

PLAT RECORDING SHEET

PLAT NAME: Tamarron Section 77

PLAT NO: _____

ACREAGE: 51.983

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

ABSTRACT NUMBER: 261

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 93

NUMBER OF RESERVES: 4

OWNERS: D.R. Horton – Texas, LTD., & 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 LOEB, VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON INC., A DELAWARE CORPORATION, AUTHORIZED AGENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP AND 1003 FRANZ INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH FW COMPANIES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH **ISRAEL FOGIEL, PRESIDENT**, BEING AN OFFICER OF FW COMPANIES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF 1003 FRANZ INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 51.983 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 77, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY 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, 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 ON 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 SECTION 77 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 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 26th DAY OF March, 2025.

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

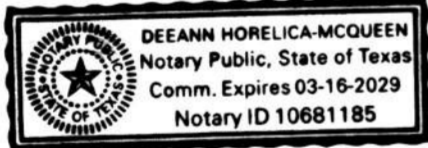
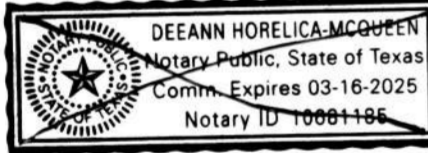
STATE OF TEXAS
COUNTY OF FORT BEND

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 26th DAY OF March, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IN TESTIMONY WHEREOF, 1003 FRANZ INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH FW COMPANIES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY Israel Fogiel

ITS President THEREUNTO AUTHORIZED,

THIS 9th DAY OF April, 2025.

1003 FRANZ INVESTMENTS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: FW COMPANIES, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: Israel Fogiel

PRINTED NAME: Israel Fogiel

TITLE: President

STATE OF TEXAS
COUNTY OF BEAR

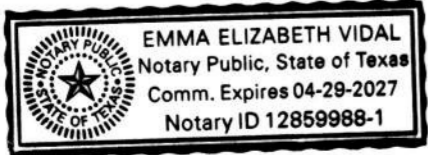
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Israel Fogiel, President OF FW COMPANIES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF 1003 FRANZ INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING 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 9th DAY OF April, 2025.

BY: Emma Elizabeth Vidal

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTES:

- BENCHMARK: NGS MONUMENT HGCD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX. ELEV. = 136.21 FEET NAVD88
- TBM INDICATES TEMPORARY BENCHMARK: TBM 14: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE SOUTH SIDE OF TAMARRON PARKWAY +/- 220 FEET WEST OF THE CENTERLINE OF A CULVERT BETWEEN TWO PONDS ON EITHER SIDE OF TAMARRON PARKWAY AND LOCATED +/- 500 FEET EAST OF THE INTERSECTION OF TAMARRON PARKWAY AND COLES CANYON. ELEV. = 142.94 FEET NAVD88

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

- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE OCTOBER 10, 2024, AND ISSUED OCTOBER 16, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES PARTIALLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188, AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 222, AND FULLY WITHIN FORT BEND COUNTY SERVICE DISTRICT #7, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND EMERGENCY SERVICE DISTRICT NO. 4, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP 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.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 151.65 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.

- ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591085.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188.
- 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.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT 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.

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

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



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

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659



BEING 51.983 ACRES (2,264,391 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 187,244 ACRE TRACT CONVEYED TO 187 MUSKE INVESTMENTS, LTD. BY INSTRUMENT OF RECORD IN FILE NUMBER 2020179946, 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 51.983 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BGE-INC" FOUND FOR THE SOUTHEAST CORNER OF SAID 187,244 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 38.6652 ACRE TRACT CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2023117942, F.B.C.O.P.R., SAID POINT BEING ON THE NORTH LINE OF THAT CERTAIN CALLED 631.26 ACRE TRACT CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2013000056, F.B.C.O.P.R., ALSO BEING THE SOUTHEAST CORNER OF SAID H. & T. C. R.R. CO. SURVEY, THE SOUTHWEST CORNER OF THE J. G. BENNETT SURVEY, ABSTRACT NO. 611, FORT BEND COUNTY, AND ON THE NORTH LINE OF THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY;

