

# PLAT RECORDING SHEET

**PLAT NAME:** Tamarron Section 79

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 4.841

**LEAGUE:** H. & T.C. R.R. CO. Survey

**ABSTRACT NUMBER:** 261

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 3

**OWNERS:** D.R. Horton – Texas, LTD., and 1003 Franz Investments, LTD

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

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, BEING AN OFFICER OF D.R. HORTON INC., A DELAWARE CORPORATION, OWNERS OF THE 4.841 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 79, 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 UNOBTAINED 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 UNOBTAINED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, 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 MAY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY WITHIN 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.

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

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, 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, THEREUNTO AUTHORIZED.

THIS 20th DAY OF SEPTEMBER, 2024.

D.R. HORTON-TEXAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: D.R. HORTON INC.,  
A DELAWARE CORPORATION, ITS AUTHORIZED AGENT

BY: Ernest S. Loeb  
ERNEST S. LOEB, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE PRESIDENT, 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 20th DAY OF SEPTEMBER, 2024.

Morgan B. Bowman  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 12-30-26



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

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



I, HEATHER L. SIDES, 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.

Heather L. Sides  
HEATHER L. SIDES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5997



BEING 4.841 ACRES (210,882 SQUARE FEET) OF LAND LOCATED IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT NUMBER 261, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 19,096 ACRE TRACT (TRACT 2) CONVEYED TO 1003 FRANZ INVESTMENTS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2024076005, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND A PORTION OF THAT CERTAIN CALLED 53,611 ACRE TRACT (TRACT 1) CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2024050444, F.B.C.O.P.R., SAID 4.841 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

PART 1 - 4.551 ACRES

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR THE NORTHEAST CORNER OF WINE RIDGE (80 FEET WIDE) AS SHOWN ON TAMARRON PARKWAY PHASE 5 STREET DEDICATION, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20240123, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.P.R.), SAID POINT BEING ON THE SOUTH LINE OF SAID 19,096 ACRE TRACT;

THENCE, NORTH 02° 00' 32" WEST, DEPARTING SAID SOUTH LINE, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 23.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53° 07' 48", AND A CHORD WHICH BEARS NORTH 24° 33' 23" EAST, 22.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 02° 00' 32" EAST, 95.86 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 47° 00' 32" EAST, 27.07 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 59' 28" EAST, 545.91 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 28' 46" WEST, 292.27 FEET TO A POINT FOR CORNER;

THENCE, NORTH 18° 46' 56" WEST, 20.64 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 59' 28" WEST, 125.67 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 17.45 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39° 59' 18", AND A CHORD WHICH BEARS NORTH 20° 49' 50" EAST, 17.10 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 164.32 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 188° 17' 56", AND A CHORD WHICH BEARS NORTH 53° 19' 29" WEST, 99.74 FEET TO A POINT FOR CORNER;

THENCE, NORTH 57° 28' 27" WEST, 132.09 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 59' 28" WEST, 110.82 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 127.99 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 146° 40' 18", AND A CHORD WHICH BEARS NORTH 36° 56' 07" WEST, 95.80 FEET TO A POINT FOR CORNER;

THENCE, NORTH 20° 16' 15" WEST, 20.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 67° 41' 26" WEST, 202.46 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 41° 20' 58" WEST, 99.39 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 12.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14° 09' 02", AND A CHORD WHICH BEARS NORTH 55° 43' 32" WEST, 12.32 FEET TO A POINT FOR CORNER;

THENCE, NORTH 27° 11' 57" EAST, 91.73 FEET TO A POINT FOR CORNER;

THENCE, NORTH 67° 41' 26" WEST, 353.06 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 31° 23' 11" WEST, 112.78 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 15.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 18° 05' 02", AND A CHORD WHICH BEARS NORTH 67° 39' 20" WEST, 15.72 FEET TO A POINT FOR CORNER;

