Date: September 12, 2023

To: Fort Bend County Commissioners County

Commissioner Vincent M. Morales, Jr. Precinct 1

1517 Eugene Heimann Circle

Richmond, TX 77469

936-539-7833

From: Michael Foster

Project Reference: Request for Variance – Block Length

Tamarron West Section 20

Dear Commissioner Morales:

The proposed plat is located within Fort Bend County, within the City of Fulshear Extra Territorial Jurisdiction in a developing area near Texas Heritage Parkway and Tamarron Point. The subject tract falls directly East of Jordan Ranch Boulevard and West of Tamarron Section 48 (Plat No. 2022064917, F.B.C.P.R.) in the planned Tamarron West subdivision. North of the project is Tamarron West Phase II Detention – Pond 2, and South of the project is Ronald W. Henriksen Trustee 579 AC. Tract (F.B.C.C.F. NO. 2008132362).

We respectfully request the Court consider granting a variance to the maximum 1,400-foot block length requirement per Section 5.5.A.2 of the Fort Bend County Regulations of Subdivision. This variance request will provide an exception to providing a stub street north.

The proposed plat will dedicate the area for single family development. Providing a stub street to the North would negatively impact drainage as the existing detention pond has an overflow weir. The entry road into Section 20 was previously increased from 60' to 90' and will serve as a boulevard entry.

The intent and general purposes of the Fort Bend County Regulations of Subdivisions will be preserved and maintained. Existing and proposed streets in the area including Tamarron Point, Tamarron Parkway, and Jordan Ranch Boulevard, adequately address traffic circulation and distribution for the existing adjacent tracts. Granting the variance will not be detrimental to the public welfare or injurious to the neighboring property.

Respectfully,

Michael Foster

Civil Engineer, EIT

DHI Engineering, LLC

Millaul Toster

6744 Horton Vista Drive

Suite 100

Richmond, TX 77407 Office: 281-269-6847

mfoster@dhiengineering.com www.dhiengineering.com STATE OF TEXAS COUNTY OF FORT BEND

WE, D.R. HORTON - TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, BY D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, ACTING BY AND THROUGH ERNIE S. LOEB, VICE PRESIDENT, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 66.86 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TAMARRON WEST SECTION 20, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), 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 TO 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 5 FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 EASEMENT, FROM A PLANE SIXTEEN (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 EASEMENTS TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DAMAGE 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 FIFTEEN FEET (20' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT 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, PLANTING 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 CERTIFY THAT WE ARE THE OWNER(S) OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON WEST SECTION 20 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, 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, ACTING BY AND THROUGH D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNIE S. LOEB, ITS VICE PRESIDENT.

THIS _____, 20___.

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

BY: D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT

ERNIE S. LOEB, VICE PRESIDENT

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNIE S. LOEB. VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ______ DAY OF _____, 20___.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

CERTIFICATE FOR SURVEYOR:

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/TANGENCY 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

CHRIS D. KALKOMEY REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5869

CERTIFICATE FOR ENGINEER:

, SARAH L. ABRAMS, 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.

THIS PLAT OF TAMARRON WEST SECTION 20 WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF

THIS ______, 20___.

AMY PEARCE, CHAIR

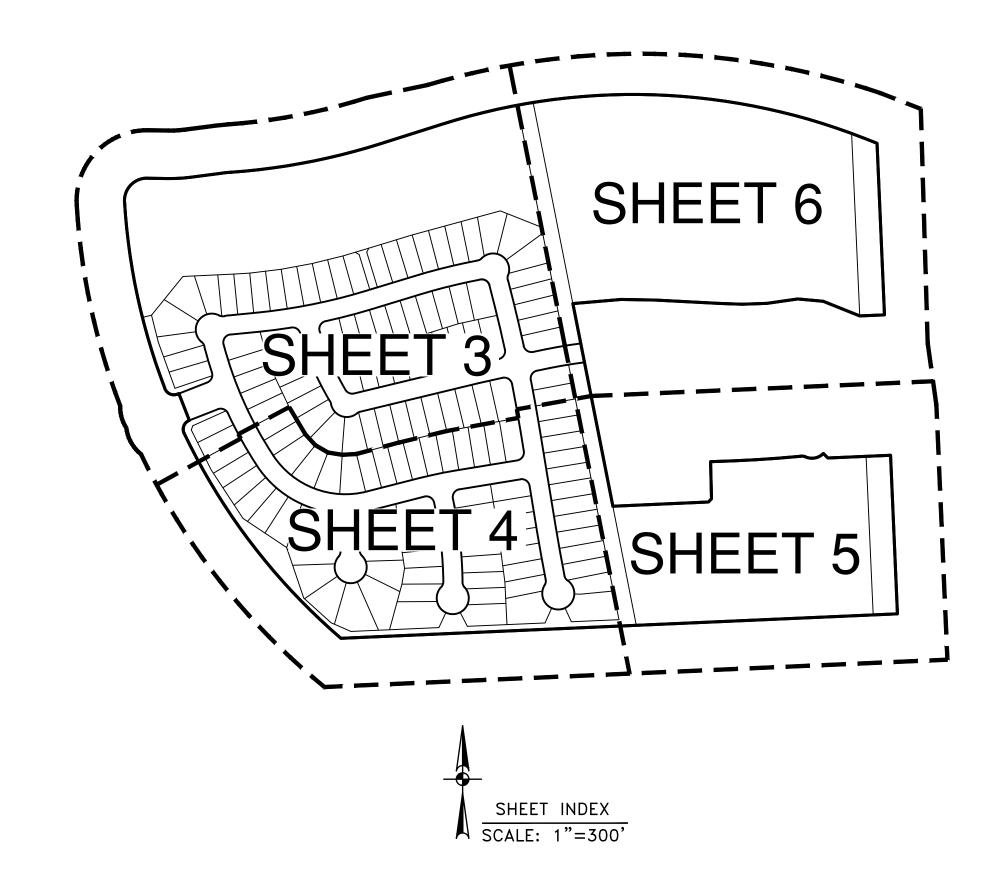
JOAN BERGER, CO-CHAIR

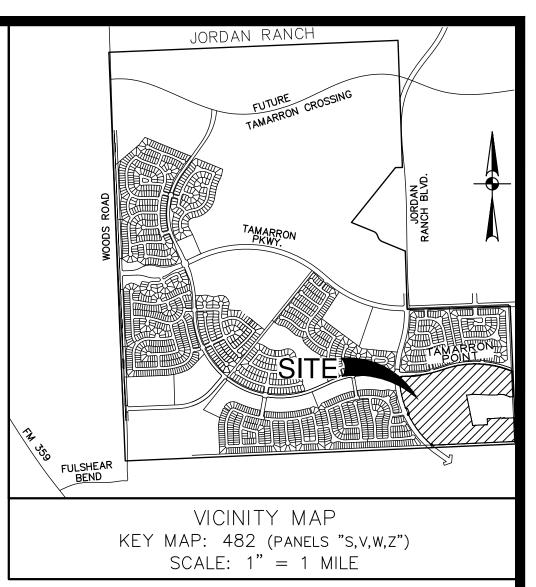
THIS PLAT OF TAMARRON WEST SECTION 20 WAS APPROVED ON ______ BY THE CITY OF

FULSHEAR CITY COUNCIL AND SIGNED ON THIS ______ DAY OF _____ 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 (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KATIE LEWIS, CITY SECRETARY





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 ______, 202___.