THENCE, NORTH 00° 17' 33" WEST, ALONG THE EAST LINE OF SAID 187,244 ACRE TRACT AND THE WEST LINE OF SAID 38.6652 ACRE TRACT AND ITS EXTENSION ALONG THE WEST LINE OF THAT CERTAIN CALLED 55.8832 ACRE TRACT (TRACT 3) CONVEYED TO DOUBLE R DEVCO, LLC BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2023117943, F.B.C.O.P.R. AND ALONG THE EAST LINE OF SAID H. & T. C. R.R. CO. SURVEY AND THE WEST LINE OF SAID J. G. BENNETT SURVEY, 53.611 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 8.991 ACRE TRACT CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2024050444, F.B.C.O.P.R.;

THENCE, ALONG THE NORTH LINE OF SAID 8.991 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

- SOUTH 89° 42' 29" WEST, DEPARTING THE EAST LINE OF SAID 187,244 ACRE TRACT AND THE WEST LINE OF SAID 55.8832 ACRE TRACT, 109.80 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 45° 17' 31" WEST, 35.36 FEET TO A POINT FOR CORNER;
- SOUTH 89° 42' 29" WEST, 60.00 FEET TO A POINT FOR CORNER;
- SOUTH 00° 17' 31" EAST, 72.80 FEET TO A POINT FOR CORNER;
- SOUTH 89° 42' 29" WEST, AT 120.06 FEET PASS THE NORTHWEST CORNER OF SAID 8.991 ACRE TRACT, CONTINUING IN ALL A TOTAL DISTANCE OF 528.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00° 17' 32" WEST, 23.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 89° 42' 28" WEST, 185.00 FEET TO A POINT FOR CORNER ON AN EAST LINE OF SAID 53.611 ACRE TRACT;

THENCE, ALONG THE EAST LINE OF SAID 53.611 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

