

## PLAT RECORDING SHEET

**PLAT NAME:** Tamarron, Section 16

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

**ACREAGE:** 19.081

**LEAGUE:** Micajah Autrey Survey

**ABSTRACT NUMBER:** 100

**NUMBER OF BLOCKS:** 5

**NUMBER OF LOTS:** 74

**NUMBER OF RESERVES:** 5

**OWNERS:** D. R. Horton-Texas, Ltd. a Texas Limited Partnership

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



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 19.081 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 16, 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 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 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 OPERATION 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 16 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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS 16 DAY OF OCTOBER, 2017.

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

BY: Chris Lindhorst  
CHRIS LINDHORST, PRESIDENT

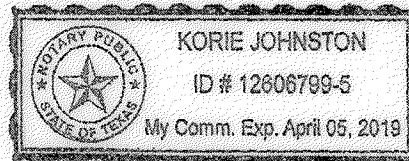
STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, PRESIDENT 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,

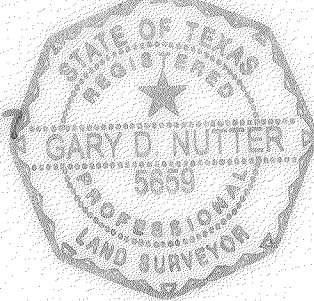
THIS 16 DAY OF OCTOBER, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



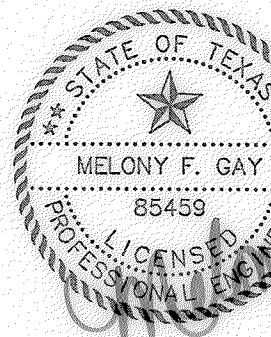
I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE 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 ENG" UNLESS OTHERWISE NOTED. (SEE NOTE 20)

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



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. 85439



THIS PLAT OF TAMARRON SECTION 16 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 3rd DAY OF February, 2017.

AMY PEARCE, CHAIR

AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF TAMARRON SECTION 16 WAS APPROVED ON 2-21-2017 BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 17th DAY OF October, 2017, 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.

JEFF W. ROBERTS, MAYOR

DIANA GORDON OFFORD, CITY SECRETARY

BEING 19.081 ACRES OF LAND LOCATED IN THE MICAHAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING 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 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY (F.B.C.O.P.R.), SAID 19.081 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, EPOCH 2010.00);

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND MARKING THE SOUTH CORNER OF RESERVE "K" OF TAMARRON SECTION 1, A SUBDIVISION OF RECORD ON PLAT NUMBER 20140153, OF THE MAP RECORDS OF SAID FORT BEND COUNTY (F.B.C.M.R.), SAME POINT BEING THE SOUTHWEST CORNER OF SAID TAMARRON SECTION 1;

THENCE, NORTH 50° 55' 29" EAST, ALONG THE SOUTHEAST LINE OF SAID RESERVE "K", 230.29 FEET TO THE WEST CORNER OF A 0.080 ACRE TRACT DESCRIBED AS A METER STATION (50' X 70') CONVEYED TO SIENERGY L.P. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2015091125, F.B.C.O.P.R.;

THENCE, SOUTH 39° 33' 22" EAST, ALONG THE SOUTHWEST LINE OF SAID 0.080 ACRE TRACT, 70.00 FEET TO THE SOUTH CORNER OF SAID 0.080 ACRE TRACT;

THENCE, NORTH 50° 55' 29" EAST, ALONG THE SOUTHEAST LINE OF SAID 0.080 ACRE TRACT, 50.00 FEET TO THE EAST CORNER OF SAID 0.080 ACRE TRACT, SAME POINT BEING IN THE SOUTHWEST LINE OF RESERVE "H" OF THE AFOREMENTIONED TAMARRON SECTION 1;

THENCE, SOUTH 39° 33' 22" EAST, ALONG THE SOUTHWEST LINE OF SAID RESERVE "H", 126.75 FEET TO A 1-1/2-INCH IRON PIPE FOUND MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID RESERVE "H", ON THE EAST LINE OF THE AFOREMENTIONED 631.26 ACRE TRACT, SAME POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 56.1664 ACRE TRACT CONVEYED TO DARMAR CORP BY AN INSTRUMENT OF RECORD IN VOLUME 797, PAGE 867, OF THE DEED RECORDS OF FORT BEND COUNTY, (F.B.C.D.R.) SAME BEING THE COMMON SURVEY LINE OF SAID MICAHAH AUTREY SURVEY AND THE A.G. SHARPLESS SURVEY, A-322;

THENCE, SOUTH 01° 57' 46" EAST, ALONG THE COMMON LINE OF SAID 631.26 ACRE TRACT AND SAID 56.1664 ACRE TRACT AND ALONG SAID COMMON SURVEY LINE, AT 508.63 FEET PASS A 1-1/2-INCH IRON PIPE FOUND MARKING THE COMMON WEST CORNER OF SAID 56.1664 ACRE TRACT AND THAT CERTAIN CALLED 30.53 ACRE TRACT (DESCRIBED AS TRACT III) CONVEYED TO D. R. HORTON - TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2013000056, F.B.C.O.P.R., CONTINUING WITH THE COMMON LINE OF SAID 631.26 ACRE TRACT AND SAID 30.53 ACRE TRACT A TOTAL DISTANCE OF 2,515.16 FEET TO A POINT FOR CORNER;

THENCE, NORTH 35° 51' 45" WEST, DEPARTING SAID COMMON LINES, 372.49 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 131.70 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 07° 56' 35" AND A CHORD WHICH BEARS NORTH 31° 53' 28" WEST, 131.60 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 56.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 107° 51' 01" AND A CHORD WHICH BEARS NORTH 26° 00' 21" EAST, 48.49 FEET TO A POINT FOR CORNER;