VINCENT M. MORALES, JR. PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER

K.P. 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 ______, AT _____, O'CLOCK __.M., AND 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

TAMARRON WEST SECTION 20

A SUBDIVISION OF 66.86 ACRES OF LAND LOCATED IN THE

JOHN JAY BOND SURVEY, ABSTRACT NUMBER 113 FORT BEND COUNTY, TEXAS.

9 RESERVES 4 BLOCKS

SCALE: 1"= 60' SEPTEMBER 2023

> OWNER: D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP 6744 HORTON VISTA DRIVE, SUITE 100 RICHMOND, TEXAS 77407



DHI Engineering, LLC

(281) 556-2100

6744 HORTON VISTA DR., SUITE 100 RICHMOND, TX 77407 TBPE REG. NO. F-19561

SARAH L. ABRAMS LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 134934

Texas Board of Professional Engineers and Land Surveyor Registration Nos. F-23290 & 10046100 1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

SURVEYOR:

A METES & BOUNDS DESCRIPTION OF A 66.86 ACRE TRACT OF LAND IN THE JOHN JAY BOND SURVEY, ABSTRACT 113, FORT BEND COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 111.17 ACRE TRACT (TRACT 2) OF LAND RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2023010362, 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.

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP MARKED "QUIDDITY" SET FOR THE SOUTHEAST CORNER OF SAID CALLED 111.17 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID ABSTRACT 113, THE NORTHEAST CORNER OF AN ADJOINING CALLED 579.0 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2008132362, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, AND THE NORTHEAST CORNER OF THE ADJOINING RUFUS WRIGHT SURVEY, ABSTRACT 344, BEING IN THE WEST LINE OF THE ADJOINING TAMARRON SECTION 48, ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20220097, PLAT RECORDS, FORT BEND COUNTY, TEXAS, AND THE WEST LINE OF THE ADJOINING MICAJAH AUTREY SURVEY, ABSTRACT 100, FOR THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIED TRACT, FROM SAID POINT A 1-1/4 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID ADJOINING TAMARRON SECTION 48 BEARS SOUTH 02 DEGREES 28 MINUTES 30 SECONDS EAST, 157.74 FEET;

THENCE SOUTH 87 DEGREES 29 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE SOUTH LINE OF SAID CALLED 111.17 ACRE TRACT, THE SOUTH LINE OF SAID ABSTRACT 113, SAME BEING THE NORTH LINE OF SAID ADJOINING CALLED 579.0 ACRE TRACT, AND THE NORTH LINE OF SAID ADJOINING ABSTRACT 344, 1,740.51 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING IN A NON-TANGENT CURVE TO THE RIGHT;

THENCE ESTABLISHING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, CROSSING SAID CALLED 111.17 ACRE TRACT TO POINTS AT THE FOLLOWING COURSES AND DISTANCES:

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 23 DEGREES 50 MINUTES 45 SECONDS, AN ARC LENGTH OF 811.56 FEET, A RADIUS OF 1,950.00 FEET, AND A CHORD BEARING NORTH 37 DEGREES 25 MINUTES 00 SECONDS WEST, 805.72 FEET TO THE BEGINNING OF A

THENCE WITH SAID COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 94 DEGREES 01 MINUTE 57 SECONDS, AN ARC LENGTH OF 49.24 FEET, A RADIUS OF 30.00 FEET, AND A CHORD BEARING NORTH 21 DEGREES 31 MINUTES 21 SECONDS EAST, 43.89 FEET;

NORTH 21 DEGREES 27 MINUTES 40 SECONDS WEST, 90.00 FEET;

SOUTH 68 DEGREES 32 MINUTES 20 SECONDS WEST, 4.69 FEET TO A POINT IN A NON-TANGENT CURVE

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEGREES 26 MINUTES 49 SECONDS, AN ARC LENGTH OF 47.36 FEET, A RADIUS OF 30.00 FEET, AND A CHORD BEARING NORTH 66 DEGREES 14 MINUTES 16 SECONDS WEST, 42.59 FEET TO THE BEGINNING OF A COMPOUND

THENCE WITH SAID COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17 DEGREES 36 MINUTES 25 SECONDS, AN ARC LENGTH OF 599.23 FEET, A RADIUS OF 1,950.00 FEET, AND A CHORD BEARING NORTH 12 DEGREES 12 MINUTES 38 SECONDS WEST, 596.88 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "QUIDDITY" FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF AN ADJOINING CALLED 4.42 ACRE TRACT (TRACT 4) THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03 DEGREES 59 RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2022146925, OFFICIAL PUBLIC RECORDS, FORT BEND MINUTES 11 SECONDS, AN ARC LENGTH OF 280.38 FEET, A RADIUS OF 4,030.00 FEET, AND A CHORD COMPOUND CURVE TO THE RIGHT;

THENCE ALONG THE UPPER NORTH LINE OF THE HEREIN DESCRIBED TRACT AND SAID CALLED 111.17 ACRE THENCE WITH SAID COMPOUND CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02 DEGREES 00 TRACT, SAME BEING THE SOUTHERLY LINE OF SAID ADJOINING CALLED 4.42 ACRE TRACT, TO POINTS AT THE FOLLOWING COURSES AND DISTANCES:

THENCE WITH SAID COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 94 DEGREES 16 MINUTES 35 SECONDS, AN ARC LENGTH OF 115.18 FEET, A RADIUS OF 70.00 FEET, AND A CHORD BEARING NORTH 43 DEGREES 43 MINUTES 52 SECONDS EAST, 102.62 FEET;

SOUTH 89 DEGREES 07 MINUTES 51 SECONDS EAST, 63.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