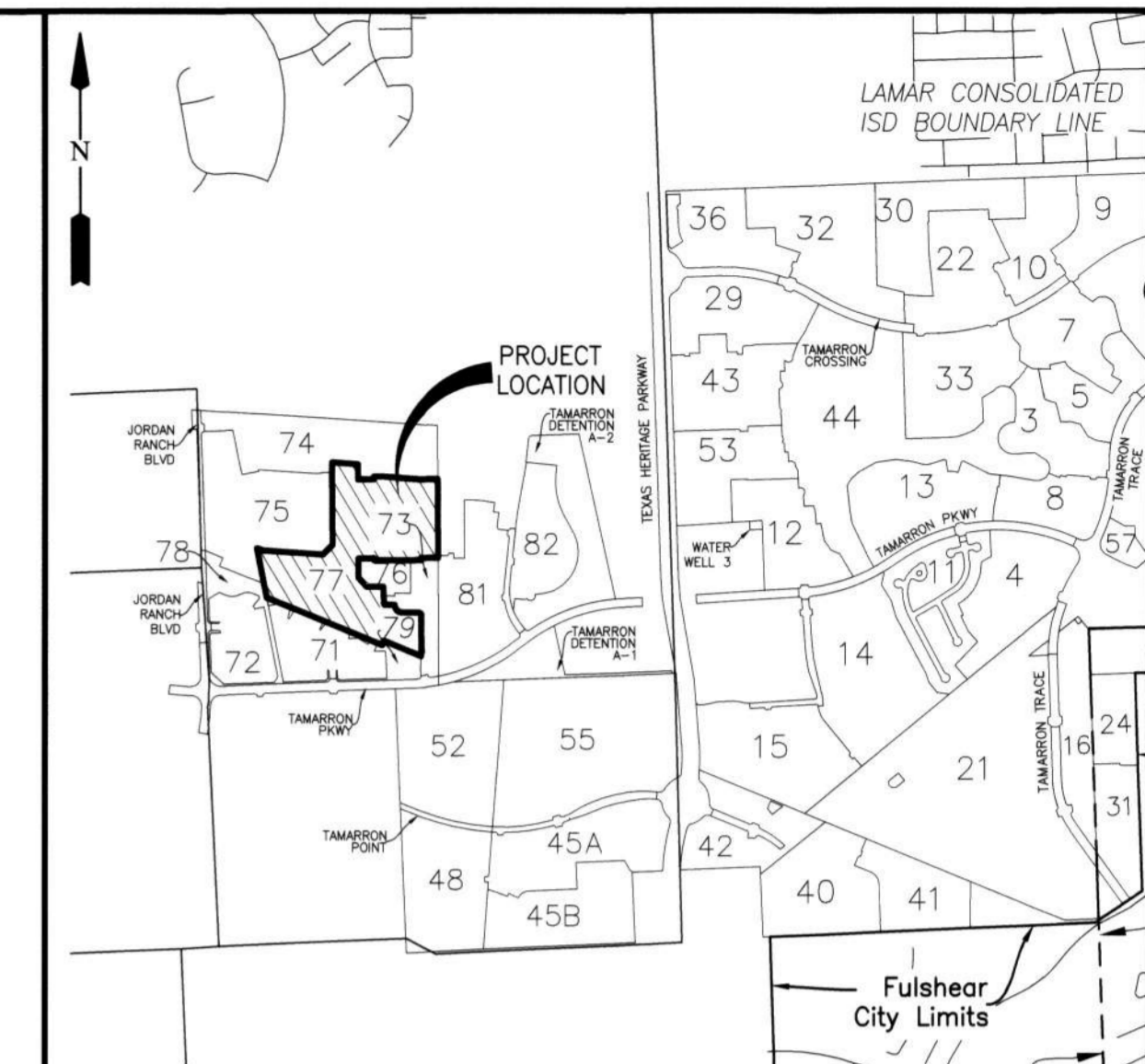
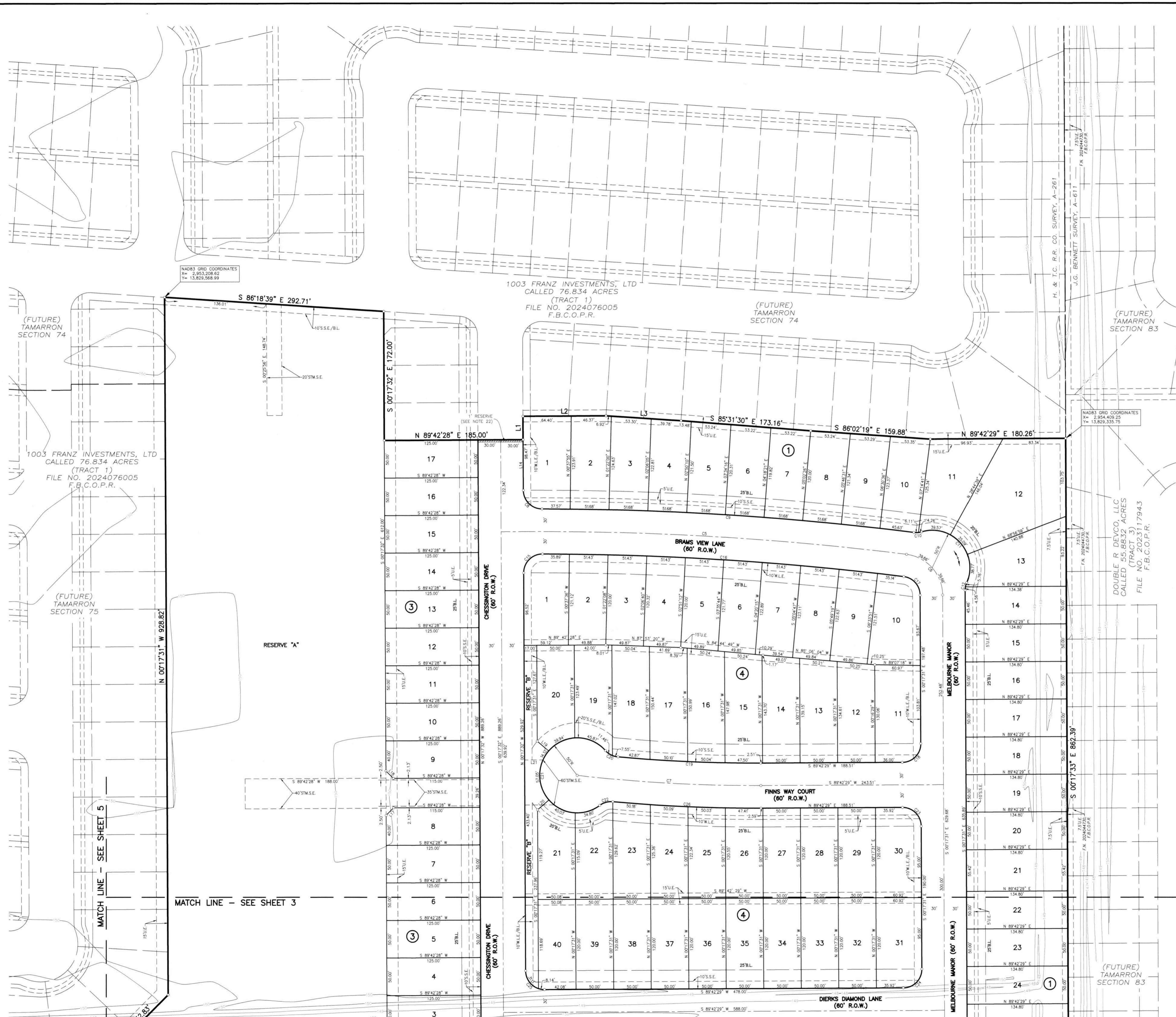
- SOUTH 00° 17' 32" EAST, 219.64 FEET TO A POINT FOR CORNER;
- SOUTH 43° 32' 49" EAST, 141.93 FEET TO A POINT FOR CORNER;
- NORTH 89° 42' 29" EAST, 190.68 FEET TO A POINT FOR CORNER;
- SOUTH 00° 17' 31" EAST, AT 102.15 FEET PASS THE MOST WESTERLY NORTHWEST CORNER OF SAID 8.991 ACRE TRACT, CONTINUING IN ALL A TOTAL DISTANCE OF 197.15 FEET TO A POINT FOR CORNER;
- THENCE, CONTINUING ALONG THE EAST LINE OF SAID 53.611 ACRE TRACT AND ALONG THE WEST LINE OF SAID 8.991 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES:
 - SOUTH 45° 17' 31" EAST, 14.14 FEET TO A POINT FOR CORNER;
 - NORTH 89° 42' 29" EAST, 115.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
 - 133.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 45° 17' 31" EAST, 120.21 FEET TO A POINT FOR CORNER;
 - NORTH 89° 42' 29" EAST, 190.06 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
 - 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 45° 17' 31" EAST, 35.36 FEET TO A POINT FOR CORNER;
 - SOUTH 00° 17' 31" EAST, 387.61 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