THENCE, NORTH 10° 04' 09" WEST, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 30.39 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 05° 07' 18" AND A CHORD WHICH BEARS SOUTH 77° 22' 12" WEST, 30.38 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 45.11 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 86° 08' 56" AND A CHORD WHICH BEARS NORTH 62° 06' 59" WEST, 40.98 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 283.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 17° 04' 43" AND A CHORD WHICH BEARS NORTH 10° 30' 09" WEST, 282.13 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 57' 47" WEST, 582.63 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

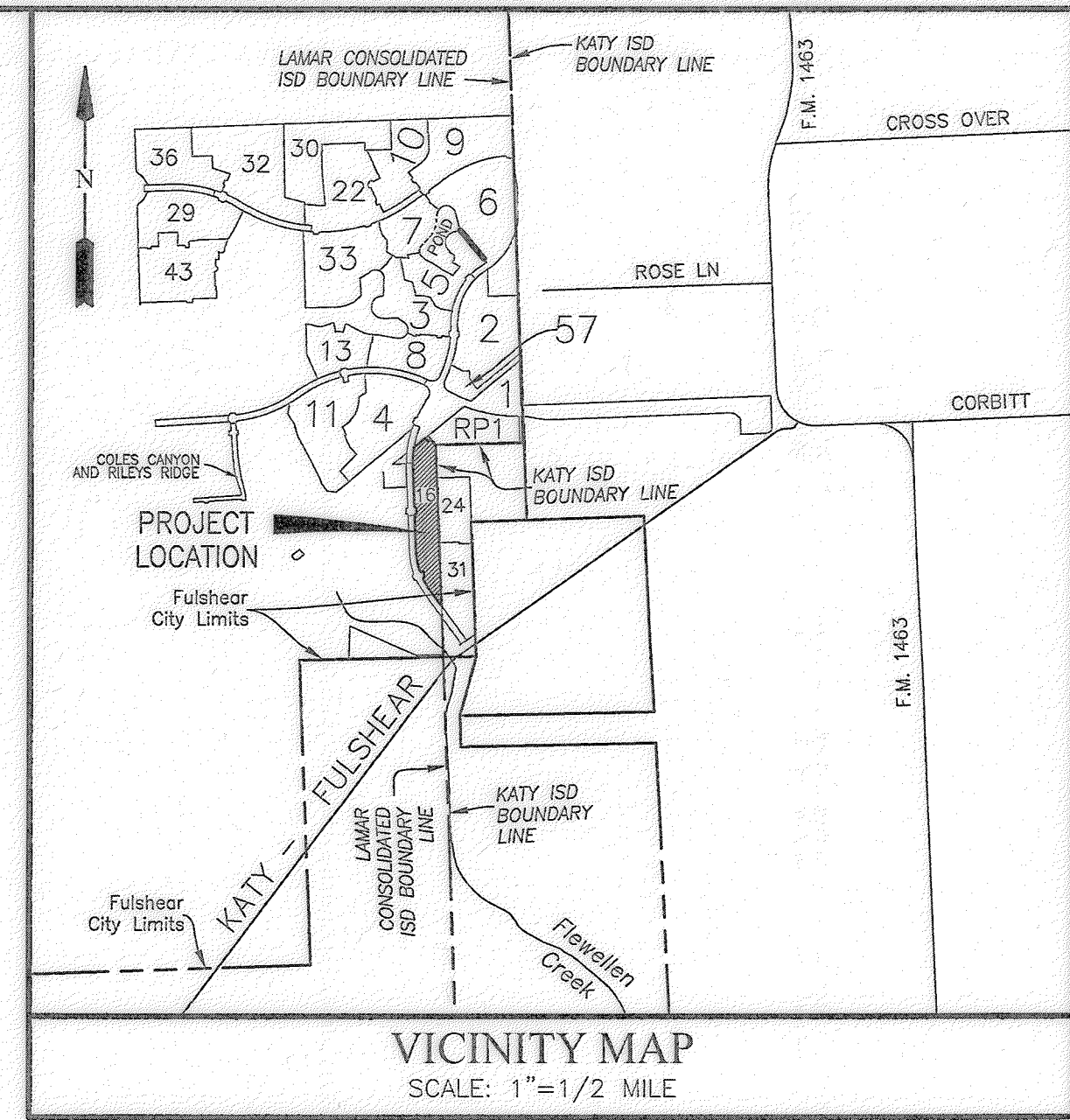
THENCE, 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND A CHORD WHICH BEARS NORTH 43° 02' 13" EAST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 57' 47" WEST, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 46° 57' 47" WEST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 57' 47" WEST, 669.11 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 262.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,340.00 FEET, A CENTRAL ANGLE OF 11° 14' 22" AND A CHORD WHICH BEARS NORTH 03° 39' 24" EAST, 262.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.081 ACRES OF LAND.



I, RICHARD W. STOLLEIS, 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.

RICHARD W. STOLLEIS, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT  
COUNTY JUDGE

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

JAMES PATTERSON  
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 \_\_\_\_\_, 2017 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

## FINAL PLAT OF TAMARRON SECTION 16

A SUBDIVISION OF 19.081 ACRES OF LAND SITUATED IN THE  
MICAHAH AUTREY SURVEY, ABSTRACT 100,  
FORT BEND COUNTY, TEXAS.

74 LOTS 5 RESERVES (2.431 ACRES) 5 BLOCKS

SEPTEMBER 25, 2017 JOB NO. 1931-1416F

OWNERS:

D.R. HORTON-TEXAS, LTD.

A TEXAS LIMITED PARTNERSHIP

CHRIS LINDHORST, PRESIDENT

14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478

(281) 566-2100

ENGINEER/SURVEYOR:

LJA Engineering, Inc.

