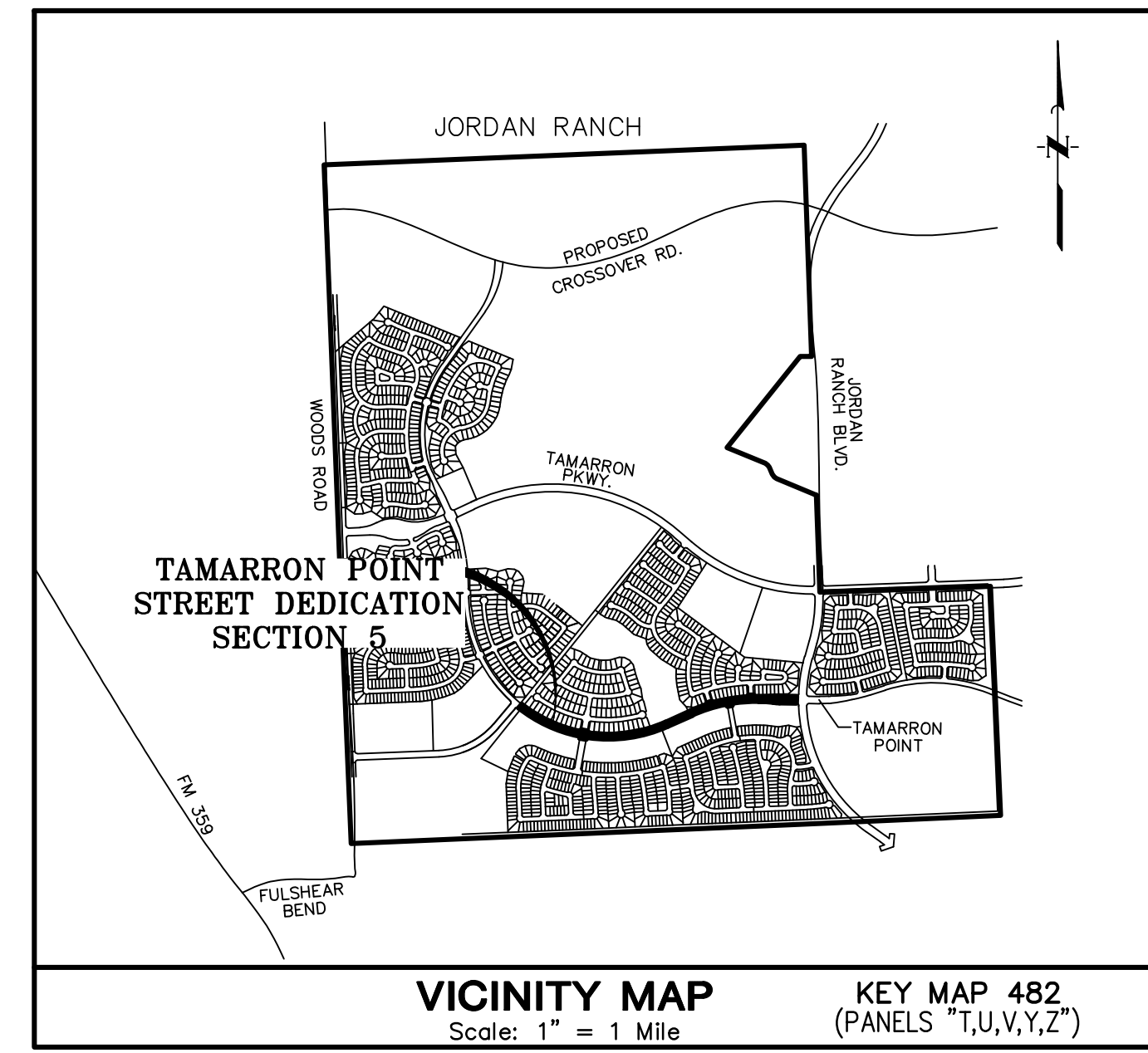
