PLAT RECORDING SHEET

PLAT NAME:	Tamarron Parkway Phase 5 Street Dedication					
PLAT NO:						
ACREAGE:	9.721					
LEAGUE: H. & T.C. R.R. CO. Survey and Micajah Autrey Survey						
	·					
ABSTRACT N	UMBER: 261 & 100					
NUMBER OF H	BLOCKS: 0					
NUMBER OF I						
NUMBER OF I	RESERVES: 0					
OWNERS: D. R. Horton-Texas, Ltd.						
(DEPUTY CLERK)						

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH D.R. HORTON INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, ACTING BY AND THROUGH ERNEST S. LOEB. VICE PRESIDENT OF LAND, BEING AN OFFICER OF D.R. HORTON INC., A DELAWARE CORPORATION, OWNERS OF THE 9.721 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON PARKWAY PHASE 5 STREET DEDICATION, 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'

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 DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON PARKWAY PHASE 5 STREET DEDICATION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT

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 ERNEST S. LOEB, ITS VICE PRESIDENT OF LAND, THEREUNTO AUTHORIZED,

THIS 3Rd DAY OF APRIL

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

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

> Einest ERNEST S. LOEB, VICE PRESIDENT OF LAND

STATE OF TEXAS COUNTY OF FORT BEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS 3RD DAY OF APRIL

Worken houman

Y PUBLIC IN AND FOR THE STATE OF TEXAS



I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

MELONY F. GAY, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 85459



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

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5659



NOTES:

1. BENCHMARK: NGS MONUMENT HGCSD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCSD 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

2. 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.

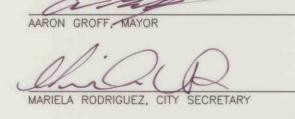
ELEV. = 142.94 FEET NAVD88

TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.

- 3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- 4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- 5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE JANUARY 22, 2024 AND ISSUED JANUARY 29, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 6. THIS PLAT PARTIALLY LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 222, 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.
- 7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0085M, REVISED JANUARY 29, 2021, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 8. 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
- 9. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
- 10. 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.
- 11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE
- 12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 13. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- 14. 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.
- 15. 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.
- 16. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188.
- 17. 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.
- 18. 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.
- 19. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS 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 FOR RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.

THIS PLAT OF TAMARRON PARKWAY PHASE 5 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS PLAT OF TAMARRON PARKWAY PHASE 5 STREET DEDICATION WAS APPROVED ON Sune 20,2023 BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 21Th _____, 2024, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.



BEING 9.721 ACRES OF LAND LOCATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100 AND THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 261, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF THAT CERTAIN CALLED 3.880 ACRE TRACT (TRACT 2) CONVEYED TO D. R. HORTON -TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2023097054, OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 72.76 ACRE TRACT (TRACT 1) CONVEYED TO D. R. HORTON - TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2023010362, F.B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 1.316.47 ACRE TRACT CONVEYED TO F., H., & L. 2012 TRUST, ET AL, BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2012149037, F.B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 631.26 ACRE TRACT CONVEYED TO D.R. HORTON - TEXAS, LTD, BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2013000056, F.B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 0.1148 ACRE TRACT (LOT 1) CONVEYED TO D.R. HORTON - TEXAS, LTD, BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2022024233, F.B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 0.1148 ACRE TRACT (LOT 2) CONVEYED TO D.R. HORTON - TEXAS, LTD, BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2022024234, F.B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 0.1148 ACRE TRACT (LOT 3) CONVEYED TO D.R. HORTON - TEXAS, LTD, BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2022024235, F.B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 0.1148 ACRE TRACT (LOT 4) CONVEYED TO D.R. HORTON - TEXAS, LTD, BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2022024236, F.B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 0.1148 ACRE TRACT (LOT 5) CONVEYED TO D.R. HORTON - TEXAS, LTD, BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2022024237, F.B.C.O.P.R., SAID 9.721 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83);

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "GBI PARTNERS" FOUND MARKING THE NORTHWEST CORNER OF TAMARRON SECTION 52, A SUBDIVISION OF RECORD IN PLAT NUMBER 20220096, IN THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.P.R.), SAID POINT LYING ON THE WEST LINE OF SAID LOT 1 AND AN EAST LINE OF SAID 72.76 ACRE TRACT;

THENCE, NORTH 02' 28' 44" WEST, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 72.76 ACRE TRACT, 0.07 FEET TO POINT FOR THE NORTHEAST CORNER OF TAMARRON WEST SECTION 13, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20230262, F.B.C.P.R.;