SECONDS, AN ARC LENGTH OF 71.52 FEET, A RADIUS OF 500.00 FEET, AND A CHORD BEARING NORTH 86 79 DEGREES 27 MINUTES 24 SECONDS EAST, 57.13 FEET; DEGREES 46 MINUTES 18 SECONDS EAST, 71.45 FEET;

NORTH 82 DEGREES 40 MINUTES 27 SECONDS EAST, 100.66 FEET TO THE BEGINNING OF A CURVE TO THE

SECONDS, AN ARC LENGTH OF 28.03 FEET, A RADIUS OF 500.00 FEET, AND A CHORD BEARING NORTH 84 DEGREES 16 MINUTES 50 SECONDS EAST, 28.03 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE

THENCE WITH SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 30 MINUTES NORTH 79 DEGREES 07 MINUTES 54 SECONDS EAST, 477.55 FEET;

NORTH 72 DEGREES 22 MINUTES 36 SECONDS EAST, 200.06 FEET TO THE BEGINNING OF A CURVE TO THE

102.62' 115.18'

71.45' 71.52'

28.03' 28.03'

477.55' 478.66'

1314.63' | 1340.34'

280.32' 280.38'

2.99' 2.99'

13.66' 13.84'

57.13' | 60.81

805.72' 811.56

43.89' 49.24'

42.59' 47.36'

596.88' 599.23

389.17' 390.90

353.34' 353.91

194.84' | 194.94

75.02' 82.56'

470.14' 470.31'

201.87' | 201.88'

112.47' 112.51'

347.86' 371.06'

284.66' 285.33

266.30' 267.28

65.18' 65.18'

97.85' | 136.30'

1.36' 1.36'

209.61' | 209.62'

65.62'

111.60'

15.55'

CURVE TABLE

CURVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH

2030.00' | 13°30'36" | N79°07'54"E

1970.00' | 38°58'57" | S88°07'55"E

50.00' | 69°40'40" | N79°27'24"E

94°01'57" | N21°31'21"E

2°00'48"

31°43'12"

90°26'49" |

99*05'30" |

55.00' | 86°00'23" | S57°43'48"E

N86°46'18"E

N84°16'50"E

N86'34'56"E

N83°34'56"E

S81°33'52"E

N37°25'00"W

N66°14'16"W

N1212'38"W

N24°05'48"W

N34°46'52"E

N78°41'39"E

N76°09'51"E

S12°01'56"E

S10°29'39"E

S7810'59"W

N68°51'45"W

S4°58'17"E

S21°49'25"E

S66*57'27"E

N77°21'02"E

N80°34'06"E

S2°28'37"W

S15"11'12"E

500.00' 8"11'42"

500.00' | 3'12'45" |

4030.00' 3'59'11"

1950.00' | 23*50'45" |

1950.00' | 17*36'25" |

1200.00' | 18**°**39'50" |

1800.00' | 11°15'55"

1800.00' | 6°12'18"

5000.00' | 5°23'22" |

5000.00' | 2'18'48" |

1300.00' 4'57'31" |

300.00' | 70*52'03" |

1200.00' | 13'37'25" |

900.00' | 17*00'57" |

2000.00' | 1*52'03" |

1400.00' | 4°34'06" |

85.00' | 0*55'09"

7315'05"

36°14'47"

50.00' | 156°11'16" | S57°29'38"E

55.00'

25.00**'**

25.00'

30.00'

30.00

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 38 DEGREES 58 MINUTES 57 SECONDS, AN ARC LENGTH OF 1,340.34 FEET, A RADIUS OF 1,970.00 FEET, AND A CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 55 SECONDS EAST, 1,314.63 FEET;

SOUTH 68 DEGREES 38 MINUTES 27 SECONDS EAST, 47.23 FEET TO A POINT FOR THE UPPER NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 111.17 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID ADJOINING CALLED 4.42 ACRE TRACT, AND BEING IN THE EAST LINE SAID ABSTRACT 113, AND THE EAST LINE OF A CALLED 10-FOOT WIDE ELECTRIC EASEMENT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2022075928, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID ADJOINING TAMARRON SECTION 48 AND IN THE WEST LINE OF SAID ADJOINING ABSTRACT 100;

THENCE SOUTH 02 DEGREES 28 MINUTES 30 SECONDS EAST ALONG THE UPPER EAST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE EAST LINE OF SAID CALLED 111.17 ACRE TRACT, THE EAST LINE OF SAID ABSTRACT 113, AND THE EAST LINE OF SAID CALLED 10-FOOT WIDE ELECTRIC EASEMENT, AND THE WEST LINE OF SAID ADJOINING TAMARRON SECTION 48 SAME BEING THE WEST LINE OF SAID ADJOINING ABSTRACT 100, 536.68 FEET TO A POINT FOR THE UPPER SOUTHEAST CORNER OF THE HEREIN DESCRIBED

THENCE ESTABLISHING THE INTERIOR LINES OF THE HEREIN DESCRIBED TRACT, CROSSING SAID CALLED 111.17 ACRE TRACT, WITH THE FOLLOWING COURSES AND DISTANCES:

SOUTH 87 DEGREES 31 MINUTES 30 SECONDS WEST, 77.25 FEET;

NORTH 68 DEGREES 10 MINUTES 16 SECONDS WEST, 123.01 FEET;

NORTH 84 DEGREES 46 MINUTES 03 SECONDS WEST, 79.89 FEET;

SOUTH 81 DEGREES 50 MINUTES 34 SECONDS WEST, 97.22 FEET;

SOUTH 88 DEGREES 06 MINUTES 47 SECONDS WEST, 77.78 FEET NORTH 87 DEGREES 57 MINUTES 07 SECONDS WEST, 69.59 FEET;

NORTH 87 DEGREES 00 MINUTES 18 SECONDS WEST, 201.04 FEET;

NORTH 89 DEGREES 01 MINUTE 13 SECONDS WEST, 107.58 FEET;

SOUTH 85 DEGREES 04 MINUTES 21 SECONDS WEST, 151.52 FEET TO A REENTRY CORNER FOR THE HEREIN

SOUTH 11 DEGREES 09 MINUTES 57 SECONDS EAST, 645.27 FEET TO A REENTRY CORNER FOR THE HEREIN

NORTH 87 DEGREES 29 MINUTES 12 SECONDS EAST, 298.76 FEET;

NORTH 43 DEGREES 06 MINUTES 00 SECONDS EAST, 14.29 FEET;

NORTH 01 DEGREE 25 MINUTES 29 SECONDS WEST, 115.75 FEET TO A POINT IN A NON-TANGENT CURVE

COUNTY, TEXAS, BEING IN THE NORTHERLY LINE OF SAID CALLED 111.17 ACRE TRACT, AND BEING IN A BEARING NORTH 86 DEGREES 34 MINUTES 56 SECONDS EAST, 280.32 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