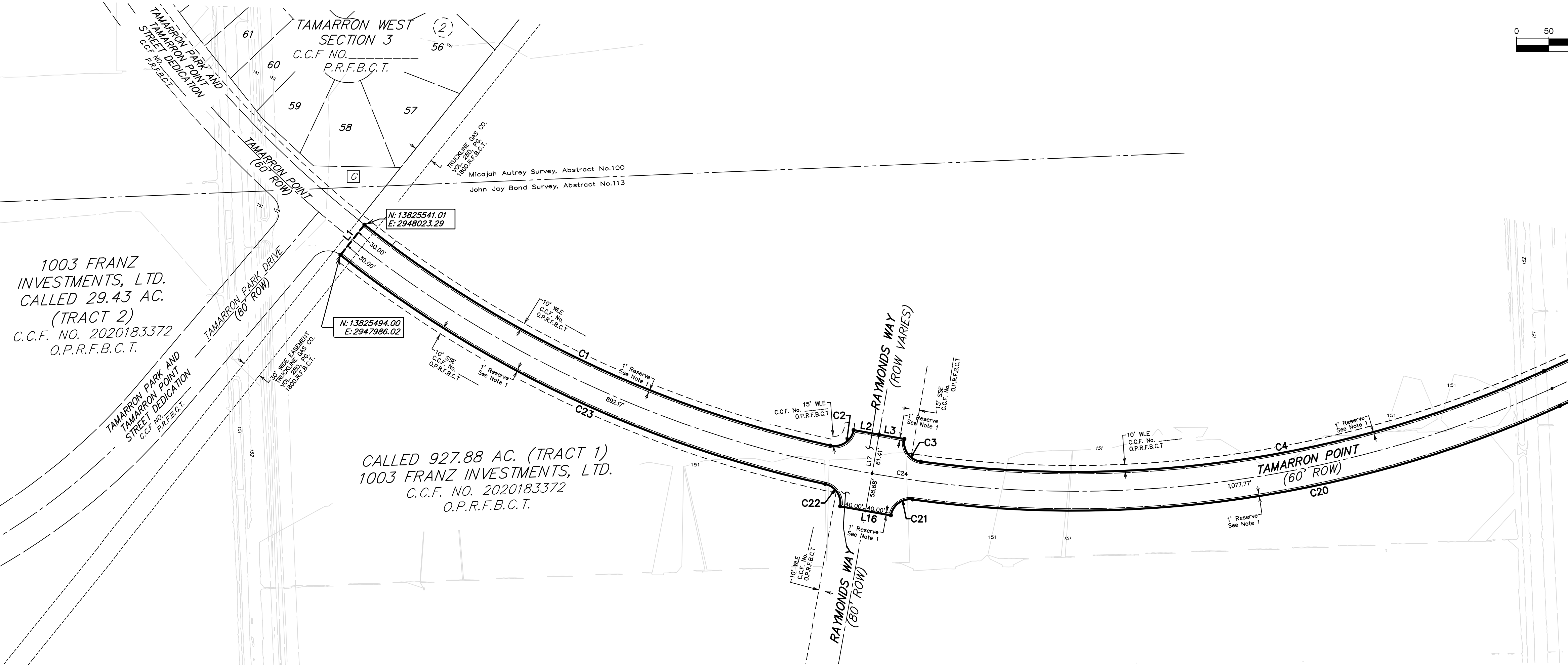
FEBRUARY 2023