THENCE, SOUTH 87' 59' 28" WEST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID TAMARRON WEST SECTION 13, 631.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID TAMARRON WEST SECTION 13, AND 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90' 00' 00", AND A CHORD WHICH BEARS SOUTH 42' 59' 28" WEST, 49.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 87° 59' 28" WEST, CONTINUING ALONG THE NORTH LINE OF SAID TAMARRON WEST SECTION 13, 80.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID TAMARRON WEST SECTION 13, AND 54.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90' 00' 00", AND A CHORD WHICH BEARS NORTH 47' 00' 32" WEST, 49.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 87' 59' 28" WEST, CONTINUING ALONG THE NORTH LINE OF SAID TAMARRON WEST SECTION 13, AT 469.41 FEET PASS THE NORTHWEST CORNER OF SAID TAMARRON WEST SECTION 13 AND THE NORTHEAST CORNER OF TAMARRON WEST SECTION 12, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20230260, F.B.C.P.R., CONTINUING ALONG THE NORTH LINE OF SAID TAMARRON WEST SECTION 12 IN ALL A TOTAL DISTANCE OF 695.11 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID TAMARRON WEST SECTION 12, AND 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 42° 59' 28" WEST, 49.50 FEET TO A POINT FOR CORNER:

THENCE, SOUTH 87' 59' 28" WEST, CONTINUING ALONG THE NORTH LINE OF SAID TAMARRON WEST SECTION 12, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID TAMARRON WEST SECTION 12, AND 54.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 47" 00' 32" WEST, 49.50 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 59' 28" WEST, CONTINUING ALONG THE NORTH LINE OF SAID TAMARRON WEST SECTION 12, 370.90 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID TAMARRON WEST SECTION 12, AND 181.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 86' 49' 57", AND A CHORD WHICH BEARS SOUTH 44' 34' 30" WEST, 164.95 FEET TO A POINT FOR CORNER ON THE WEST LINE OF SAID TAMARRON WEST SECTION 12, THE BEGINNING OF A REVERSE CURVE;

THENCE, ALONG THE WEST LINE OF SAID TAMARRON WEST SECTION 12, AND 327.44 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT. HAVING A RADIUS OF 2.050.00 FEFT. A CENTRAL ANGLE OF 09' 09' 06", AND A CHORD WHICH BEARS SOUTH 05' 44' 05" WEST, 327.09 FEET TO A POINT FOR CORNER:

SECTION 12, 100.00 FEET TO A POINT FOR CORNER ON THE LOWER WEST LINE OF SAID 72.76 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, NORTH 79' 41' 22" WEST, DEPARTING THE WEST LINE OF SAID TAMARRON WEST

THENCE, ALONG THE LOWER WEST LINE OF SAID 72.76 ACRE TRACT, AND 297.34 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 08' 44' 11", AND A CHORD WHICH BEARS NORTH 05' 56' 32" EAST, 297.05 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, DEPARTING THE LOWER WEST LINE OF SAID 72.76 ACRE TRACT, AND 188.06 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 89° 47' 25", AND A CHORD WHICH BEARS NORTH 43° 19' 16" WEST, 169.39 FEET TO A POINT FOR CORNER ON THE UPPER SOUTH LINE OF SAID 72.76 ACRE TRACT, THE BEGINNING OF A REVERSE CURVE;

THENCE, ALONG THE UPPER SOUTH LINE OF SAID 72.76 ACRE TRACT, AND 256.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,450.00 FEET, A CENTRAL ANGLE OF 05' 59' 28", AND A CHORD WHICH BEARS NORTH 85' 13' 15" WEST, 256.07 FEET TO A

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2350.00'	5'30'29"	225.91	S 84*58'45" E	225.82
C2	120.00'	94*14'52"	197.39	N 45*08'34" E	175.88
C3	120.00'	90'01'40"	188.55	S 46*59'42" E	169.75
C4	35.00'	90'00'00"	54.98	N 42*59'28" E	49.50'
C5	35.00'	90.00,00,	54.98'	S 47'00'32" E	49.50
C6	1950.00'	0.09,19,	5.29'	N 87*54'49" E	5.29
C7	1950.00'	1'38'20"	55.77	N 87'00'59" E	55.77'
C8	35.00'	86'29'21"	52.83	N 42*57'09" E	47,96
C9	35.00	98'01'22"	59.88	S 49*18'12" E	52.84
C10	1950.00'	2"31"43"	86.06	N 80°25'15" E	86.05
C11	2050.00'	8'09'33"	291.93'	S 83*45'23" W	291.68
C12	35.00'	90,00,00	54.98'	S 42*59'28" W	49.50
C13	35.00'	90'00'00"	54.98	N 47*00'32" W	49.50'
C14	35.00'	90,00,00,	54.98	S 42*59'28" W	49.50
C15	35.00'	90'00'00"	54.98'	N 47*00'32" W	49.50'
C16	120.00'	86°49'57"	181.86'	S 44*34'30" W	164.95
C17	2050.00'	9"09'06"	327.44	S 05'44'05" W	327.09
C18	1950.00'	8'44'11"	297.34	N 05'56'32" E	297.05
C19	120.00'	89*47'25"	188.06'	N 43*19'16" W	169.39
C20	2450.00'	5*59'28"	256.18'	N 85*13'15" W	256.07'
C21	2400.00'	9*52'10"	413.40'	S 87*09'36" E	412.89
C22	2000.00'	0*09'19"	5.42'	N 87*54'49" E	5.42
C23	2000.00	8'24'45"	293.65	N 83*37'46" E	293.39
C24	2000.00	12"19'09"	430.02	S 04°09'03" W	429.19