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

T.B.P.L.S. Firm No. 10110501

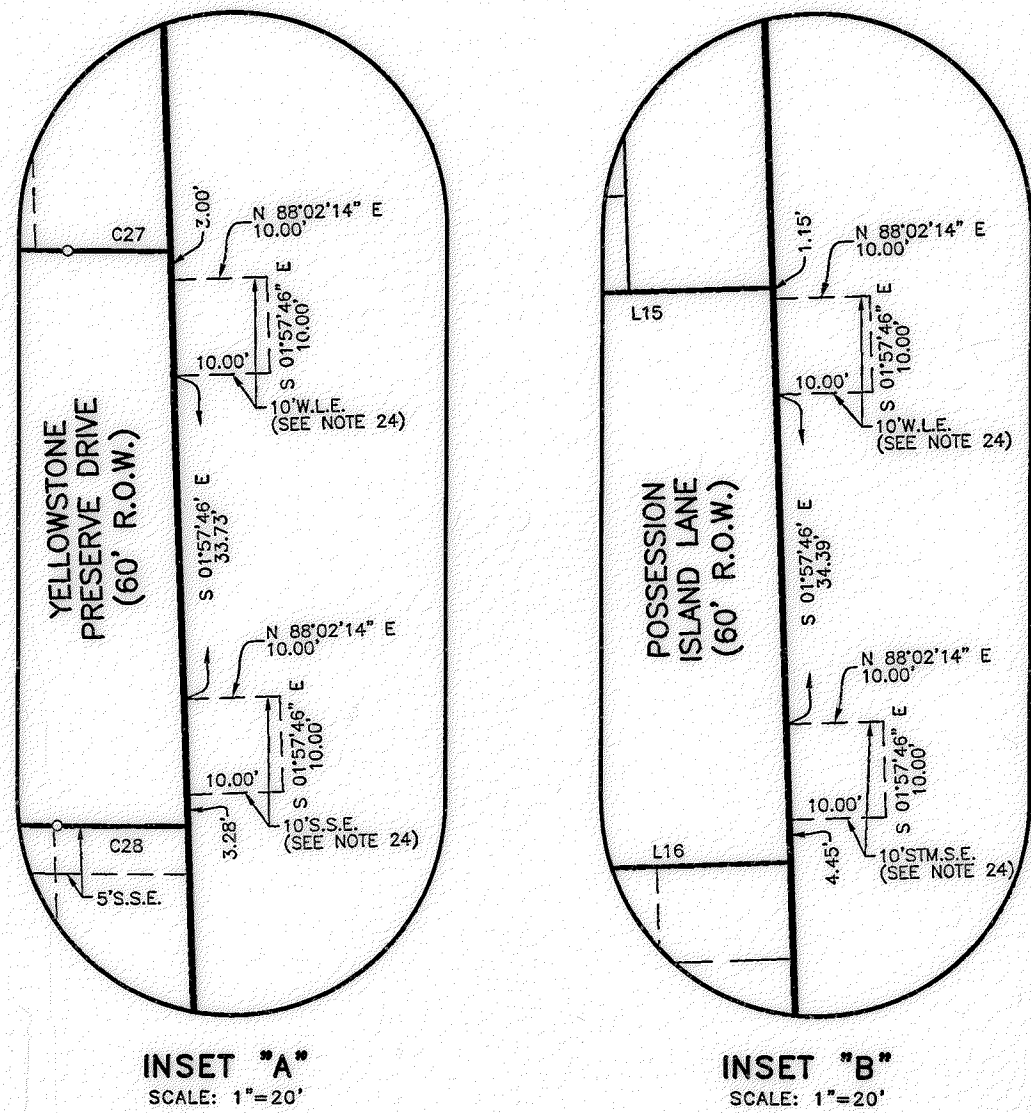


NOTES:

- BENCHMARK: NGS MONUMENT H0CSD 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5-INCH PVC PIPE WITH LOGO PIPE STAMPED H0CSD 66 1986. THE POINT IS LOCATED 47.2 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 13; A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE EAST SIDE OF THE EAST BOUND LANE OF TAMARRON TRACE; THE POINT IS LOCATED ±290 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY.  
ELEV. = 142.09 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 SEPTEMBER 7, 2017 AND ISSUED SEPTEMBER 15, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND 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. 48157C 0105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LIA 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 PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
- THE MINIMUM SLAB ELEVATION SHALL BE 142.48 FEET (NAVD88); EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES (18") ABOVE NATURAL GROUND.
- 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 PONDING 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 SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) EPOCH 2010.00, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.
- 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 DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LIA END" 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.
- LOTS BACKING OR SIDING TAMARRON TRACE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM THE FOREMENTIONED STREET.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED 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.
- THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN THE DRAINAGE FACILITIES WITHIN RESERVES "B" AND "C".
- THIS EASEMENT IS TEMPORARY AND SHALL BE AUTOMATICALLY TERMINATED AND ABANDONED UPON BEING INCLUDED WITHIN THE BOUNDARY OF A RECORDED PLAT.

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  
F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS  
F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL 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  
R.O.W. INDICATES RIGHT-OF-WAY  
A.E. INDICATES AERIAL EASEMENT  
P.O.C. INDICATES POINT OF COMMENCEMENT  
P.O.B. INDICATES POINT OF BEGINNING  
F.N. INDICATES FILE NUMBER  
RES. INDICATES RESERVE  
F.M.E. INDICATES FORCE MAIN EASEMENT  
U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT



RESIDUE OF  
CALLED 631.26 ACRES  
D.R. HORTON - TEXAS, LTD.  
F.N. 2013000056  
F.B.C.O.P.R.

CALLED 56.1664 ACRES  
(TRACT 3)  
DARMAR CORP.  
VOL. 797, PG. 867,  
F.B.C.O.P.R.