THENCE, NORTH 13° 18' 08" EAST, 112.75 FEET TO A POINT FOR CORNER;

THENCE, NORTH 67° 41' 26" WEST, 144.04 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 78° 49' 07" WEST, 117.33 FEET TO A POINT FOR CORNER ON THE WEST LINE OF SAID 19,096 ACRE TRACT, SAME BEING THE EAST LINE OF THAT CERTAIN CALLED 6,750 ACRE TRACT (TRACT 1) CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2023097054, F.B.C.O.P.R.;

THENCE, NORTH 11° 11' 00" WEST, ALONG THE WEST LINE OF SAID 19,096 ACRE TRACT AND EAST LINE OF SAID 6,750 ACRE TRACT, 95.62 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 19,096 ACRE TRACT, SAME BEING AN ANGLE POINT ON THE SOUTH LINE OF THE AFOREMENTIONED 53,611 ACRE TRACT;

THENCE, SOUTH 67° 41' 26" EAST, DEPARTING THE EAST LINE OF SAID 6,750 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 19,096 ACRE TRACT AND THE SOUTH LINE OF SAID 53,611 ACRE TRACT, 1,418.28 FEET TO A POINT FOR CORNER;

THENCE, NORTH 22° 20' 04" EAST, DEPARTING NORTH LINE OF SAID 19,096 ACRE TRACT AND THE SOUTH LINE OF SAID 53,611 ACRE TRACT, 52.55 FEET TO A POINT FOR CORNER;

THIS PLAT OF TAMARRON SECTION 79 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS  
THIS 5th DAY OF July, 2024.

Amy Pearce, Chair  
AMY PEARCE, CHAIR

Juan Berber, Co-Chair  
JUAN BERBER, CO-CHAIR

Donald McCoy, Mayor  
DONALD MCCOY, MAYOR

Mariela Rodriguez, City Secretary  
MARIELA RODRIGUEZ, CITY SECRETARY

THIS PLAT OF TAMARRON SECTION 79 WAS APPROVED ON July 16, 2024 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON this 4th DAY OF October, 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.

Heather L. Sides  
HEATHER L. SIDES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5997

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THENCE, SOUTH 67° 40' 09" EAST, 455.35 FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID 53,611 ACRE TRACT SAME BEING THE WEST LINE OF THAT CERTAIN CALLED 8,991 ACRE TRACT CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2024050444, F.B.C.O.P.R.;

THENCE, SOUTH 03° 39' 59" WEST, ALONG THE WEST LINE OF SAID 8,991 ACRE TRACT AND THE EAST LINE OF SAID 53,611 ACRE TRACT, 62.87 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID 8,991 ACRE TRACT AND THE EAST LINE OF SAID 53,611 ACRE TRACT, AND 41.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 03° 57' 31", AND A CHORD WHICH BEARS SOUTH 01° 41' 14" WEST, 41.44 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 00° 17' 31" EAST, CONTINUING ALONG THE WEST LINE OF SAID 8,991 ACRE TRACT AND THE EAST LINE OF SAID 53,611 ACRE TRACT, 119.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR THE NORTHWEST CORNER OF MELBOURNE MANOR (80 FEET WIDE) AS SHOWN ON THE AFOREMENTIONED TAMARRON PARKWAY PHASE 5 STREET DEDICATION, SAME BEING THE SOUTHWEST CORNER OF SAID 8,991 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, ALONG THE SOUTH LINE OF SAID 53,611 ACRE TRACT, AND 52.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 86° 29' 21", AND A CHORD WHICH BEARS SOUTH 42° 57' 09" WEST, 47.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF TAMARRON PARKWAY (100 FEET WIDE) SAID TAMARRON PARKWAY PHASE 5 STREET DEDICATION, THE BEGINNING OF A COMPOUND CURVE;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF TAMARRON PARKWAY THE FOLLOWING FOUR (4) COURSES:

1. CONTINUING ALONG THE SOUTH LINE OF SAID 53,611 ACRE TRACT, AND 55.77 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 01° 38' 20", AND A CHORD WHICH BEARS SOUTH 87° 00' 59" WEST, 55.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

2. SOUTH 87° 50' 09" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 53,611 ACRE TRACT, 172.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, THE BEGINNING OF A CURVE;

3. CONTINUING ALONG THE SOUTH LINE OF SAID 53,611 ACRE TRACT, AND 5.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 00° 09' 19", AND A CHORD WHICH BEARS SOUTH 87° 54' 49" WEST, 5.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

4. SOUTH 87° 59' 28" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 53,611 ACRE TRACT AND PARTIALLY ALONG THE SOUTH LINE OF THE AFOREMENTIONED 19,096 ACRE TRACT, 654.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR THE SOUTHEAST CORNER OF THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF WINE RIDGE, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID 19,096 ACRE TRACT, AND 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, 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 THE POINT OF BEGINNING AND CONTAINING 4.551 ACRES (198,243 SQUARE FEET) OF LAND.

PART 2 - 0.290 ACRES

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR THE NORTHWEST CORNER OF SAID WINE RIDGE, SAID POINT BEING ON THE SOUTH LINE OF SAID 19,096 ACRE TRACT;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WINE RIDGE AND THE SOUTH LINE OF SAID 19,096 ACRE TRACT, AND 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, 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 THE POINT OF BEGINNING AND CONTAINING 4.551 ACRES (198,243 SQUARE FEET) OF LAND.

THENCE, SOUTH 87° 59' 28" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TAMARRON PARKWAY AND THE SOUTH LINE OF SAID 19,096 ACRE TRACT, 485.85 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE AFOREMENTIONED 6,750 ACRE TRACT;

THENCE, NORTH 11° 11' 00" WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID TAMARRON PARKWAY AND THE SOUTH LINE OF SAID 19,096 ACRE TRACT, AND ALONG THE EAST LINE OF SAID 6,750 ACRE TRACT, 20.26 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 59' 28" EAST, DEPARTING SAID EAST LINE, 484.80 FEET TO A POINT FOR CORNER;

THENCE, NORTH 42° 59' 28" EAST, 27.27 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 00' 32" WEST, 100.21 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

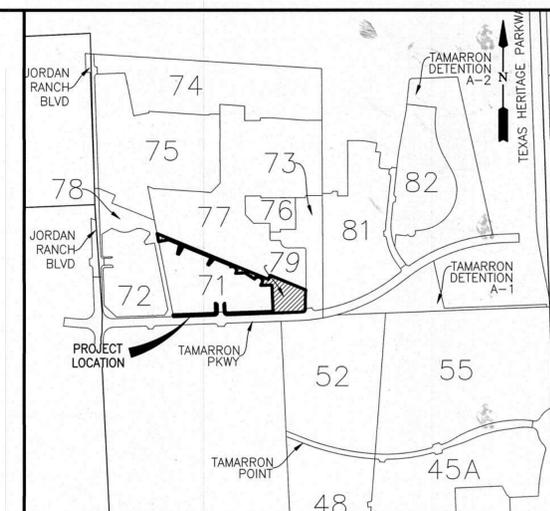
THENCE, 34.24 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78° 27' 47", AND A CHORD WHICH BEARS SOUTH 41° 14' 25" EAST, 31.62 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 02° 00' 32" EAST, 80.00 FEET TO A NORTH CORNER OF THE AFOREMENTIONED 3,880 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.290 ACRES (12,639 SQUARE FEET) OF LAND.

RESULTING IN A TOTAL OF 4.841 ACRES (210,882 SQUARE FEET) OF LAND.