MINUTES 48 SECONDS, AN ARC LENGTH OF 2.99 FEET, A RADIUS OF 85.00 FEET, AND A CHORD BEARING NORTH 83 DEGREES 34 MINUTES 56 SECONDS EAST, 2.99 FEET TO THE BEGINNING OF A REVERSE CURVE

THENCE WITH SAID REVERSE CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 31 DEGREES 43 MINUTES 12 SECONDS, AN ARC LENGTH OF 13.84 FEET, A RADIUS OF 25.00 FEET, AND A CHORD BEARING SOUTH 81 DEGREES 33 MINUTES 52 SECONDS EAST, 13.66 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE

THENCE WITH SAID REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 69 DEGREES 40 MINUTES THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08 DEGREES 11 MINUTES 42 40 SECONDS, AN ARC LENGTH OF 60.81 FEET, A RADIUS OF 50.00 FEET, AND A CHORD BEARING NORTH

SOUTH 45 DEGREES 22 MINUTES 56 SECONDS EAST, 20.00 FEET;

CURVE TABLE

CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH

1430.00' 4'29'02"

1370.00' 4'39'23"

4970.00' 1'43'33"

5030.00' 1'43'56"

25.00' 92*26'44"

25.00' 41'39'23"

50.00' 265'38'20"

25.00' | 44°05'40"

1170.00' | 11°07'52"

25.00' 92'30'47"

330.00' 3'27'09"

25.00' 81'05'14"

25.00' 42'50'00"

50.00' 265'40'01"

25.00' 42*50'00"

25.00' 81'05'14"

330.00' 49'35'22"

1230.00' 8'46'12"

C59 | 25.00' | 86°48'09"

25.00' 86'48'09"

1230.00' 3'29'57"

85.00' | 5°25'30"

25.00' 41'20'06"

25.00' 43'07'41"

50.00' | 265'39'55" |

C36 | 5030.00' | 1°45'17"

C40 | 25.00' | 42°32'37"

C42 | 25.00' | 90°00'00"

C44 | 1230.00' | 11°14'34"

C37

C52

C58

25.00' 89**°**22'36"

S57°01'39"E | 35.16' | 39.00'

N80°31'34"E | 111.88' | 111.91'

S80'36'45"W | 111.31' | 111.34'

S33'35'45"W | 35.16' | 39.00'

S1012'54"E | 154.05' | 154.05

S10*12'02"E | 149.70' | 149.70'

S32*37'39"E | 18.38' | 18.82'

S78*38'28"W | 73.33' | 231.84

N54°20'15"W | 35.36' | 39.27

S34°26'23"W | 36.10' | 40.34

N58°02'23"W | 36.12' | 40.37

S38*36'46"W | 32.50' | 35.38'

S88°04'09"W | 73.33' | 231.84

N42°28'29"W | 32.50' | 35.38'

N5813'24"W | 276.78' | 285.62

N29°02'37"W | 188.09' | 188.27

N68°03'36"W | 34.36' | 37.87

N25°08'15"E | 34.36' | 37.87

N16*30'51"W | 75.10' | 75.12

18.14' | 18.56'

152.07' | 152.07

240.97' 241.36

17.78' 18.18'

73.35' 231.81

18.77' 19.24

226.94' 227.30

| 19.88' | 19.88'

18.26' | 18.69'

18.26' | 18.69'

8.05' 8.05'

17.65'

N10°12'07"E

N10°12'13"W

S6°09'42"E

S21°22'06"E

N89°22'38"W

N21°23'43"E

N6°13'03"W

S77°25'48"W

S23°20'52"E

N19°29'09"E

N12°03'08"W

N30°00'25"W

NORTH 87 DEGREES 31 MINUTES 30 SECONDS EAST, 195.85 FEET TO THE LOWER NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING IN THE EAST LINE OF SAID CALLED 111.17 ACRE TRACT AND THE THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03 DEGREES 12 MINUTES 45 EAST LINE OF SAID ABSTRACT 113, SAME BEING THE WEST LINE OF SAID ADJOINING TAMARRON SECTION 48 AND SAID ADJOINING ABSTRACT 100;

THENCE SOUTH 02 DEGREES 28 MINUTES 30 SECONDS EAST ALONG THE LOWER EAST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE EAST LINE OF SAID CALLED 111.17 ACRE TRACT AND THE EAST LINE OF SAID ABSTRACT 113, AND THE WEST LINE OF SAID ADJOINING TAMARRON SECTION 48 AND THE WES 36 SECONDS, AN ARC LENGTH OF 478.66 FEET, A RADIUS OF 2,030.00 FEET, AND A CHORD BEARING LINE OF SAID ADJOINING ABSTRACT 100, 495.95 FEET TO THE PLACE OF BEGINNING AND CONTAINING 66.86 ACRES OF LAND, MORE OR LESS.

CURVE TABLE

CURVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH

25.00' 41°20'06"

85.00' | 816'20"

1770.00' 11'15'55"

1830.00' 6"12'18"

85.00' 1'23'31"

25.00' 36'14'47"

870.00' 13'09'02"

25.00' 73"15'05"

2030.00' 1'52'03"

4970.00' 2'22'26"

25.00' 86'00'23"

| 1770.00' | 612'18"

1830.00' 4'39'07"

25.00' 94'53'41"

1830.00' 3"11'42"

25.00' 99**°**05'30"

1170.00' | 18*39'50"

1330.00' 4*57'31"

25.00' 90'00'00"

4970.00' 1'44'27"

1970.00' 1'52'03"

50.00' | 118°23'52"

85.00' **4°**03'21"

25.00' 82°27'02"

C82 | 270.00' | 70°52'03"

C86 | 25.00' | 90'38'14"

C88 | 25.00' | 25'47'46"

C90 | 25.00' | 23°24'21"

C92 | 930.00' | 13°54'50"

C73 | 25.00' | 90°38'14"

C68

N33°21'27"E 99.46' 146.66' S83°16'40"E | 17.65' | 18.04'

N80°11'27"E | 12.26' | 12.27'

N78*41'39"E 347.45' 348.01'

N76°09'51"E | 198.09' | 198.19'

N79*57'46"E 2.07' 2.07'

N62°32'08"E | 15.55' | 15.82'

S23'45'23"E | 199.24' | 199.68'

S66*57'27"E | 29.83' | 31.96'

N77°21'02"E | 66.16' | 66.16'

N32*57'56"E 35.55' 39.55'

N13°32'24"W | 205.91' | 205.92'