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

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

ENGINEER/SURVEYOR:
 **QUIDDITY**
Texas Board of Professional Engineers and Land Surveyors Registration No. 131006-1-000600
 1255 Corporate Drive, Houston, Texas 77040-2002-2003

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 222
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT LAMAR C15.D
SCHOOL	N/A
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 plots where such streets abut adjacent acreage tracts, the condition of such dedicated 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 thereto shall revert to and revert in the dedicatory, his heirs, assigns or successors.
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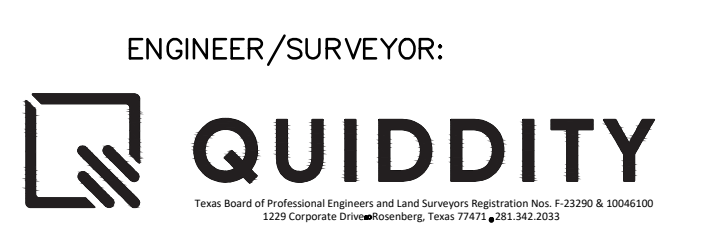
TAMARRON POINT STREET DEDICATION SECTION 5

A SUBDIVISION OF 5.36 ACRES OF LAND OUT OF THE JOHN JAY BOND SURVEY, A-113 FORT BEND COUNTY, TEXAS

FEBRUARY 2023

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

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



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, It's Authorized Agent acting by and through Jonathon Woodruff, its Assistant Vice President, owner hereinafter referred to as Owners of the 5.36 acre tract described in the above and foregoing map of Tamarron Point Street Dedication Section 5, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all 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, It's Authorized Agent has caused these presents to be signed by Jonathon Woodruff, its Assistant Vice President, thereunto authorized, this _____ day of _____, 202__.

D.R. Horton – Texas, Ltd.,
a Texas Limited Partnership
By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent.

By: _____
Jonathon Woodruff
Assistant Vice President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jonathon 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 _____ day of _____, 202__.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Devin P. Espinosa, 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.

Devin P. Espinosa P.E.
Professional Engineer No. 139534

This plat of Tamarron Point Street Dedication Section 5 was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 202__.

Amy Pearce, Chair

Dar Hakimzadeh, Co-Chair

This plat of Tamarron Point Street Dedication Section 5 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 202__.

Aaron Graff, Mayor

Kimberly Kopecky, City Secretary

I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/angency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.

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

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 5.36 acre tract of land in the John Jay Bond Survey, Abstract 113, Fort Bend County, Texas, being out of and a part of a portion of that certain called 927.88 acre tract of land recorded under County Clerk's File Number 2020183372, 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 for the southwest corner of an adjoining called 182.86 acre tract recorded under County Clerk's File Number 2020183088, Official Public Records, Fort Bend County, Texas, and the southwest corner of said John Jay Bond Survey, Abstract 113, same being the northwest corner of the Fort Bend County MUD 198 Water Plant No. 1 called 2.999 acre tract recorded under County Clerk's File Number 20210055, Plat Records, Fort Bend County, Texas, and the northwest corner of the Rufus Wright Survey, Abstract 344, as located in Jordan Road, said point being in the east line of a called 23.5000 acre tract recorded under County Clerk's File Number 2017009809, Official Public Records, Fort Bend County, Texas, and the Nathan Brookshire League, Abstract 14, from which point an angle point in the west line of said adjoining called 182.86 acre tract bears North 02 degrees 20 minutes 34 seconds West, 1,588.06 feet;

Thence North 87 degrees 31 minutes 50 seconds East along the south line of said adjoining called 182.86 acre tract, the south line of a called 1.64 acre tract recorded under County Clerk's File Number 2022027900, Official Public Records, Fort Bend County, Texas, the south line of said called 927.88 acre tract, the south line of a called 4.00 acre tract recorded under County Clerk's File Number 2020183088, Official Public Records, Fort Bend County, Texas, the south line of a called 0.12 acre tract (Director Lot 1) recorded under County Clerk's File Number 2021060229, Official Public Records, Fort Bend County, Texas, and the south line of said John Jay Bond Survey, Abstract 113, same being the north line of said Fort Bend County MUD 198 Water Plant No. 1, the north line of a called 0.1399 acre tract recorded under County Clerk's File Number 2020120458, Official Public Records, Fort Bend County, Texas, the north line of an called 471.4 acre tract recorded under County Clerk's File Number 2020038283, Official Public Records, Fort Bend County, Texas, and said Rufus Wright Survey, Abstract 344, 2,145.85 feet to a point on said line, from which point a 5/8 inch iron rod found for the northeast corner of said called 471.4 acre tract bears North 87 degrees 31 minutes 50 seconds East, 3,466.10 feet;