 - 41.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, 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;
 - SOUTH 03° 39' 59" WEST, 40.52 FEET TO A POINT FOR CORNER;
- THENCE, NORTH 67° 40' 09" WEST, DEPARTING THE EAST LINE OF SAID 53.611 ACRE TRACT AND THE WEST LINE OF SAID 8.991 ACRE TRACT, 455.35 FEET TO A POINT FOR CORNER;
- THENCE, SOUTH 22° 20' 14" WEST, 52.55 FEET TO A POINT FOR CORNER ON A SOUTHERLY LINE OF SAID 53.611 ACRE TRACT;
- THENCE, NORTH 67° 41' 26" WEST, ALONG A SOUTHERLY LINE OF SAID 53.611 ACRE TRACT, 1,418.28 FEET TO POINT FOR CORNER ON THE EAST LINE OF A CALLED 50-FOOT WIDE EASEMENT GRANTED TO PHILLIPS PETROLEUM CO. BY AN INSTRUMENT OF RECORD IN VOLUME 309, PAGE 85, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.);
- THENCE, NORTH 11° 11' 00" WEST, CONTINUING ALONG A SOUTHERLY LINE OF SAID 53.611 ACRE TRACT AND ALONG THE EAST LINE OF SAID 50-FOOT WIDE EASEMENT, AT 159.51 FEET PASS AN ANGLE POINT ON A SOUTHERLY LINE OF SAID 53.611 ACRE TRACT, CONTINUING ALONG THE EAST LINE OF SAID 50-FOOT WIDE EASEMENT IN ALL A TOTAL DISTANCE OF 568.44 FEET TO A POINT FOR CORNER ON A SOUTHERLY LINE OF SAID 53.611 ACRE TRACT;