N57°43'48"W 34.10' 37.53'

S76°09'51"W | 191.60' | 191.69'

S75°23'16"W | 148.54' | 148.58'

S30°15'58"W 36.83' 41.41'

S82°43'46"W | 102.04' | 102.05'

S34°46'52"W | 38.05' | 43.24'

S24°05'48"E | 379.44' | 381.12'

S68°51'45"E 313.07' 333.95'

N78°10'59"E | 115.07' | 115.10'

N35*39'45"E 35.36' 39.27'

N1012'29"W | 151.01' | 151.01'

N56°23'50"W | 35.55' | 39.55'

S77°21'02"W | 64.20' | 64.21'

S63°31'08"W | 11.16' | 11.26'

N70°10'49"W | 85.89' | 103.32'

N22*41'04"W | 10.14' | 10.21'

N32°21'34"W | 6.02' | 6.02'

N23°22'29"W | 225.29' | 225.84'

LINE TABLE

L2 | S68*38'27"E | 47.23'

L3 | N43°06'00"E | 14.29'

L4 S45°22'56"E 20.00'

L5 | S68'32'20"W | 4.69'

L6 N56'38'33"W 18.05'

L7 N32°30'22"E 11.47'

L8 | N11°46'59"W | 77.25'

L9 | N1°55'51"W | 198.26'

L12 | S7817'03"W | 38.99'

L13 | S11°46'59"E | 21.04'

L14 | N11°46'59"W | 21.04'

L15 | S1°55'51"E | 96.56'

L16 N1*55'51"W 96.56'

L17 N9°20'15"W 61.67'

L18 | S78"17'03"W | 12.10'

L19 N7847'03"E 12.10'

L20 N75*50'48"E 29.25'

L21 N73°45'15"E 39.55'

L22 | S61°35'31"E | 14.23'

L23 N73°06'24"E 45.00'

L24 N28°03'42"E 14.14'

L26 | S66°21'55"E | 67.59'

L28 | S19'41'38"W | 13.87'

L29 | S59*57'24"E | 45.45'

L30 | N86°42'36"E | 44.49'

L25 | S88°25'01"E

L27 S26°24'38"E

38.99'

L10 N19*43'18"E

L11 N7817'03"E

LINE # | BEARING

- 1. ALL CUL-DE-SAC RADII ARE FIFTY FEET (50'), UNLESS OTHERWISE INDICATED.
- 2. ALL BLOCK CORNERS AND CUL-DE-SAC RETURN TO TANGENT RADII ARE TWENTY-FIVE FEET (25')
- 3. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- 4. ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE SHOWN ON THE PLAT.
- 5. ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 222, LAMAR CISD, FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4, AND FORT BEND COUNTY ASSISTANCE DISTRICT NO. 7. 7. THIS SUBDIVISION LIES WITHIN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD

6. THIS PLAT LIES WHOLLY WITHIN CITY OF FULSHEAR ETJ, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO.

- INSURANCE RATE MAP (FIRM), MAP NO. 48157C0085M, REVISED JANUARY 29, 2021, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; DHI ENGINEERING DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 152.10 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.
- 9. ELEVATIONS SHOWN HEREON ARE BASED ON NGS MONUMENT HGCSD 66, BEING THE TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5-INCH PVC PIPE WITH A LOGO STAMPED HGCSD 66 1986. LOCATED +/- 72-FEET EAST OF THE CENTERLINE OF F.M. HIGHWAY 1463 AND +/-0.34 MILES NORTH OF THE INTERSECTION OF F.M. HIGHWAY 1463 AND CHURCHILL FARMS BOULEVARD, KATY, TX. HOLDING AN ELEVATION OF 136.21 FEET (NAVD88).
- 10. 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.
- 11. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- 12. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY BY APPLYING THE FOLLOWING COMBINED
- 13. 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.
- 14. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 15. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, EFFECTIVE DATE OF _____ AND ISSUED _____
- 16. 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.
- 17. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND 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.
- 18. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 19. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- 20. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- 21. 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.
- 22. ALL PROPERTY IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE
- 23. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 222 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND DRAINAGE RESERVE.

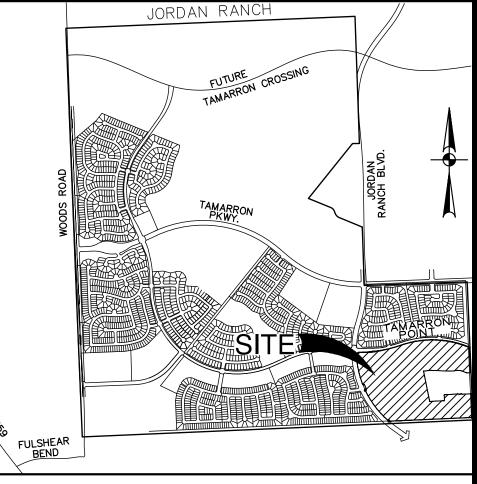
RESERVES

- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.22 AC. 9,411 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR DETENTION PURPOSES ONLY) 9.41 AC. 409,839 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.07 AC. 3,226 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.88 AC. 38,339 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR DETENTION PURPOSES ONLY) 14.41 AC. 627,507 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO DRILL SITE PURPOSES ONLY) 349,424 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 2.15 AC. 93,650 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)

43,048 SQ.FT.

RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.87 AC. 37,788 SQ.FT.

0.99 AC.



VICINITY MAP KEY MAP: 482 (PANELS "S,V,W,Z") SCALE: 1" = 1 MILE

LEGEND

- = SET 3/4" IRON ROD WITH CAP STAMPED "QUIDDITY" AS PER CERTIFICATION
- STREET NAME CHANGE SYMBOL AERIAL EASEMENT
- AC. = ACRE
- BL = BUILDING LINE
- DE = DRAINAGE EASEMENT FD = FOUND
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
- FORT BEND COUNTY PLAT RECORDS
- IRON ROD
- NUMBER PAGE PG. =
- RADIUS
- ROW = RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- STORM SEWER EASEMENT
- UTILITY EASEMENT UF =
- VOL. = VOLUME
- WATER LINE EASEMENT

TAMARRON WEST SECTION 20

A SUBDIVISION OF 66.86 ACRES OF LAND LOCATED IN THE

JOHN JAY BOND SURVEY, ABSTRACT NUMBER 113 FORT BEND COUNTY, TEXAS.