RESIDUE OF  
CALLED 30.53 ACRES  
(TRACT III)  
D.R. HORTON - TEXAS, LTD.  
F.N. 2013000056  
F.B.C.O.P.R.

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	950.00'	7°56'35"	131.70'	131.60'	N 31°53'28" W
C2	30.00'	107°51'01"	56.47'	48.49'	N 28°00'21" E
C3	340.00'	5°07'18"	30.38'	30.38'	S 77°22'12" W
C4	30.00'	86°08'56"	45.11'	40.98'	N 62°06'59" W
C5	950.00'	17°04'43"	283.18'	282.13'	N 10°30'09" W
C6	30.00'	90°00'00"	47.12'	42.43'	N 43°02'13" E
C7	30.00'	90°00'00"	47.12'	42.43'	N 49°57'47" W
C8	1340.00'	1°14'22"	262.86'	262.44'	N 03°39'24" E
C9	500.00'	2°48'08"	24.45'	24.45'	S 89°26'17" W
C10	500.00'	1°24'02"	12.22'	12.22'	S 89°51'41" E
C11	800.00'	1°54'29"	25.64'	25.64'	S 02°55'02" W
C12	800.00'	1°54'29"	25.64'	25.64'	N 02°55'02" W
C13	1200.00'	5°18'35"	111.20'	111.16'	S 04°37'04" E
C14	1200.00'	5°18'35"	111.20'	111.16'	N 04°37'04" W
C15	300.00'	8°06'22"	42.44'	42.41'	S 83°59'02" W
C16	25.00'	90°00'00"	39.27'	35.36'	N 43°02'13" E
C17	770.00'	1°54'29"	25.64'	25.64'	N 02°55'02" W
C18	830.00'	1°54'29"	27.64'	27.64'	N 02°55'02" W
C19	25.00'	36°52'12"	16.09'	15.81'	N 20°23'04" W
C20	50.00'	26°03'34"	231.31'	73.69'	S 86°19'11" E
C21	25.00'	48°11'23"	21.03'	20.41'	S 22°07'54" W
C22	770.00'	1°54'29"	25.64'	25.64'	S 02°55'02" W
C23	25.00'	88°15'22"	38.51'	34.81'	S 47°59'02" W
C24	25.00'	91°44'38"	40.03'	35.89'	S 42°00'03" W
C25	830.00'	1°54'29"	27.64'	27.64'	S 02°55'02" W
C26	25.00'	87°11'52"	38.05'	34.48'	S 45°33'43" E
C27	470.00'	1°18'40"	10.76'	10.76'	S 89°49'00" E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C28	530.00'	1°28'48"	13.69'	13.69'	N 69°54'03" W
C29	25.00'	92°48'08"	40.49'	36.21'	S 44°26'17" W
C30	1170.00'	5°18'35"	108.42'	108.39'	S 04°37'04" E
C31	1230.00'	5°21'20"	114.97'	114.93'	S 04°35'42" E
C32	25.00'	90°02'46"	39.27'	35.37'	S 46°56'24" E
C33	25.00'	90°00'00"	39.27'	35.36'	S 43°02'13" W
C34	25.00'	38°07'30"	16.84'	16.33'	S 21°01'32" E
C35	50.00'	26°16'53"	231.50'	73.56'	N 87°26'50" W
C36	25.00'	47°09'23"	20.58'	20.00'	N 21°36'54" E
C37	25.00'	90°00'00"	39.27'	35.36'	N 46°57'47" W
C38	260.00'	8°06'22"	36.78'	36.75'	S 83°59'02" W
C39	340.00'	8°06'22"	48.10'	48.06'	N 83°59'02" E
C40	23.00'	90°27'00"	39.47'	35.49'	N 42°48'43" E
C41	1170.00'	4°51'35"	99.23'	99.20'	N 04°50'34" W
C42	1230.00'	5°18'35"	113.98'	113.94'	N 04°37'04" W
C43	25.00'	90°00'00"	39.27'	35.36'	N 46°57'47" W
C44	486.67'	16°25'37"	139.53'	139.05'	S 73°09'50" W
C45	30.00'	58°00'50"	30.38'	29.09'	S 39°56'36" W
C46	40.00'	173°02'50"	135.91'	89.83'	N 86°32'34" E
C47	55.00'	16°12'28"	153.79'	108.36'	N 87°02'25" E
C48	20.00'	58°00'50"	20.25'	19.40'	N 39°56'36" E
C49	476.67'	16°25'37"	136.66'	136.20'	N 73°09'50" E
C50	1060.00'	29°18'12"	542.13'	536.24'	S 16°36'53" E
C51	1055.00'	29°18'12"	539.57'	533.71'	N 16°36'53" W