NOTES:

- 1. BENCHMARK: NGS MONUMENT HGCD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX. ELEV. = 136.21 FEET NAVD88
- 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
- 3. TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
- 4. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- 5. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- 6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, EFFECTIVE AUGUST 21, 2024 AND ISSUED AUGUST 27, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 7. THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 AND 188, FORT BEND SUBSIDIENCE 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.
- 8. 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.
- 9. 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.
- 10. THE PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
- 11. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 151.47 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 AROUND THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 12. 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.
- 13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 14. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 15. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE NO. 3.
- 16. 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.
- 17. 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.
- 18. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188.
- 19. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- 20. 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.



VICINITY MAP  
SCALE: 1" = 1000'  
KEY MAP NO. 482V, 483S

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 INTERSECTING 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 \_\_\_\_\_, 2024.

VINCENT M. MORALES, JR. GRADY PRESTAGE  
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

HP GEORGE  
COUNTY JUDGE

W. A. (ANDY) MEYERS DEXTER L. MCCOY  
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 \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

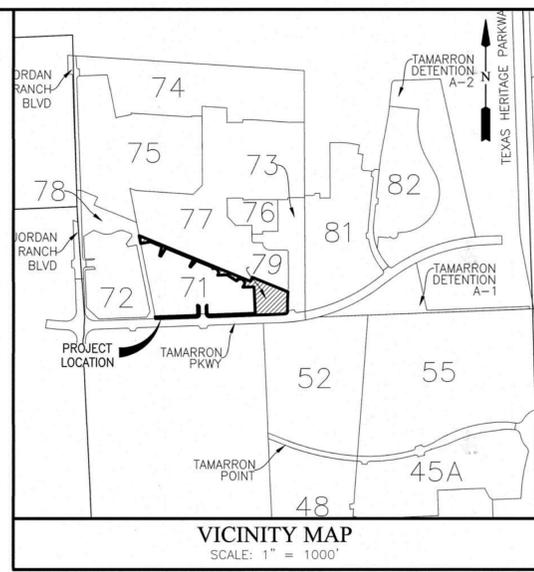
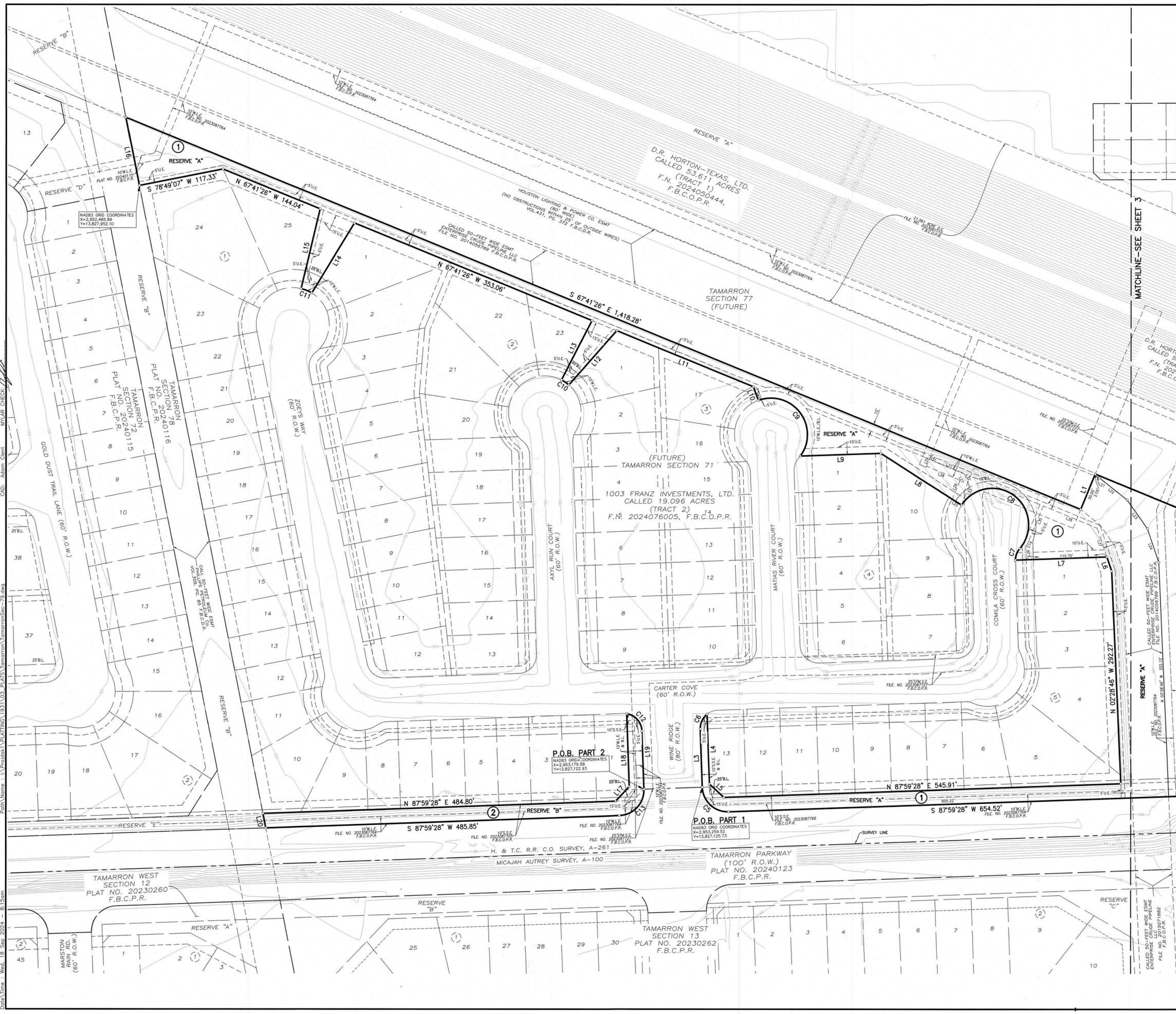
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Laura Richard, County Clerk  
FORT BEND COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