CURVE TABLE

L3 N 87'59'28" E L4 N 78"59'08" E 81.42' L5 S 00'17'33" E L6 N 02*28'44" W _7 S 87"59'28" W 80.00' L8 S 87*59'28" W 60.00' L9 N 79'41'22" W 100.00' L10 S 02'00'32" E 50.10' .11 S 02'00'32" E L12 S 00'17'31" E 86.90'

LINE TABLE

LINE BEARING DISTANCE

100.00

.1 N 07'46'29" E 2 N 88"01'09" E

POINT FOR CORNER;

THENCE, NORTH 07° 46' 29" EAST, DEPARTING THE UPPER SOUTH LINE OF SAID 72.76 ACRE TRACT, 100.00 FEET TO A POINT FOR CORNER ON THE WESTERNMOST NORTHERLY LINE OF SAID 72.76 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, ALONG THE WESTERNMOST NORTHERLY LINE OF SAID 72.76 ACRE TRACT, AND 225.91 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,350.00 FEET, A CENTRAL ANGLE OF 05' 30' 29", AND A CHORD WHICH BEARS SOUTH 84' 58' 45" EAST, 225.82 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, DEPARTING THE WESTERNMOST NORTHERLY LINE OF SAID 72.76 ACRE TRACT, AND 197.39 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET. A CENTRAL ANGLE OF 94' 14' 52", AND A CHORD WHICH BEARS NORTH 45' 08' 34" EAST, 175.88 FEET TO A POINT FOR CORNER ON THE UPPER WEST LINE OF SAID 72.76 ACRE TRACT;

THENCE, NORTH 01° 58' 51" WEST, ALONG THE UPPER WEST LINE OF SAID 72.76 ACRE TRACT, 373.64 FEET TO A POINT FOR THE CORNER;

THENCE, NORTH 88° 01' 09" EAST, 100.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE AFOREMENTIONED 3.880 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.280 ACRE TRACT (TRACT 3) CONVEYED TO D. R. HORTON - TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2023097054, F.B.C.O.P.R.;

THENCE, SOUTH 01' 58' 51" EAST, ALONG AN EAST LINE OF SAID 3.880 ACRE TRACT, 379.60 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG AN EAST LINE OF SAID 3.880 ACRE TRACT, 188.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 90' 01' 40", AND A CHORD WHICH BEARS SOUTH 46' 59' 42" EAST, 169.75 FEET TO A POINT FOR CORNER ON A NORTH LINE OF SAID 3.880 ACRE TRACT;

THENCE, ALONG NORTH LINE OF SAID 3.880 ACRE TRACT THE FOLLOWING TWELVE (12) COURSES:

1. NORTH 87' 59' 28" EAST, 1,192.54 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

2. 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 42° 59' 28" EAST, 49.50 FEET TO A POINT FOR CORNER;

3. NORTH 87° 59' 28" EAST, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A

4. 54.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 47° 00' 32" EAST, 49.50 FEET TO A POINT FOR CORNER;

5. NORTH 87' 59' 28" EAST, 654.52 FEET TO A POINT FOR CORNER, THE BEGINNING OF A

6. 5.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 00' 09' 19", AND A CHORD WHICH BEARS NORTH 87" 54' 49" EAST, 5.29 FEET TO A POINT FOR CORNER;

7. NORTH 87° 50' 09" EAST, 172.52 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

8. 55.77 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 01' 38' 20", AND A CHORD WHICH BEARS NORTH 87' 00' 59" EAST, 55.77 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

9. 52.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 86' 29' 21", AND A CHORD WHICH BEARS NORTH 42' 57' 09" EAST, 47.96 FEET TO A POINT FOR CORNER;

10. NORTH 78° 59' 08" EAST, 81.42 FEET TO A POINT FOR CORNER, THE BEGINNING OF A 11. 59.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS

OF 35.00 FEET, A CENTRAL ANGLE OF 98" 01' 22", AND A CHORD WHICH BEARS SOUTH 49" 18' 12" EAST, 52.84 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

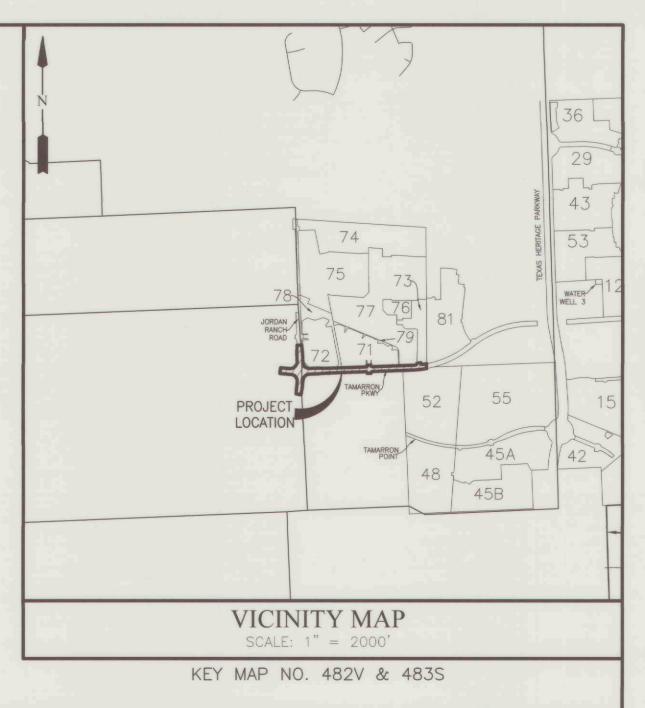
12. 86.25 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 02' 32' 04", AND A CHORD WHICH BEARS NORTH 80' 25' 05" EAST, 86.25 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 3.880 ACRE TRACT, SAID POINT LYING ON THE WEST LINE OF THAT CERTAIN CALLED 473.246 ACRE TRACT CONVEYED TO HARRISON INTERESTS LTD, BY AN INSTRUMENT OF RECORD IN VOLUME 1289, PAGE 625, AND DESCRIBED IN VOLUME 528, PAGE 132, IN THE DEED RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.D.R.), WITH A 50 PERCENT INTEREST CONVEYED TO DJH RANCHING, L.P., BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2017112485, F.B.C.O.P.R., AND THE COMMON SURVEY LINE OF THE AFOREMENTIONED H. & T.C. R.R. CO. SURVEY AND THE J.G. BENNETT SURVEY, ABSTRACT 611;

THENCE, SOUTH 00° 17' 31" EAST, PARTIALLY ALONG THE WEST LINE OF SAID 473.246 ACRE TRACT AND SAID COMMON SURVEY LINE, 101.64 FEET TO A POINT FOR CORNER, ON THE ARC OF A CURVE ON THE NORTH LINE OF THE AFOREMENTIONED TAMARRON SECTION 52, THE BEGINNING OF A

THENCE, 292.12 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION AND THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 08' 09' 52", AND A CHORD WHICH BEARS SOUTH 83' 45' 13" WEST, 291.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "GBI PARTNERS" FOUND FOR A POINT OF TANGENCY;

THENCE, SOUTH 87' 50' 09" WEST, CONTINUING ALONG THE NORTH LINE OF SAID TAMARRON SECTION 52, 201.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.721 ACRES (423,446 SQUARE FEET) OF LAND.

CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.



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 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.

I. STACY SLAWINSKI, P.F. FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS _____ DAY OF _____

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

GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE COUNTY JUDGE

DEPUTY

W. A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER 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

______, 2024 AT ______ O'CLOCK ____.M. IN PLAT NUMBER _____ 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 PARKWAY PHASE 5 STREET DEDICATION

A SUBDIVISION OF 9.721 ACRES OF LAND LOCATED IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 261 AND THE MICAJAH AUTREY SURVEY, ABSTRACT 100 FORT BEND COUNTY, TEXAS.

MARCH 4, 2024

JOB NO. 1931-6070C

ENGINEER:

OWNERS: D.R. HORTON - TEXAS, LTD.

A TEXAS LIMITED PARTNERSHIP BY: D.R. HORTON INC., A DELAWARE CORPORATION

ERNEST S. LOEB. VICE PRESIDENT OF LAND 6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407 PH: 281-566-2100

SURVEYOR:

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Houston, Texas 77042

3600 W Sam Houston Parkway S

Phone 713.953.5200

Fax 713.953.5026 T.B.P.E.L.S. Firm No. 10194382 Katy, Texas 77449

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SHEET 1 OF 3