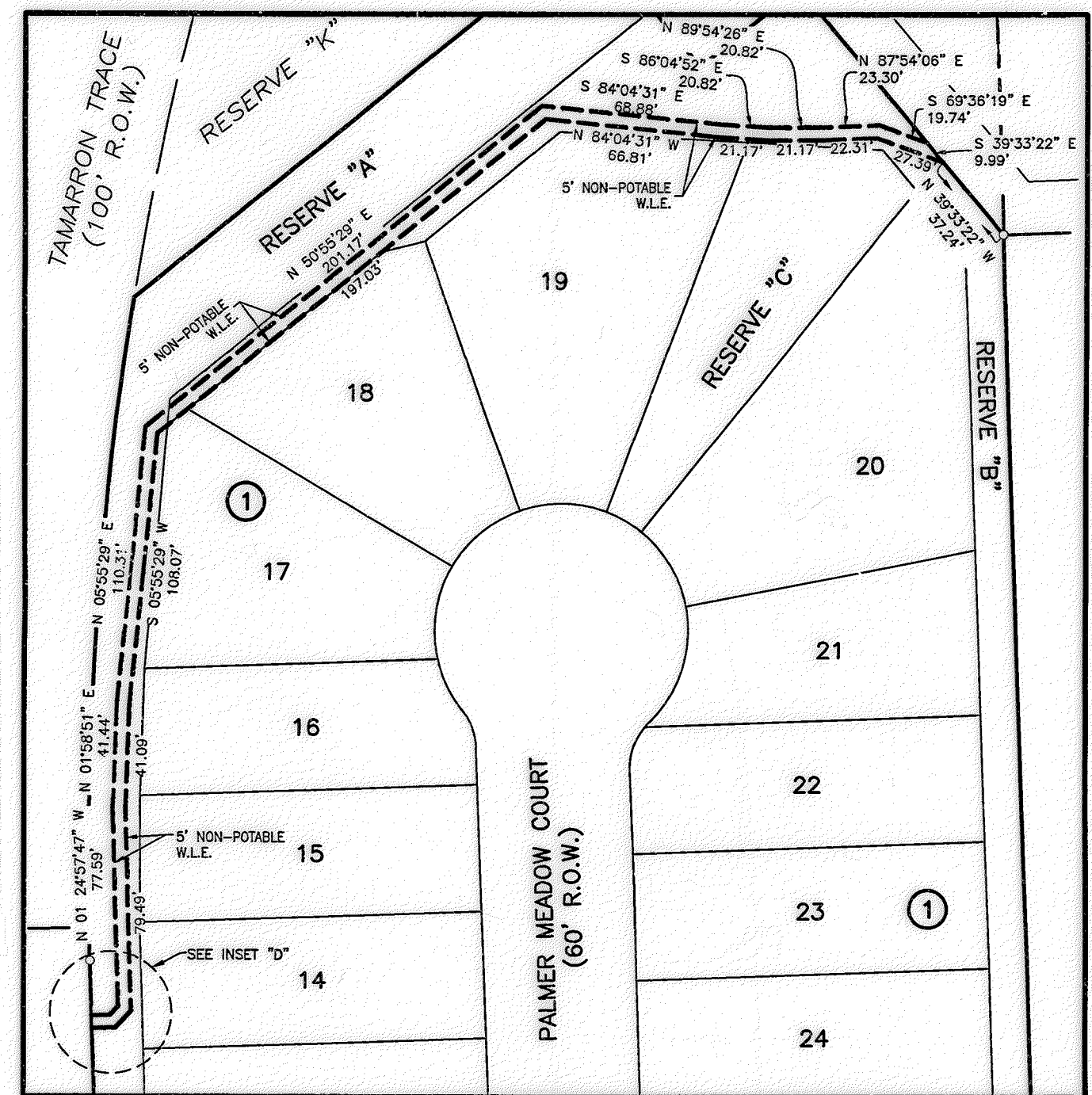
LINE	BEARING	DISTANCE
L1	S 39°33'22" E	70.00'
L2	N 50°55'29" E	50.00'
L3	S 39°33'22" E	126.75'
L4	N 10°04'09" W	80.00'
L5	N 01°57'47" W	80.00'
L6	N 88°02'13" E	122.70'
L7	S 89°09'39" E	180.10'
L8	N 88°02'13" W	5.00'
L9	S 07°16'22" W	96.60'
L10	S 01°57'47" E	192.37'
L11	S 88°02'14" W	4.00'
L12	N 88°02'13" E	110.00'
L13	N 01°57'47" W	97.76'
L14	S 03°52'16" W	77.35'
L15	N 87°52'22" E	126.25'
L16	S 29°47'04" W	111.11'
L17	S 03°52'16" E	88.30'
L18	N 01°57'47" W	111.85'
L19	S 89°04'39" E	109.85'
L20	N 89°09'39" W	104.46'
L21	S 07°16'22" E	96.60'
L22	N 88°02'13" E	100.00'
L23	S 88°02'13" W	100.00'
L24	S 01°57'47" E	35.06'

LINE	BEARING	DISTANCE
L25	N 01°57'47" W	16.37'
L26	S 88°02'13" W	4.00'
L27	N 88°02'13" E	3.97'
L28	N 07°16'22" W	95.60'
L29	S 88°02'13" W	110.00'
L30	N 88°02'13" E	142.38'
L31	S 88°02'13" W	145.00'
L32	S 09°20'16" W	106.89'
L33	S 07°16'22" W	50.12'
L34	S 00°14'14" E	50.02'
L35	N 01°57'47" W	50.00'
L36	N 39°33'22" W	50.92'
L37	N 86°49'29" W	127.69'
L38	S 05°55'29" W	68.64'
L39	S 76°02'57" W	17.66'
L40	S 29°47'04" W	111.11'
L41	S 02°09'46" E	54.81'
L42	S 04°48'50" E	54.85'
L43	S 89°04'39" E	51.07'
L44	S 11°11'39" E	50.12'
L45	S 07°16'22" E	96.60'
L46	S 17°24'26" E	50.79'
L47	S 50°55'29" W	108.78'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.691	30,118	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE/ACCESS
B	0.412	17,936	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
C	0.165	7,169	RESTRICTED TO OPEN SPACE/DRAINAGE
D	0.587	25,573	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.576	25,085	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.431	105,881	

SCALE: 1"=100'

VICINITY MAP  
SCALE: 1"=1/2 MILE  
KEY MAP NO. 483Q



INSET "C"  
SCALE: 1"=60'

## FINAL PLAT OF TAMARRON SECTION 16

A SUBDIVISION OF 19.081 ACRES OF LAND SITUATED IN THE  
MICAIAH AUTREY SURVEY, ABSTRACT 100,  
FORT BEND COUNTY, TEXAS.