4 BLOCKS

OWNER: D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP 6744 HORTON VISTA DRIVE, SUITE 100 RICHMOND, TEXAS 77407

(281) 556-2100



DHI Engineering, LLC

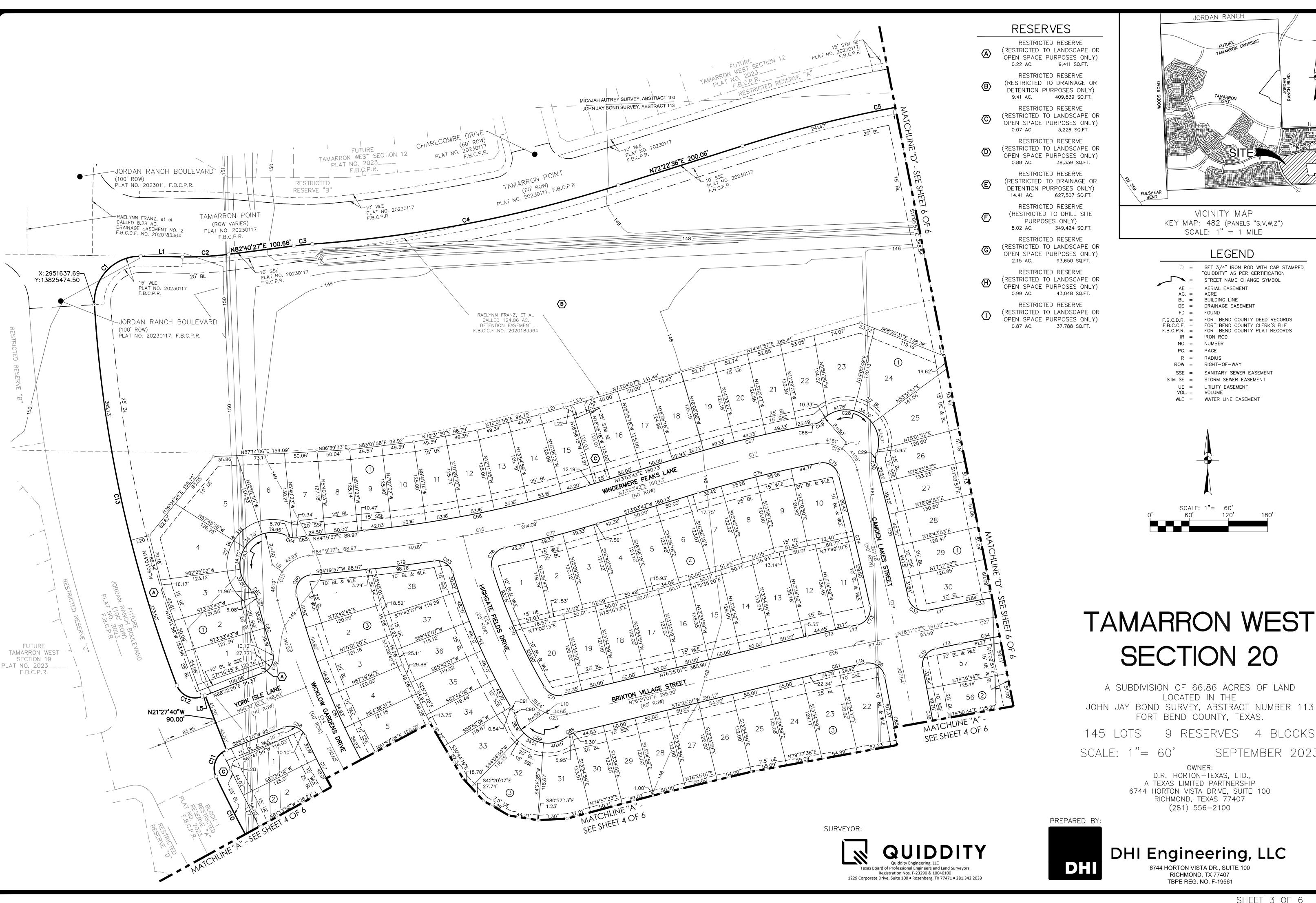
6744 HORTON VISTA DR., SUITE 100

RICHMOND, TX 77407 TBPE REG. NO. F-19561

C25

SURVEYOR: Texas Board of Professional Engineers and Land Surveyor Registration Nos. F-23290 & 10046100 1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

SCALE: 1"= 60 SEPTEMBER 202

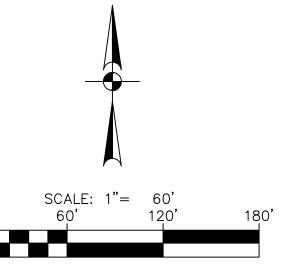




VICINITY MAP KEY MAP: 482 (PANELS "S,V,W,Z") SCALE: 1" = 1 MILE

LEGEND

○ = SET 3/4" IRON ROD WITH CAP STAMPED "QUIDDITY" AS PER CERTIFICATION STREET NAME CHANGE SYMBOL AERIAL EASEMENT AC. = ACRE BL = BUILDING LINE DE = DRAINAGE EASEMENT FD = FOUNDF.B.C.D.R. = FORT BEND COUNTY DEED RECORDS F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS IR = IRON ROD NUMBER RADIUS ROW = RIGHT-OF-WAYSSE = SANITARY SEWER EASEMENT STM SE = STORM SEWER EASEMENT UE = UTILITY EASEMENT VOL. = VOLUME



TAMARRON WEST SECTION 20

A SUBDIVISION OF 66.86 ACRES OF LAND LOCATED IN THE

FORT BEND COUNTY, TEXAS. 9 RESERVES 4 BLOCKS

SEPTEMBER 2023

OWNER: D.R. HORTON—TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP 6744 HORTON VISTA DRIVE, SUITE 100 RICHMOND, TEXAS 77407 (281) 556-2100

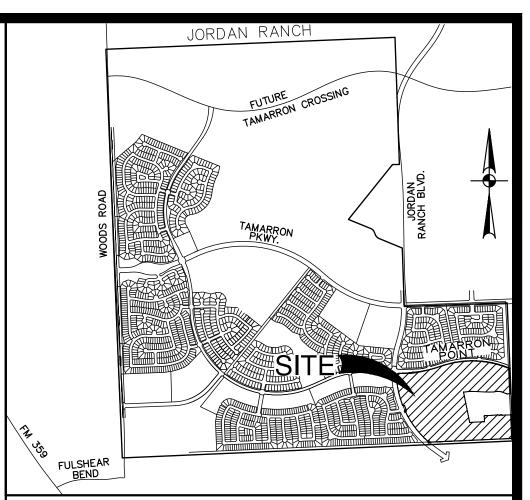
DHI Engineering, LLC

6744 HORTON VISTA DR., SUITE 100 RICHMOND, TX 77407 TBPE REG. NO. F-19561

MATCHLINE "A" -SEE SHEET 3 OF 6 WICKLOW GARDENS DRIVE FUTURE TAMARRON WEST SECTION 19 PLAT NO. 2023__ F.B.C.P.R. N87°48'16"E N87°29'12"E 242.78' S87°29'12"W 1740.51'— JOHN JAY BOND SURVEY, ABSTRACT 113 RUFUS WRIGHT SURVEY, ABSTRACT 344 X: 2952313.59-/ Y: 13824111.31 RONALD W. HENRIKSEN, TRUSTEE CALLED 579.0 AC. (LOT 1) F.B.C.C.F. NO. 2008132362