THENCE, ALONG THE NORTH LINE OF SAID 53.611 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

- SOUTH 70° 31' 52" EAST, 75.29 FEET TO A POINT FOR CORNER;
- SOUTH 86° 06' 05" EAST, 678.86 FEET TO A POINT FOR CORNER;
- NORTH 44° 59' 53" EAST, 152.83 FEET TO A POINT FOR CORNER;
- NORTH 00° 17' 31" WEST, 928.82 FEET TO A POINT FOR CORNER;
- SOUTH 86° 18' 39" EAST, 292.71 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 53.611 ACRE TRACT;
- THENCE, SOUTH 00° 17' 32" EAST, ALONG AN EAST LINE OF SAID 53.611 ACRE TRACT, 172.00 FEET TO A POINT FOR CORNER;
- THENCE, NORTH 89° 42' 28" EAST, DEPARTING AN EAST LINE OF SAID 53.611 ACRE TRACT, 185.00 FEET TO A POINT FOR CORNER;
- THENCE, NORTH 00° 17' 32" WEST, 31.12 FEET TO A POINT FOR CORNER;
- THENCE, NORTH 89° 42' 28" EAST, 110.77 FEET TO A POINT FOR CORNER;
- THENCE, SOUTH 86° 18' 39" EAST, 100.00 FEET TO A POINT FOR CORNER;
- THENCE, SOUTH 85° 31' 30" EAST, 173.16 FEET TO A POINT FOR CORNER;
- THENCE, SOUTH 86° 02' 19" EAST, 159.88 FEET TO A POINT FOR CORNER;
- THENCE, NORTH 89° 42' 29" EAST, 180.26 FEET TO A POINT FOR CORNER ON THE EAST LINE OF THE AFOREMENTIONED 187,244 ACRE TRACT AND THE WEST LINE OF THE AFOREMENTIONED 55.8832 ACRE TRACT, SAID POINT ALSO BEING ON AND ALONG THE EAST LINE OF SAID H. & T. C. R.R. CO. SURVEY AND THE WEST LINE OF SAID J. G. BENNETT SURVEY;
- THENCE, SOUTH 00° 17' 33" EAST, ALONG THE EAST LINE OF SAID 187,244 ACRE TRACT AND THE WEST LINE OF SAID 38.6652 ACRE TRACT, AND ALONG THE EAST LINE OF THE AFOREMENTIONED H. & T. C. R.R. CO. SURVEY AND THE WEST LINE OF THE AFOREMENTIONED J. G. BENNETT SURVEY, 862.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.983 ACRES (2,264,391 SQUARE FEET) OF LAND.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°17'32" W	31.12'
L2	N 89°42'28" E	110.77'
L3	S 86°18'39" E	100.00'
L4	S 89°42'29" W	109.80'
L5	S 89°42'29" W	60.00'
L6	S 00°17'31" E	72.80'
L7	N 00°17'32" W	23.00'
L8	S 43°32'49" E	141.93'
L9	S 45°17'31" E	14.14'
L10	N 89°42'29" E	115.00'
L11	S 03°39'59" W	40.52'
L12	S 22°20'14" W	52.55'
L13	S 70°31'52" E	75.29'
L14	S 00°17'32" E	67.35'
L15	N 00°17'31" W	22.20'
L16	S 00°17'32" E	72.00'
L17	S 44°42'28" W	14.14'
L18	N 45°17'32" W	14.14'
L19	N 49°30'21" W	20.00'
L20	N 48°55'18" W	20.00'
L21	S 89°42'28" W	24.53'
L22	S 03°41'21" W	12.99'
L23	N 89°55'54" W	8.01'
L24	S 78°49'00" W	14.50'
L25	S 22°32'47" E	11.64'
L26	S 22°27'13" W	12.92'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	N 45°17'31" W	35.36'
C2	85.00'	90°00'00"	133.52'	S 45°17'31" E	120.21'
C3	25.00'	90°00'00"	39.27'	S 45°17'31" E	35.36'
C4	600.00'	3°57'31"	41.45'	S 01°41'14" W	41.44'
C5	4,000.00'	7°45'21"	541.46'	S 86°48'24" E	541.05'
C6	55.00'	82°38'12"	79.33'	S 41°36'37" E	72.63'
C7	2,000.00'	7°01'18"	245.10'	N 86°46'53" W	244.95'
C8	25.00'	89°36'36"	39.10'	S 45°05'50" E	35.23'
C9	4,030.00'	7°03'39"	496.65'	S 86°22'18" E	496.33'
C10	25.00'	23°45'48"	10.37'	N 85°16'37" E	10.29'
C11	50.00'	12°58'46"	113.43'	S 41°36'54" E	90.62'
C12	25.00'	23°40'01"	10.33'	S 11°32'29" W	10.25'
C13	25.00'	90°00'00"	39.27'	N 45°17'31" W	35.36'
C14	25.00'	90°00'00"	39.27'	S 44°42'28" W	35.36'
C15	25.00'	90°24'03"	39.44'	N 44°54'30" E	35.48'
C16	3,970.00'	6°57'45"	482.43'	S 86°24'36" E	482.14'
C17	25.00'	82°38'12"	36.06'	S 41°36'38" E	33.