74 LOTS 5 RESERVES (2.431 ACRES) 5 BLOCKS  
SEPTEMBER 25, 2017 JOB NO. 1931-1416F

OWNERS:  
**D.R. HORTON-TEXAS, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
**CHRIS LINDHORST, PRESIDENT**  
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
(281) 566-2100

ENGINEER/SURVEYOR:

**LJA Engineering, Inc.**  
1804 W. Grand Parkway North Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.6026  
FRN-F-1386  
T.B.P.L.S. Firm No. 10110501



# 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
- STW.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL 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
- R.O.W. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE
- F.M.E. INDICATES FORCE MAIN EASEMENT
- U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT

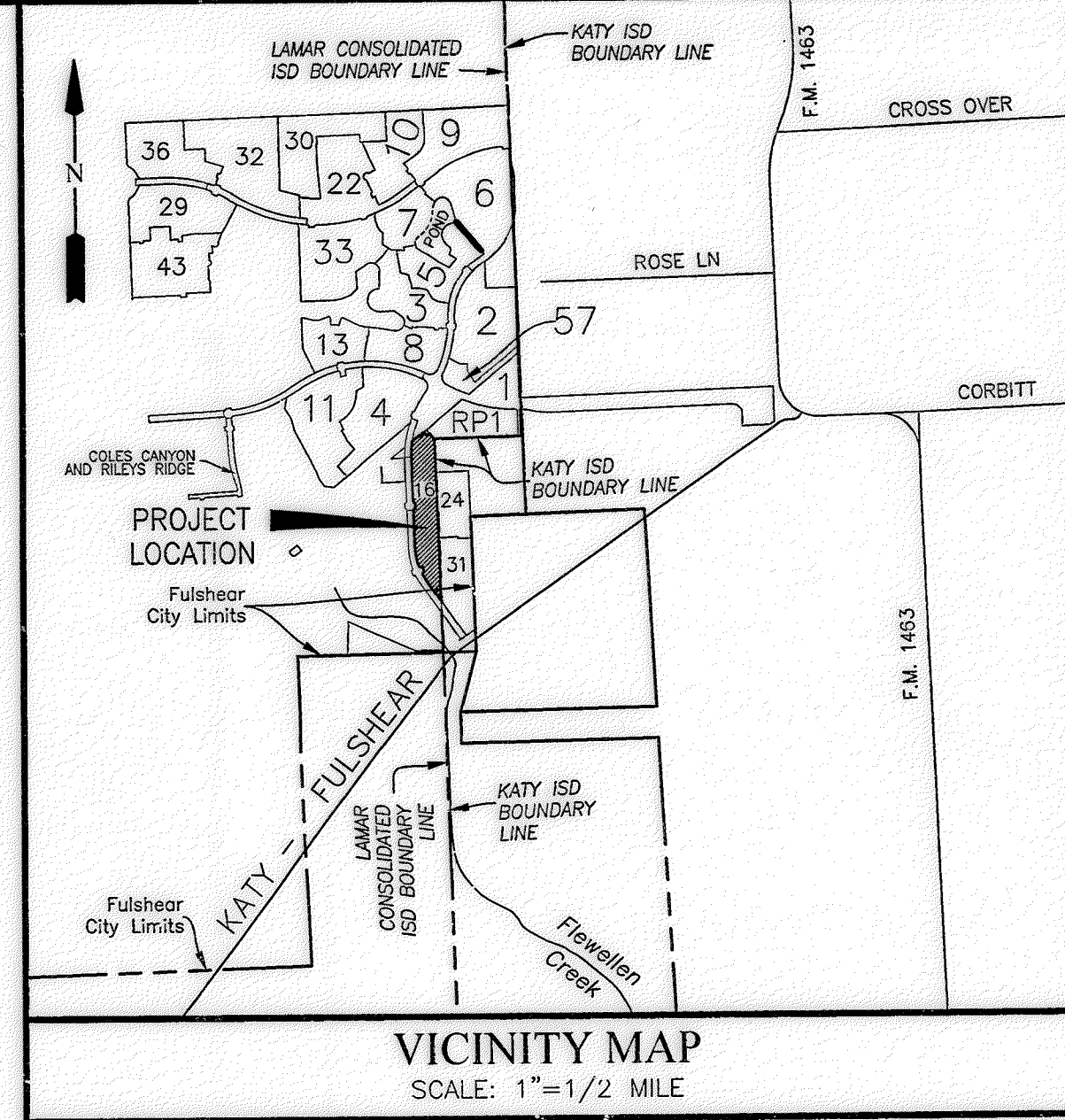
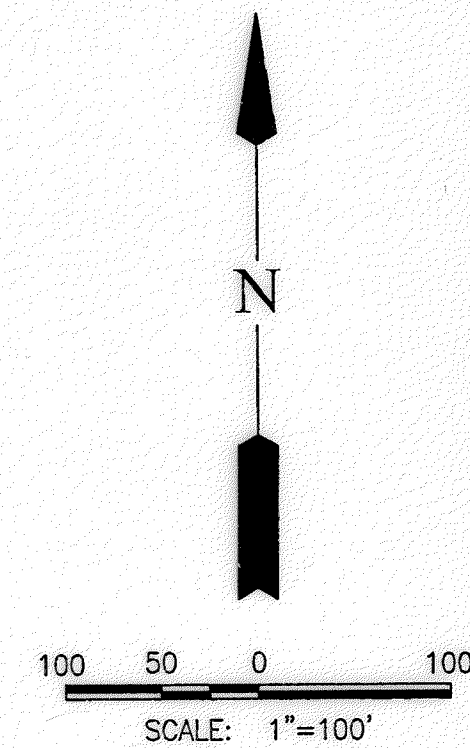
RESIDUE OF  
CALLED 631.26 ACRES  
D.R. HORTON - TEXAS, LTD.  
F.N. 2013000056  
F.B.C.O.P.R.

RESIDUE OF  
CALLED 631.26 ACRES  
D.R. HORTON - TEXAS, LTD.  
F.N. 2013000056  
F.B.C.O.P.R.