Thence North 02 degrees 28 minutes 10 seconds West, crossing said called 927.88 acre tract, 1,568.67 feet to a 5/8 inch iron rod with cap marked "Quiddity" set in the east line of said adjoining called 182.86 acre tract, same being in the west line of said called 927.88 acre tract, for the southwest corner and the Place of Beginning of the herein described tract;

Thence North 38 degrees 24 minutes 59 seconds East, along the east line of said adjoining called 182.86 acre tract, same being the west line of said called 927.88 acre tract, 60.00 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for the northwest corner of the herein described tract, being in a non-tangent curve to the left;

Thence establishing the north line of the herein described tract to points with the following courses and distances:
Thence with said non-tangent curve to the left, having a central angle of 26 degrees 05 minutes 35 seconds, an arc length of 806.08 feet, a radius of 1,770.00 feet, and a chord bearing South 64 degrees 37 minutes 48 seconds East, 799.13 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 92 degrees 18 minutes 20 seconds, an arc length of 48.33 feet, a radius of 30.00 feet, and a chord bearing North 56 degrees 10 minutes 14 seconds East, 43.27 feet;

South 79 degrees 58 minutes 56 seconds East, 80.00 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 92 degrees 18 minutes 20 seconds, an arc length of 48.33 feet, a radius of 30.00 feet, and a chord bearing South 36 degrees 08 minutes 06 seconds East, 43.27 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 32 degrees 00 minutes 03 seconds, an arc length of 988.58 feet, a radius of 1,770.00 feet, and a chord bearing North 81 degrees 42 minutes 42 seconds East, 975.78 feet;

North 65 degrees 42 minutes 40 seconds East, 340.42 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 05 degrees 45 minutes 05 seconds, an arc length of 203.77 feet, a radius of 2,030.00 feet, and a chord bearing North 68 degrees 35 minutes 13 seconds East, 203.68 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 88 degrees 19 minutes 51 seconds, an arc length of 46.25 feet, a radius of 30.00 feet, and a chord bearing North 27 degrees 17 minutes 49 seconds East, 41.80 feet;

North 73 degrees 07 minutes 54 seconds East, 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 19 minutes 51 seconds, an arc length of 46.25 feet, a radius of 30.00 feet, and a chord bearing South 61 degrees 02 minutes 02 seconds East, 41.80 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 11 degrees 39 minutes 04 seconds, an arc length of 412.80 feet, a radius of 2,030.00 feet, and a chord bearing North 80 degrees 37 minutes 34 seconds East, 412.09 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 88 degrees 19 minutes 51 seconds, an arc length of 46.25 feet, a radius of 30.00 feet, and a chord bearing North 42 degrees 17 minutes 10 seconds East, 41.80 feet;

North 88 degrees 07 minutes 14 seconds East, 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 19 minutes 51 seconds, an arc length of 46.25 feet, a radius of 30.00 feet, and a chord bearing South 46 degrees 02 minutes 41 seconds East, 41.80 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 01 degree 04 minutes 46 seconds, an arc length of 38.25 feet, a radius of 2,030.00 feet, and a chord bearing South 89 degrees 40 minutes 14 seconds East, 38.24 feet;

South 89 degrees 07 minutes 51 seconds East, 217.81 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 04 degrees 17 minutes 46 seconds, an arc length of 37.49 feet, a radius of 500.00 feet, and a chord bearing North 88 degrees 43 minutes 16 seconds East, 37.48 feet;