TAMARRON SECTION 79  
A SUBDIVISION OF 4.841 ACRES OF LAND LOCATED IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 261, CITY OF FULSHEAR, ETJ, FORT BEND COUNTY, TEXAS.  
3 RESERVES (4.841 ACRES) 2 BLOCKS  
SEPTEMBER 18, 2024 JOB NO. 1931-6071C

OWNERS:  
D.R. HORTON - TEXAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: D.R. HORTON INC., A DELAWARE CORPORATION  
ERNEST S. LOEB, VICE PRESIDENT  
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407  
PH: 281-566-2100</



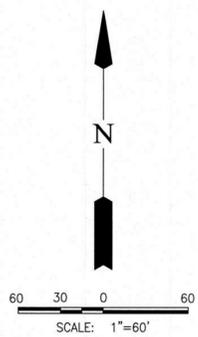
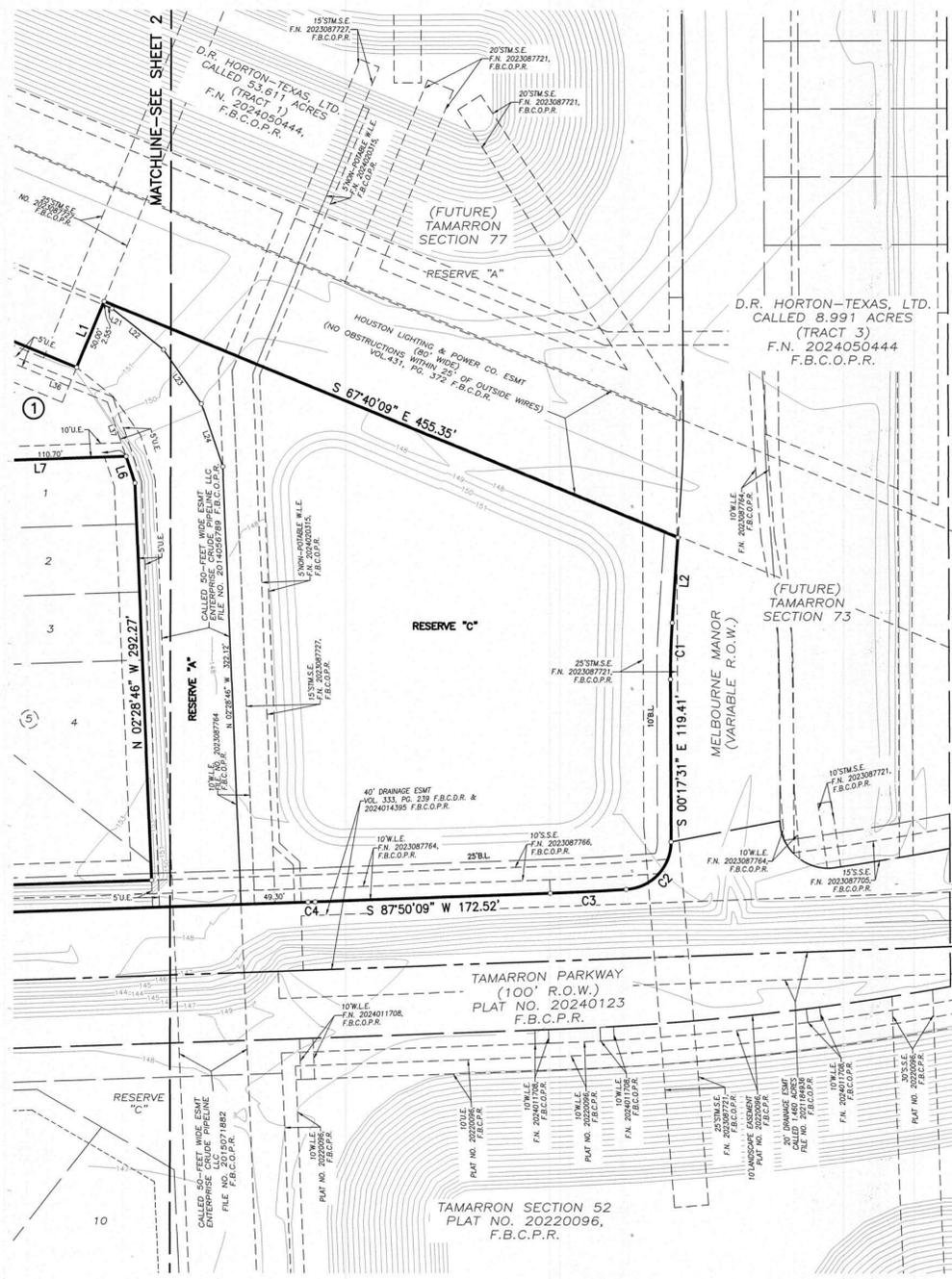
- LEGEND**
- B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - ESMT. INDICATES EASEMENT
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
  - VOL. INDICATES VOLUME
  - PG. INDICATES PAGE
  - NO. INDICATES NUMBER
  - R.O.W. INDICATES RIGHT-OF-WAY
  - P.O.B. INDICATES POINT OF BEGINNING
  - INDICATES STREET NAME CHANGE
- SCALE: 1"=60'**

**TAMARRON SECTION 79**  
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PH: 281-566-2100

**SURVEYOR:** **LJA SURVEYING, INC.**  
3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026  
TBPLS Firm No. 10194362

**ENGINEER:** **LJA Engineering, Inc.**  
1904 W. Grand Parkway North Suite 100 Katy, Texas 77449  
Phone 713.953.5200 Fax 713.953.5026  
FRN-F-1386