RESERVES

- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.22 AC. 9,411 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR DETENTION PURPOSES ONLY) 9.41 AC. 409,839 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.07 AC. 3,226 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.88 AC. 38,339 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR DETENTION PURPOSES ONLY) 14.41 AC. 627,507 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO DRILL SITE PURPOSES ONLY) 8.02 AC. 349,424 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 2.15 AC. 93,650 SQ.FT.
- RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.99 AC. 43,048 SQ.FT.
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- F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
 - IR = IRON ROD NO. = NUMBER
 - PG. =
- RADIUS ROW = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- UE = UTILITY EASEMENT
- VOL. = VOLUME
- WLE = WATER LINE EASEMENT

TAMARRON WEST SECTION 20

A SUBDIVISION OF 66.86 ACRES OF LAND LOCATED IN THE

JOHN JAY BOND SURVEY, ABSTRACT NUMBER 113 FORT BEND COUNTY, TEXAS.

9 RESERVES 4 BLOCKS

SCALE: 1"= 60' SEPTEMBER 2023

> D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP 6744 HORTON VISTA DRIVE, SUITE 100 RICHMOND, TEXAS 77407 (281) 556-2100



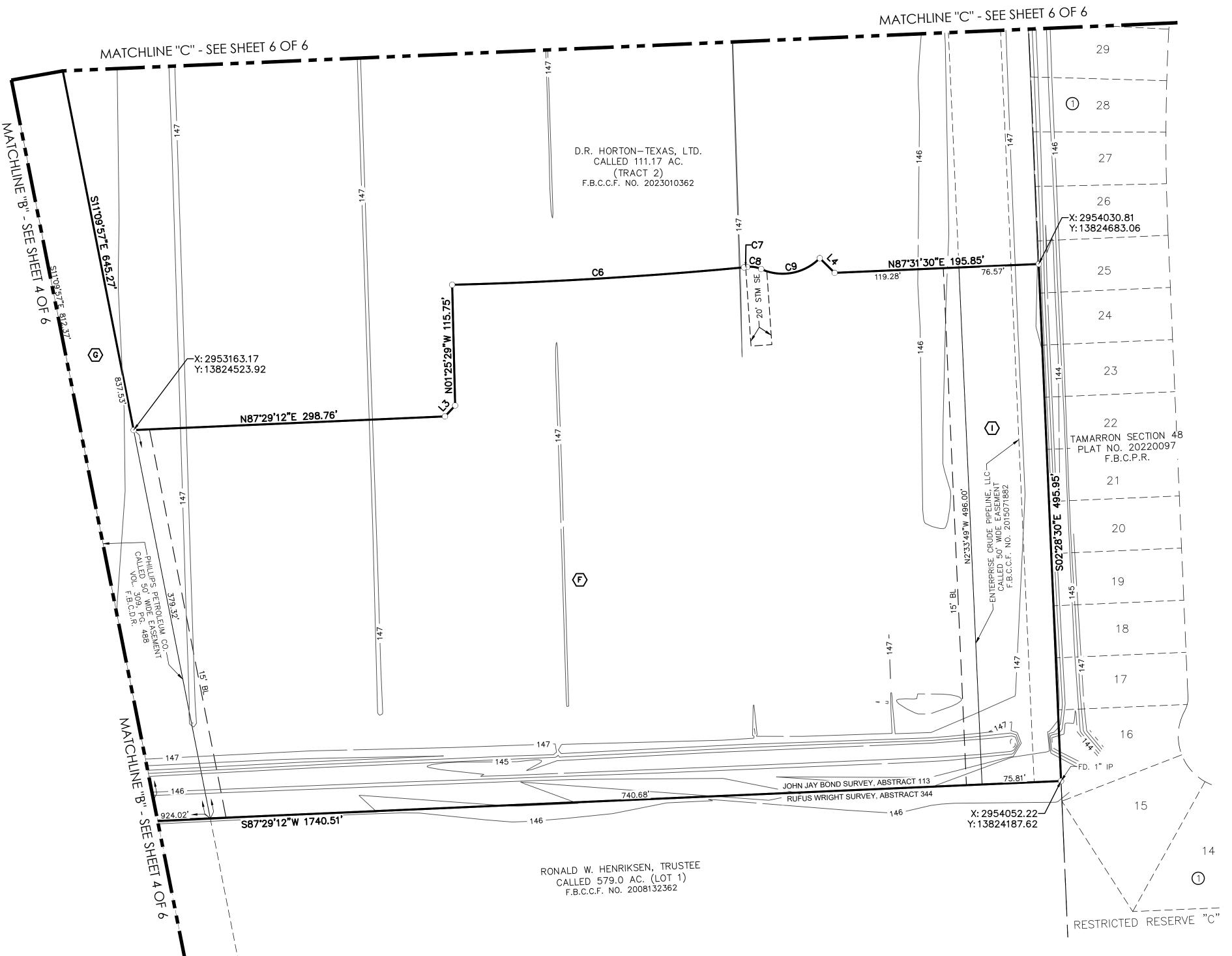
SURVEYOR:

Registration Nos. F-23290 & 10046100 1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

DHI Engineering, LLC

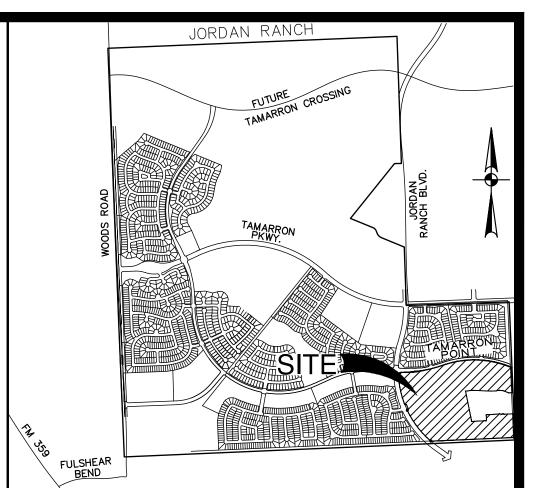
6744 HORTON VISTA DR., SUITE 100 RICHMOND, TX 77407 TBPE REG. NO. F-19561

SCALE: 1"= 60'



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WLE = WATER LINE EASEMENT

STM SE = STORM SEWER EASEMENT UE = UTILITY EASEMENT VOL. = VOLUME

TAMARRON WEST SECTION 20

A SUBDIVISION OF 66.86 ACRES OF LAND LOCATED IN THE

JOHN JAY BOND SURVEY, ABSTRACT NUMBER 113 FORT BEND COUNTY, TEXAS.