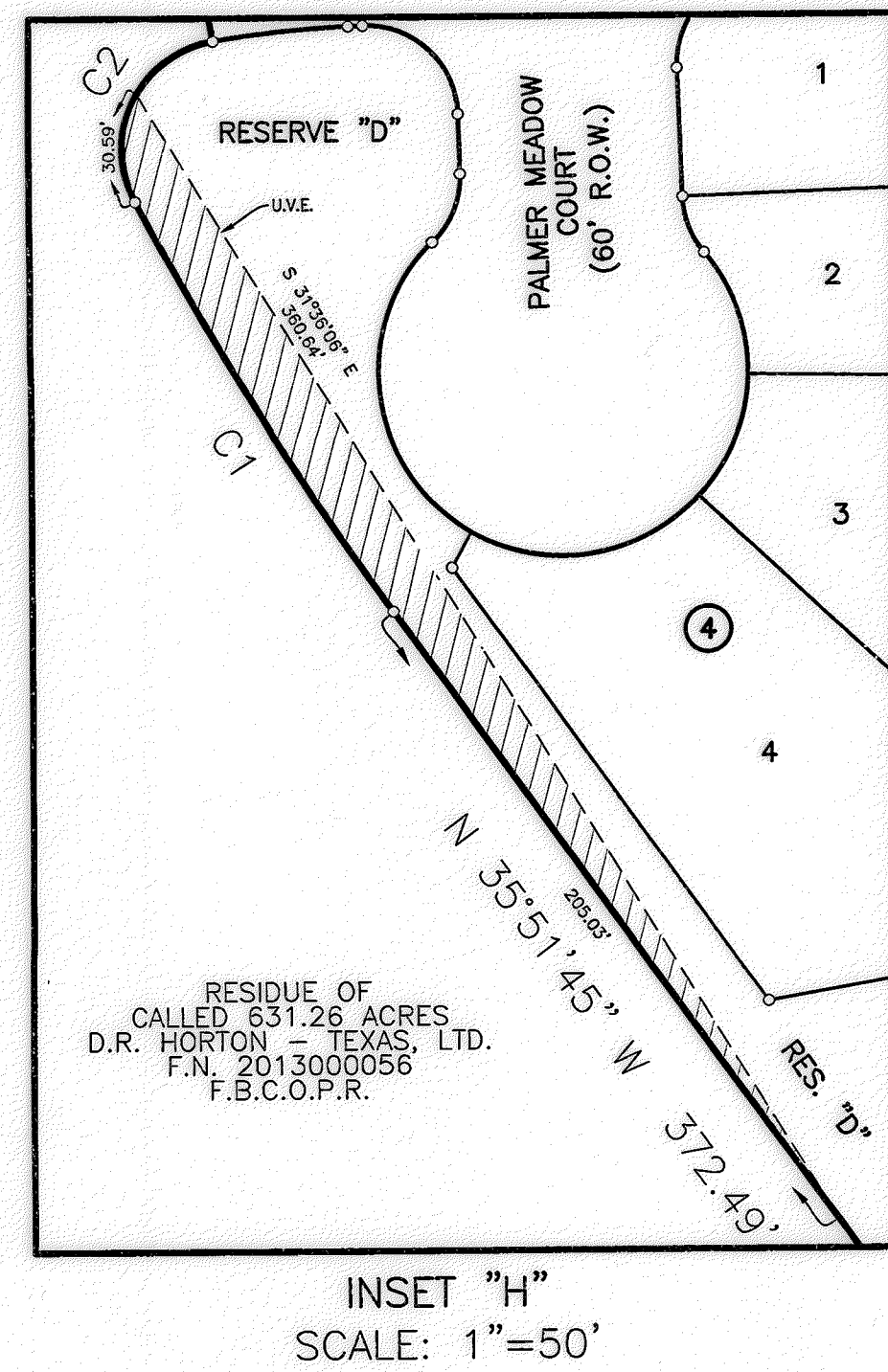
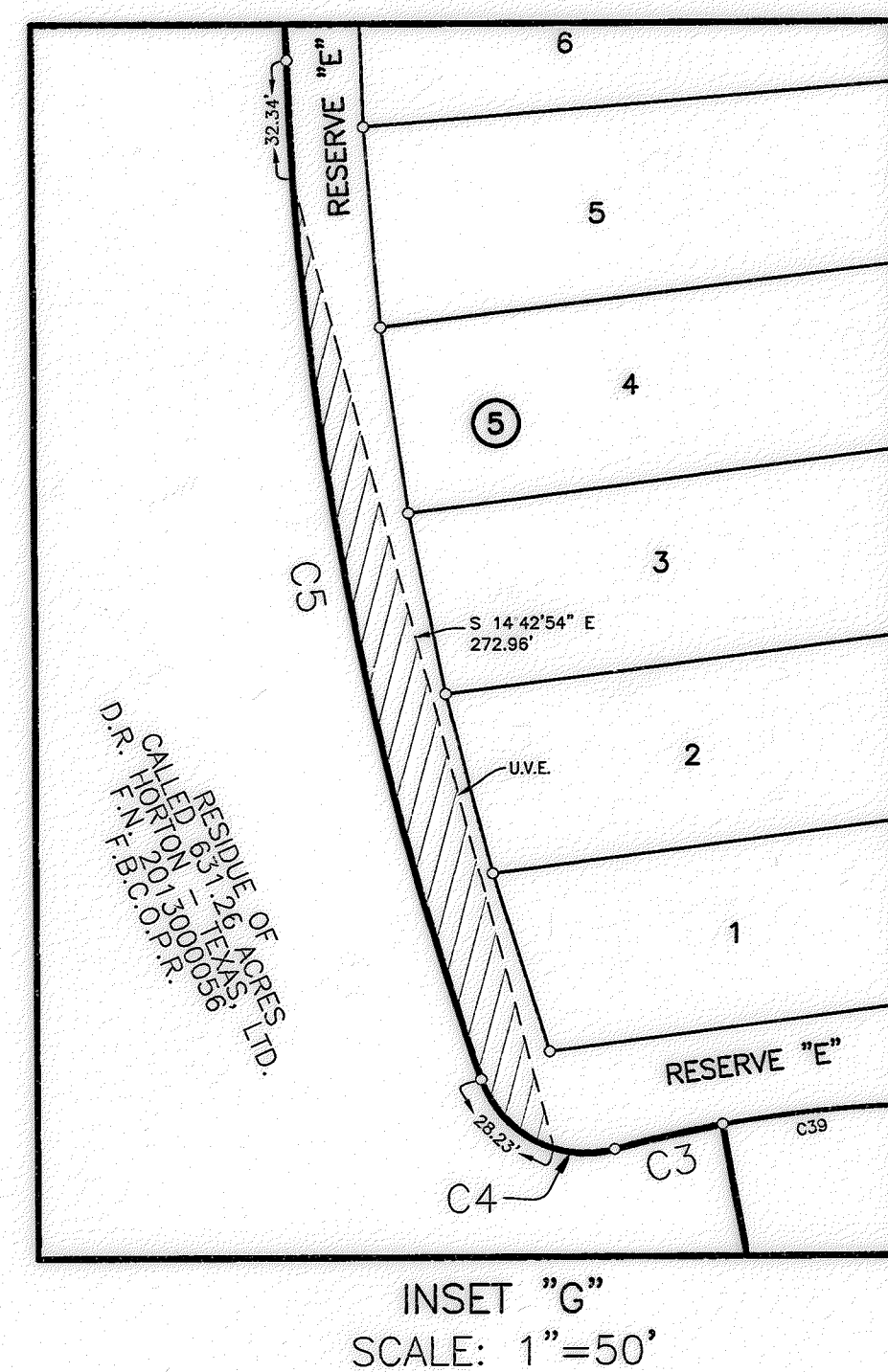
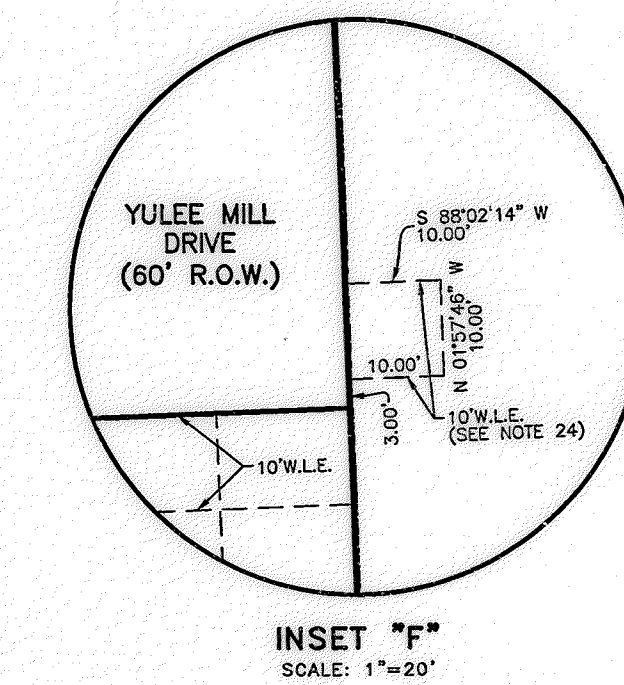
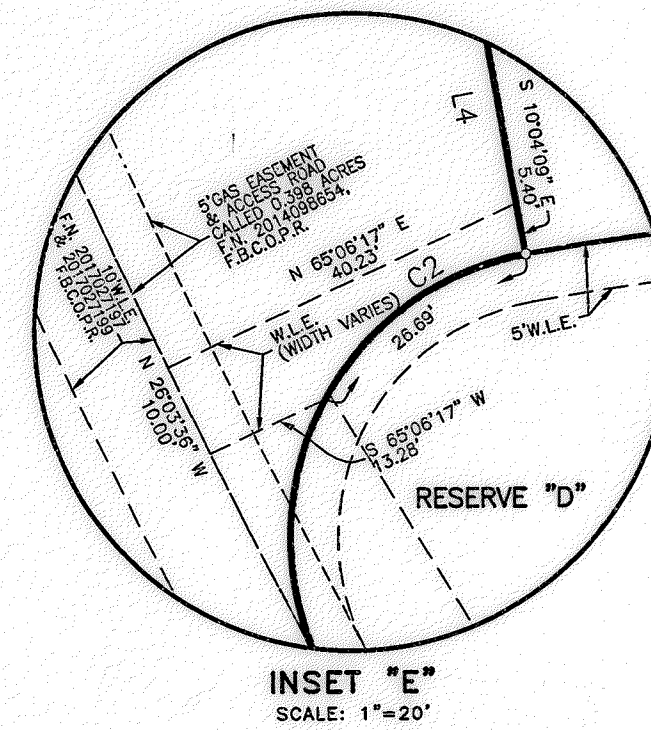
FORT BEND COUNTY  
MUNICIPAL  
UTILITY DISTRICT NO. 182  
CALLED 35,361 ACRES  
F.N. 2015041853 &  
F.N. 2015057943,  
F.B.C.O.P.R.

MATCH LINE - SEE SHEET 2 OF 3

RESIDUE OF  
CALLED 30.53 ACRES  
D.R. HORTON - TEXAS, LTD.  
F.N. 2013000056  
F.B.C.O.P.R.



VICINITY MAP  
SCALE: 1"=1/2 MILE  
KEY MAP NO. 4830



RESERVE TABLE			
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