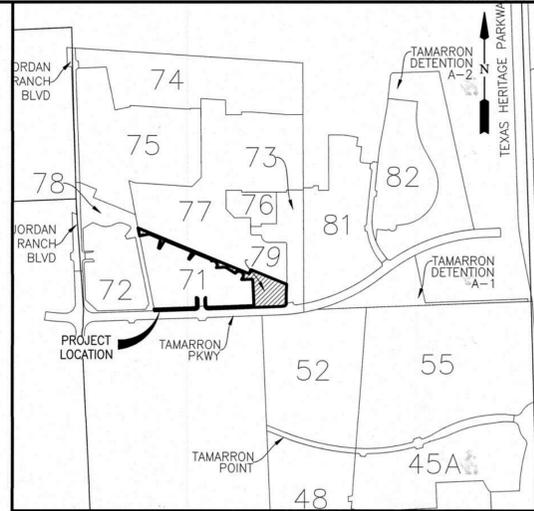


RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.029	88,371	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
B	0.290	12,639	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
C	2.522	109,872	RESTRICTED TO LANDSCAPE / OPEN SPACE / RECREATION CENTER
TOTAL	4.841	210,882	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 22°20'04" E	52.55'
L2	S 03°59'59" W	62.87'
L3	N 02°00'32" W	80.00'
L4	S 02°00'32" E	95.86'
L5	S 47°00'32" E	27.07'
L6	N 18°46'56" W	20.64'
L7	S 87°59'28" W	125.67'
L8	N 57°28'27" W	132.09'
L9	S 87°59'28" W	110.82'
L10	N 20°16'15" W	20.00'
L11	N 67°41'26" W	202.46'
L12	S 41°20'58" W	99.39'
L13	N 27°11'57" E	91.73'
L14	S 31°23'11" W	112.78'
L15	N 13°18'08" E	112.75'
L16	N 11°11'00" W	95.62'
L17	N 42°59'28" E	27.27'
L18	N 02°00'32" W	100.21'
L19	S 02°00'32" E	80.00'
L20	N 11°11'00" W	20.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 67°41'26" W	7.28'
L22	N 51°23'16" W	48.59'
L23	N 35°05'06" W	48.59'
L24	N 18°46'56" W	48.59'
L25	N 57°28'27" W	15.00'
L26	N 22°19'51" E	26.19'
L27	S 22°40'09" E	3.02'
L28	N 67°40'09" W	48.03'
L29	N 22°19'51" E	14.35'
L30	S 22°40'09" E	6.15'
L31	S 67°40'09" E	47.82'
L32	S 22°40'09" E	18.04'
L33	S 22°19'51" W	28.23'
L34	S 02°00'32" E	18.13'
L35	N 22°18'34" E	50.38'
L36	S 67°41'26" E	79.82'
L37	N 18°46'56" W	41.92'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	600.00'	3°57'31"	41.45'	S 01°41'14" W	41.44'
C2	35.00'	86°29'21"	52.83'	S 42°57'09" W	47.96'
C3	1,950.00'	1°38'20"	55.77'	S 87°00'59" W	55.77'
C4	1,950.00'	0°09'19"	5.29'	S 87°54'49" W	5.29'
C5	35.00'	90°00'00"	54.98'	N 47°00'32" W	49.50'
C6	25.00'	53°07'48"	23.18'	N 24°33'23" E	22.36'
C7	25.00'	39°59'18"	17.45'	N 20°49'50" E	17.10'
C8	50.00'	188°17'56"	164.32'	N 53°19'29" W	99.74'
C9	50.00'	146°40'16"	127.99'	N 36°56'07" W	95.80'
C10	50.00'	14°09'02"	12.35'	N 55°43'32" W	12.32'
C11	50.00'	18°05'02"	15.78'	N 67°39'20" W	15.72'
C12	25.00'	78°27'47"	34.24'	S 41°14'25" E	31.62'
C13	35.00'	90°00'00"	54.98'	S 42°59'28" W	49.50'
C14	55.00'	10°46'43"	10.35'	N 27°41'55" E	10.33'



VICINITY MAP  
SCALE: 1" = 1000'  
KEY MAP NO. 482V, 483S

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