North 86 degrees 34 minutes 23 seconds East, 80.12 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 02 degrees 27 minutes 14 seconds, an arc length of 21.41 feet, a radius of 500.00 feet, and a chord bearing North 87 degrees 48 minutes 00 seconds East, 21.41 feet;

North 89 degrees 01 minute 37 seconds East, 71.33 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for the northeast corner of the herein described tract;

Thence South 00 degrees 58 minutes 23 seconds East establishing the east line of the herein described tract, 90.00 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for the southeast corner of the herein described tract;

Thence establishing the south line of the herein described tract with the following courses and distances:
South 89 degrees 01 minute 37 seconds West, 47.55 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 13 degrees 40 minutes 24 seconds, an arc length of 95.46 feet, a radius of 400.00 feet, and a chord bearing North 84 degrees 08 minutes 11 seconds West, 95.23 feet;

North 77 degrees 17 minutes 59 seconds West, 18.76 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 11 degrees 49 minutes 52 seconds, an arc length of 82.60 feet, a radius of 400.00 feet, and a chord bearing North 83 degrees 12 minutes 55 seconds West, 82.45 feet;

North 89 degrees 07 minutes 51 seconds West, 187.96 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 09 degrees 01 minute 53 seconds, an arc length of 310.53 feet, a radius of 1,970.00 feet, and a chord bearing South 86 degrees 21 minutes 12 seconds West, 310.21 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 91 degrees 46 minutes 20 seconds, an arc length of 48.05 feet, a radius of 30.00 feet, and a chord bearing South 35 degrees 57 minutes 06 seconds West, 43.08 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for corner;

South 80 degrees 03 minutes 55 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 91 degrees 46 minutes 20 seconds, an arc length of 48.05 feet, a radius of 30.00 feet, and a chord bearing North 55 degrees 49 minutes 15 seconds West, 43.08 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 12 degrees 34 minutes 55 seconds, an arc length of 432.60 feet, a radius of 1,970.00 feet, and a chord bearing South 72 degrees 00 minutes 08 seconds West, 431.73 feet;

South 65 degrees 42 minutes 40 seconds West, 340.42 feet to the beginning of a curve to the right;