9 RESERVES 4 BLOCKS SCALE: 1"= 60'

> D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP 6744 HORTON VISTA DRIVE, SUITE 100 RICHMOND, TEXAS 77407

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6744 HORTON VISTA DR., SUITE 100 RICHMOND, TX 77407 TBPE REG. NO. F-19561

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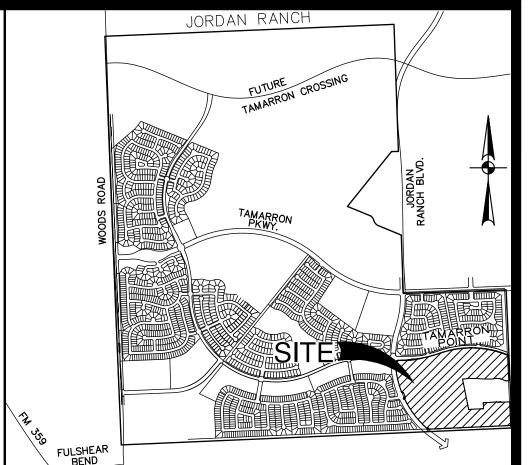
SEPTEMBER 2023

TAMARRON WEST SECTION 13 SALTFORD STREET PLAT NO. 2023____ F.B.C.P.R. PLAT NO. 20230117, F.B.C.P.R. PLAT NO. RESTRICTED RESERVE "A" PLAT NO. 20230117 F.B.C.P.R. MICAJAH AUTREY SURVEY, ABSTRACT 100 -10' SSE / PLAT NO. 20230117 JOHN JAY BOND SURVEY, ABSTRACT 113 F.B.C.P.R. PLAT NO. 20230117 F.B.C.P.R. RESTRICTED RESERVE "B" (DETENTION, LANDCAPE, OPEN SPACE) TAMARRON SECTION 52 PLAT NO. 20220096 F.B.C.P.R. CALLED 124.06 AC. DETENTION EASEMENT F.B.C.C.F. NO. 2020183364 - 149 — (E) RESTRICTED RESERVE "A" (DETENTION, LANDCAPE, OPEN SPACE) TAMARRON SECTION 48 PLAT NO. 20220097 F.B.C.P.R. CALLED 124.06 AC. DETENTION EASEMENT F.B.C.C.F. NO. 2020183364 N89°01'13"W 107.58' N87°00'18"W 201.04'____ S88°06'47"W `─X: 2953038.23 Y: 13825156.90 S87°31'30"W 77.25' -BRIXTON VILLAGE STREET (60' ROW) **1** 32 -1' RESERVE (NTS) (SEE NOTE 1 SHEET 2 OF 6) D.R. HORTON-TEXAS, LTD. CALLED 111.17 AC. (TRACT 2) F.B.C.C.F. NO. 2023010362 MATCHLINE "C" - SEE SHEET 5 OF 6 -PHILLIPS PETROLEUM CO. CALLED 50' WIDE EASEMENT VOL. 309, PG. 488 F.B.C.D.R. SURVEYOR:

RESERVES

- RESTRICTED RESERVE

 (RESTRICTED TO LANDSCAPE OR
 OPEN SPACE PURPOSES ONLY)
 0.22 AC. 9,411 SQ.FT.
- RESTRICTED RESERVE
 (RESTRICTED TO DRAINAGE OR
 DETENTION PURPOSES ONLY)
 9.41 AC. 409,839 SQ.FT.
- RESTRICTED RESERVE
 (RESTRICTED TO LANDSCAPE OR
 OPEN SPACE PURPOSES ONLY)
 0.07 AC. 3,226 SQ.FT.
- RESTRICTED RESERVE
 (RESTRICTED TO LANDSCAPE OR
 OPEN SPACE PURPOSES ONLY)
 0.88 AC. 38,339 SQ.FT.
- RESTRICTED RESERVE
 (RESTRICTED TO DRAINAGE OR
 DETENTION PURPOSES ONLY)
 14.41 AC. 627,507 SQ.FT.
- RESTRICTED RESERVE
 (RESTRICTED TO DRILL SITE
 PURPOSES ONLY)
 8.02 AC. 349,424 SQ.FT.
- RESTRICTED RESERVE
 (RESTRICTED TO LANDSCAPE OR
 OPEN SPACE PURPOSES ONLY)
 2.15 AC. 93,650 SQ.FT.
- RESTRICTED RESERVE
 (RESTRICTED TO LANDSCAPE OR
 OPEN SPACE PURPOSES ONLY)
 0.99 AC. 43,048 SQ.FT.
- RESTRICTED RESERVE
 (RESTRICTED TO LANDSCAPE OR
 OPEN SPACE PURPOSES ONLY)
 0.87 AC. 37,788 SQ.FT.



VICINITY MAP
KEY MAP: 482 (PANELS "S,V,W,Z")
SCALE: 1" = 1 MILE

LEGEND

- SET 3/4" IRON ROD WITH CAP STAMPED
 "QUIDDITY" AS PER CERTIFICATION
 STREET NAME CHANGE SYMBOL
- AE = AERIAL EASEMENT AC. = ACRE
- BL = BUILDING LINE DE = DRAINAGE EASEMENT FD = FOUND
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
 - IR = IRON ROD NO. = NUMBER
 - PG. = PAGE
- R = RADIUS ROW = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT

 UE = UTILITY EASEMENT
- VOL. = VOLUME
- WLE = WATER LINE EASEMENT

TAMARRON WEST SECTION 20

A SUBDIVISION OF 66.86 ACRES OF LAND LOCATED IN THE

JOHN JAY BOND SURVEY, ABSTRACT NUMBER 113 FORT BEND COUNTY, TEXAS.

45 LOTS 9 RESERVES 4 BLOCKS

SCALE: 1"= 60' SEPTEMBER 2023

OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 556-2100



Registration Nos. F-23290 & 10046100

1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

DHI Engineering, LLC

6744 HORTON VISTA DR., SUITE 100 RICHMOND, TX 77407 TBPE REG. NO. F-19561