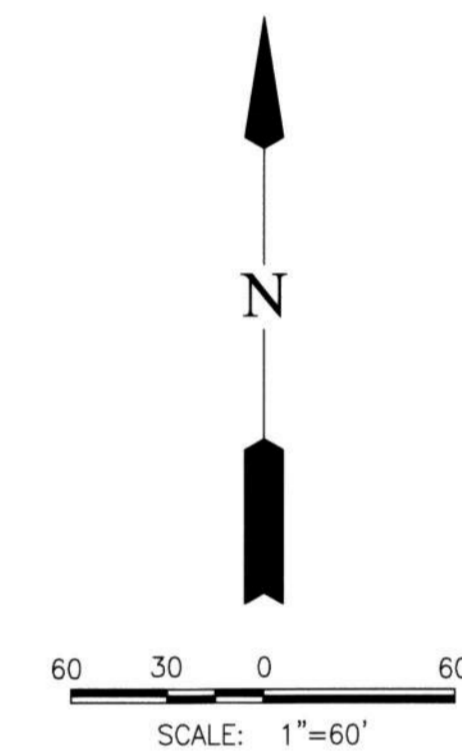
VICINITY MAP

SCALE: 1" = 2000'

KEY MAP NO. 482V & 483S

LEGEND

- | | |
|--------------|--|
| B.L. | INDICATES BUILDING LINE |
| D.E. | INDICATES DRAINAGE EASEMENT |
| ESMT | INDICATES EASEMENT |
| F.B.C.P.R. | INDICATES FORT BEND COUNTY PUBLIC RECORDS |
| F.B.C.O.P.R. | INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS |
| F.B.C.D.R. | INDICATES FORT BEND COUNTY DEED RECORDS |
| F.N. | INDICATES FILE NUMBER |
| NO. | INDICATES NUMBER |
| PG. | INDICATES PAGE |
| P.O.B. | INDICATES POINT OF BEGINNING |
| R.O.W. | INDICATES RIGHT-OF-WAY |
| S.S.E. | INDICATES SANITARY SEWER EASEMENT |
| STM.SE. | INDICATES STORM SEWER EASEMENT |
| U.E. | INDICATES UTILITY EASEMENT |
| VOL. | INDICATES VOLUME |
| W.L.E. | INDICATES WATER LINE EASEMENT |
| W.T.E. | INDICATES STREET NAME CHANGE |



TAMARRON SECTION 77


A SUBDIVISION OF 51.983 ACRES OF LAND LOCATED IN
THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 261,
CITY OF FULSHEAR E.T.J.,
FORT BEND COUNTY, TEXAS.

93 LOTS 4 RESERVES 4 BLOCKS
FEBRUARY 24, 2025 JOB NO. 1931-6077C


OWNERS:
D.R. HORTON - TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100,
RICHMOND, TEXAS 77407
PH: 281-566-2100

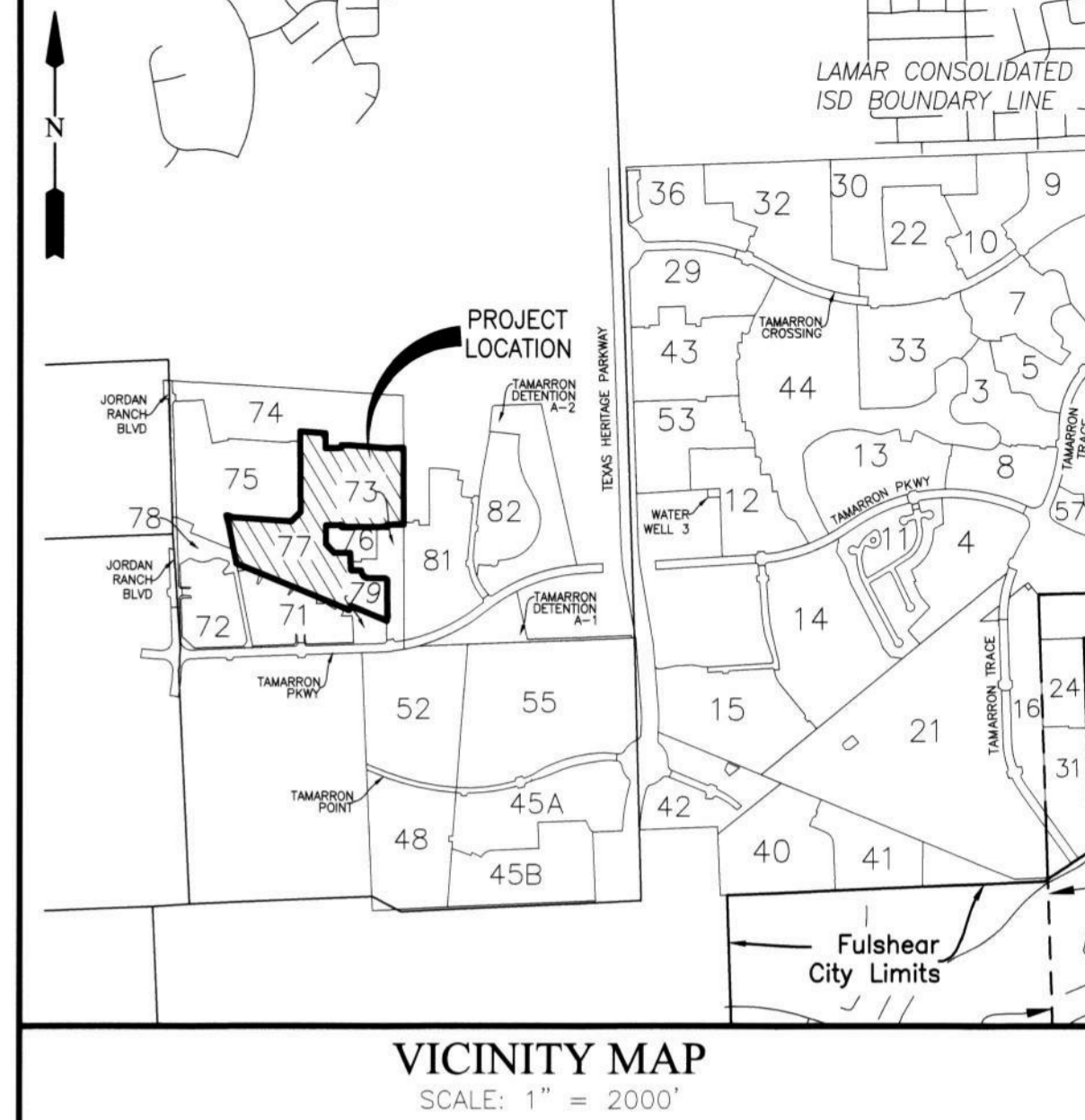
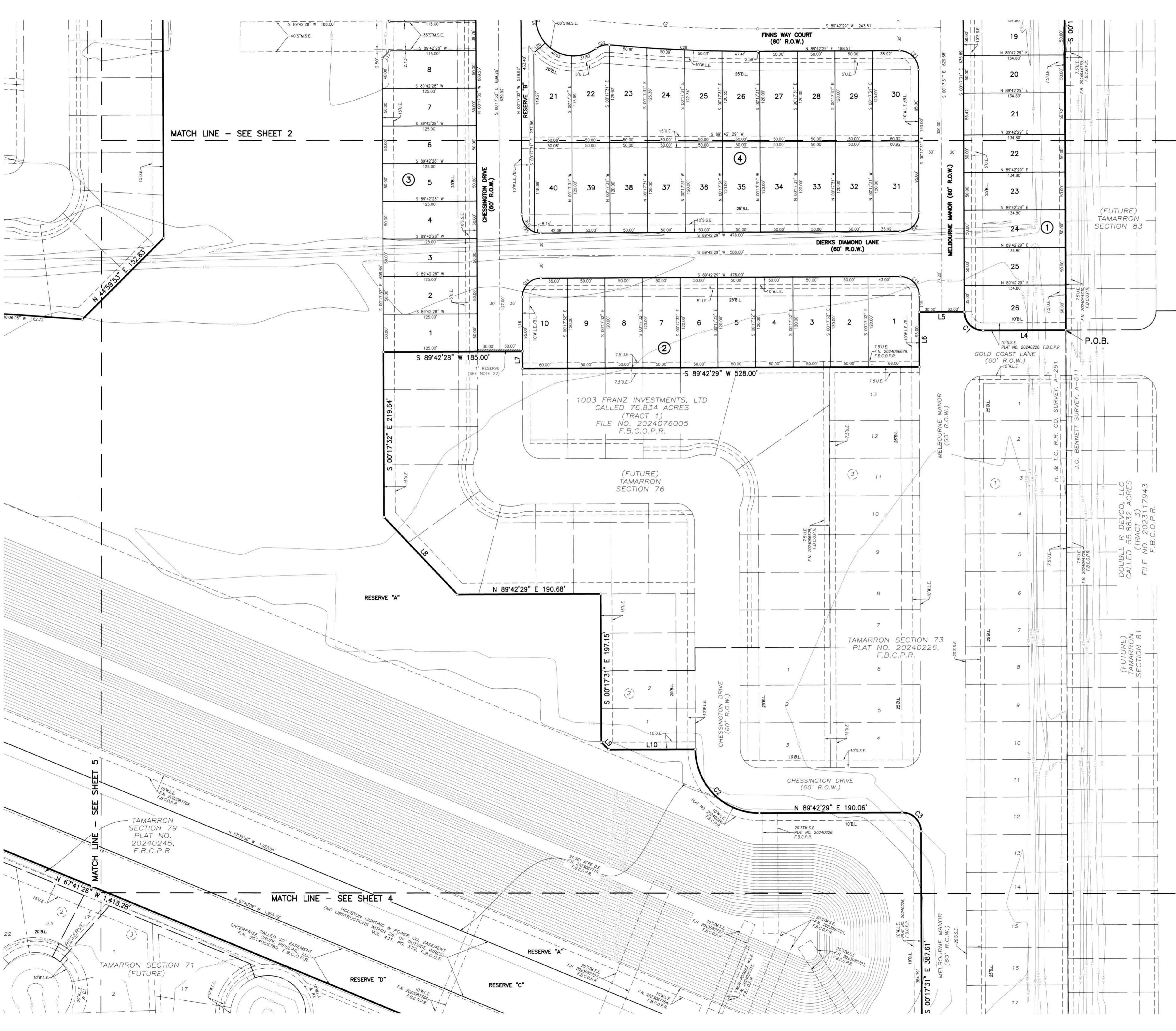
OWNERS:
1003 FRANZ INVESTMENTS, LTD.
A TEXAS LIMITED PARTNERSHIP
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH: 210.344.9200

SURVEYOR:

LJA Surveying, Inc. 
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

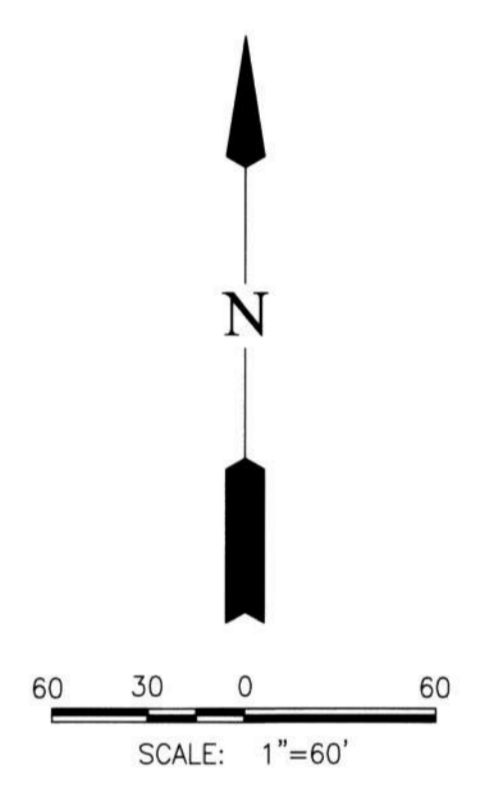
LJA Engineering, Inc. 
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386



KEY MAP NO. 482V & 483S

LEGEND

- B.L. INDICATES BUILDING LINE
- D.E. INDICATES DRAINAGE EASEMENT
- ESMT INDICATES EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PUBLIC RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.N. INDICATES FILE NUMBER
- NO. INDICATES NUMBER
- PG. INDICATES PAGE
- P.O.B. INDICATES POINT OF BEGINNING
- R.O.W. INDICATES RIGHT-OF-WAY
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.SE. INDICATES STORM SEWER EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- VOL. INDICATES VOLUME
- W.L.E. INDICATES WATER LINE EASEMENT
- INDICATES STREET NAME CHANGE



TAMARRON SECTION 77

A SUBDIVISION OF 51.983 ACRES OF LAND LOCATED IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 261, CITY OF FULSHEAR E.T.J., FORT BEND COUNTY, TEXAS.

93 LOTS 4 RESERVES 4 BLOCKS
FEBRUARY 24, 2025 JOB NO. 1931-6077C

OWNERS:
D.R. HORTON - TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100,
RICHMOND, TEXAS 77407
PH: 281-566-2100

OWNERS:
1003 FRANZ INVESTMENTS, LTD.
A TEXAS LIMITED PARTNERSHIP
10033 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231
PH: 210.344.9200

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

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