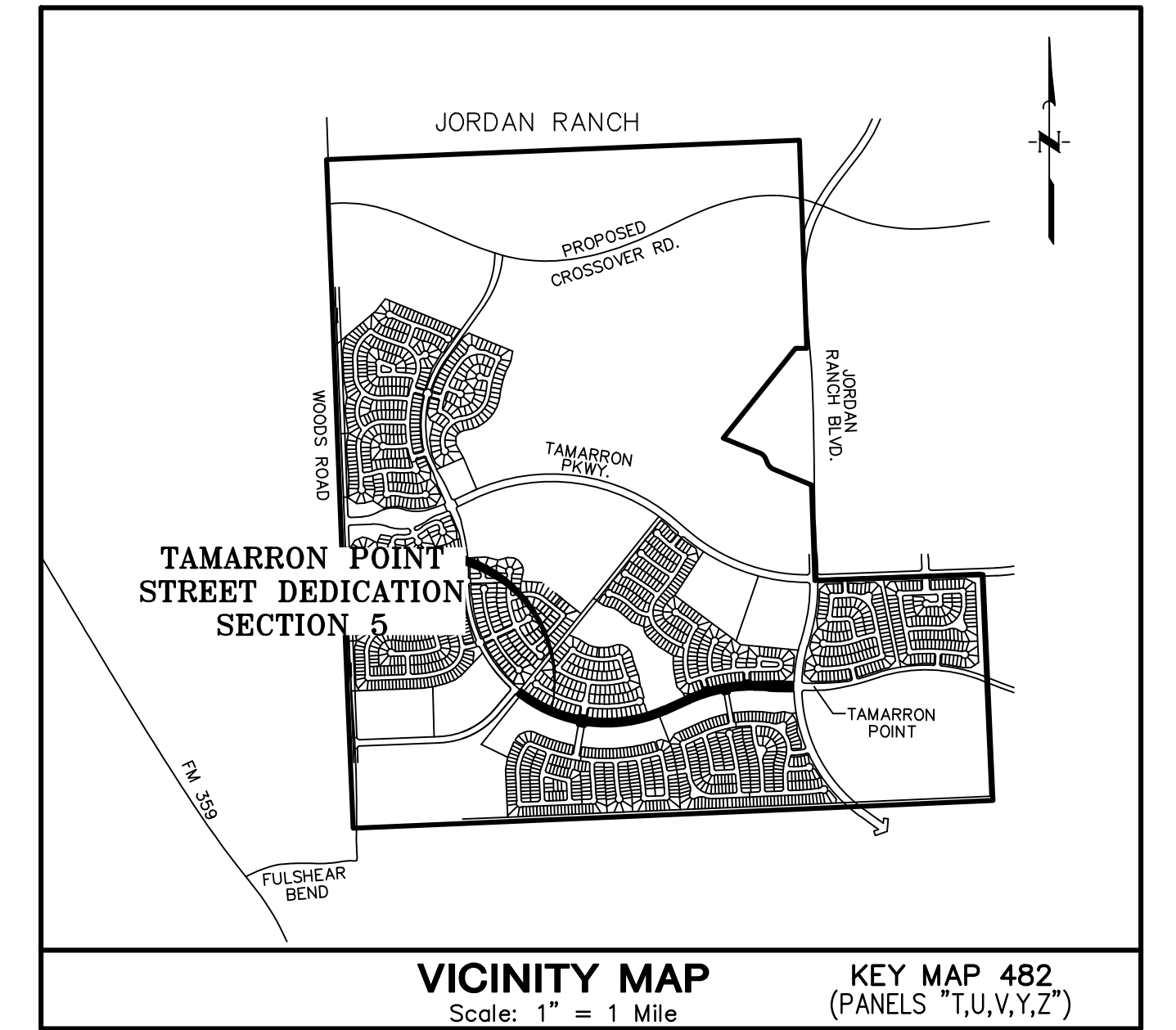
Thence with said curve to the right, having a central angle of 32 degrees 08 minutes 59 seconds, an arc length of 1,026.85 feet, a radius of 1,830.00 feet, and a chord bearing South 81 degrees 47 minutes 10 seconds West, 1,013.43 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 87 degrees 50 minute 35 seconds, an arc length of 45.99 feet, a radius of 30.00 feet, and a chord bearing South 53 degrees 56 minutes 21 seconds West, 41.62 feet;

North 79 degrees 58 minutes 56 second West, 80.00 feet to a 5/8 inch iron rod with cap marked "Quiddity" set in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 87 degrees 50 minutes 35 seconds, an arc length of 45.99 feet, a radius of 30.00 feet, and a chord bearing North 33 degrees 54 minutes 14 seconds West, 41.62 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 26 degrees 14 minutes 31 seconds, an arc length of 838.16 feet, a radius of 1,830.00 feet, and a chord bearing North 64 degrees 42 minutes 16 seconds West, 830.85 feet to the southwest corner and Place of Beginning of the herein described tract, and containing 5.36 acres of land, more or less.



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. Date
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 202__.

Vincent M. Morales, Jr. Commissioner, Precinct 1
Grady Prestage Commissioner, Precinct 2

KP George County Judge
Dexter L. McCoy Commissioner, Precinct 4

W.A. "Andy" Meyers Commissioner, Precinct 3
Dexter L. McCoy Commissioner, Precinct 4

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 _____, 202__ 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: _____

TAMARRON POINT STREET DEDICATION SECTION 5

A SUBDIVISION OF 5.36 ACRES OF LAND OUT OF THE JOHN JAY BOND SURVEY, A-113 FORT BEND COUNTY, TEXAS

FEBRUARY 2023

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

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

ENGINEER/SURVEYOR:

