

PLAT RECORDING SHEET

PLAT NAME: Tamarron Coles Canyon and Rileys Ridge Street Dedication

PLAT NO: _____

ACREAGE: 3.353

LEAGUE: J. D. Vermillion Survey, Micajah Autrey Survey

ABSTRACT NUMBER: 339, 100

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

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 3.323 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON COLES CANYON AND RILEYS RIDGE 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 PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE 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 PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND 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' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, CULLIES, 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, CULLEY, 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 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 IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON COLES CANYON AND RILEYS RIDGE 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 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

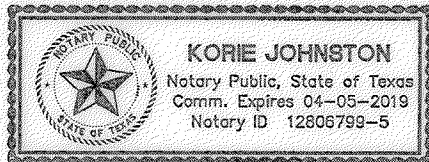
STATE OF TEXAS
COUNTY OF FORT BEND

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.

BY: Korie Johnston
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 EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA ENG" UNLESS OTHERWISE NOTED. (SEE NOTE 18)

BY: Gary D. Nutter
GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5859

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.

BY: Melony F. Gay
MELONY F. GAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 88459

THIS PLAT OF TAMARRON COLES CANYON AND RILEYS RIDGE STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS
THIS 3rd DAY OF FEBRUARY, 2017.

BY: Amy Pearce
AMY PEARCE, CHAIR

BY: Austin Weant
AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF TAMARRON COLES CANYON AND RILEYS RIDGE STREET DEDICATION 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.

BY: Jeff W. Roberts
JEFF W. ROBERTS, MAYOR

BY: Diana Gordon Offord
DIANA GORDON OFFORD, CITY SECRETARY

BEING 3.323 ACRES OF LAND LOCATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100 AND THE J. D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 631.26 ACRE TRACT AND THAT CERTAIN CALLED 688.0183 ACRE TRACT (DESCRIBED A TRACT 1) CONVEYED TO D.R. HORTON - TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2015020098 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 3.323 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY NOTES 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 "LJA ENG" SET FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 12.568 ACRE TRACT CONVEYED TO LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2015142878, F.B.C.O.P.R., SAID POINT BEING THE SOUTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH AND EASTERLY LINES OF SAID 12.568 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES:
1. NORTH 88° 07' 43" EAST, 734.32 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR CORNER, THE BEGINNING OF A CURVE;

2. 22.19 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 41' 48", AND A CHORD WHICH BEARS NORTH 37° 37' 53" EAST, 37.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

3. 81.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 892.00 FEET, A CENTRAL ANGLE OF 07° 52' 50", AND A CHORD WHICH BEARS NORTH 14° 48' 17" WEST, 81.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR CORNER;

4. NORTH 18° 35' 53" WEST, 208.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR CORNER, THE BEGINNING OF A CURVE;

5. 40.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 08° 13' 58", AND A CHORD WHICH BEARS NORTH 14° 32' 54" WEST, 40.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR CORNER;

6. NORTH 10° 25' 54" WEST, 105.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR CORNER, THE BEGINNING OF A CURVE;

7. 35.43 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 08° 34' 38", AND A CHORD WHICH BEARS NORTH 07° 08' 36" WEST, 35.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR CORNER;

8. NORTH 04° 08' 38" WEST, AT 273.12 FEET PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" SET FOR THE NORTHEAST CORNER OF SAID 12.568 ACRE TRACT, AND CONTINUING WITH THE NORTHERLY EXTENSION OF SAID EXTERIOR LINE IN ALL A TOTAL DISTANCE OF 378.29 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 38.10 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 36' 49", AND A CHORD WHICH BEARS NORTH 48° 55' 02" WEST, 35.24 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 16' 34" WEST, 5.74 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 45' 28" WEST, 80.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 16' 34" EAST, 5.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.44 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 23' 11", AND A CHORD WHICH BEARS NORTH 41° 04' 58" EAST, 35.47 FEET TO A POINT FOR CORNER;

THENCE, NORTH 04° 08' 38" WEST, 85.04 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 53' 22" EAST, 80.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 04° 08' 38" EAST, 94.41 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 40.28 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 00' 33", AND A CHORD WHICH BEARS SOUTH 50° 30' 54" EAST, 36.27 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 07° 07' 11" EAST, 60.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 82° 52' 49" WEST, 5.78 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 37.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 52' 27", AND A CHORD WHICH BEARS SOUTH 38° 23' 08" WEST, 34.41 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 04° 08' 38" EAST, 339.86 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 246.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 09° 41' 18", AND A CHORD WHICH BEARS SOUTH 08° 57' 16" EAST, 246.58 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 13° 47' 55" EAST, 290.78 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 74.62 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 09° 58' 32", AND A CHORD WHICH BEARS SOUTH 08° 49' 39" EAST, 74.92 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 51' 23" EAST, 43.75 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 18.60 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 03° 58' 48", AND A CHORD WHICH BEARS SOUTH 08° 48' 47" EAST, 18.59 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 82° 11' 48" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 37.55 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 04' 06", AND A CHORD WHICH BEARS NORTH 08° 50' 14" WEST, 34.12 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 07' 43" WEST, 484.58 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

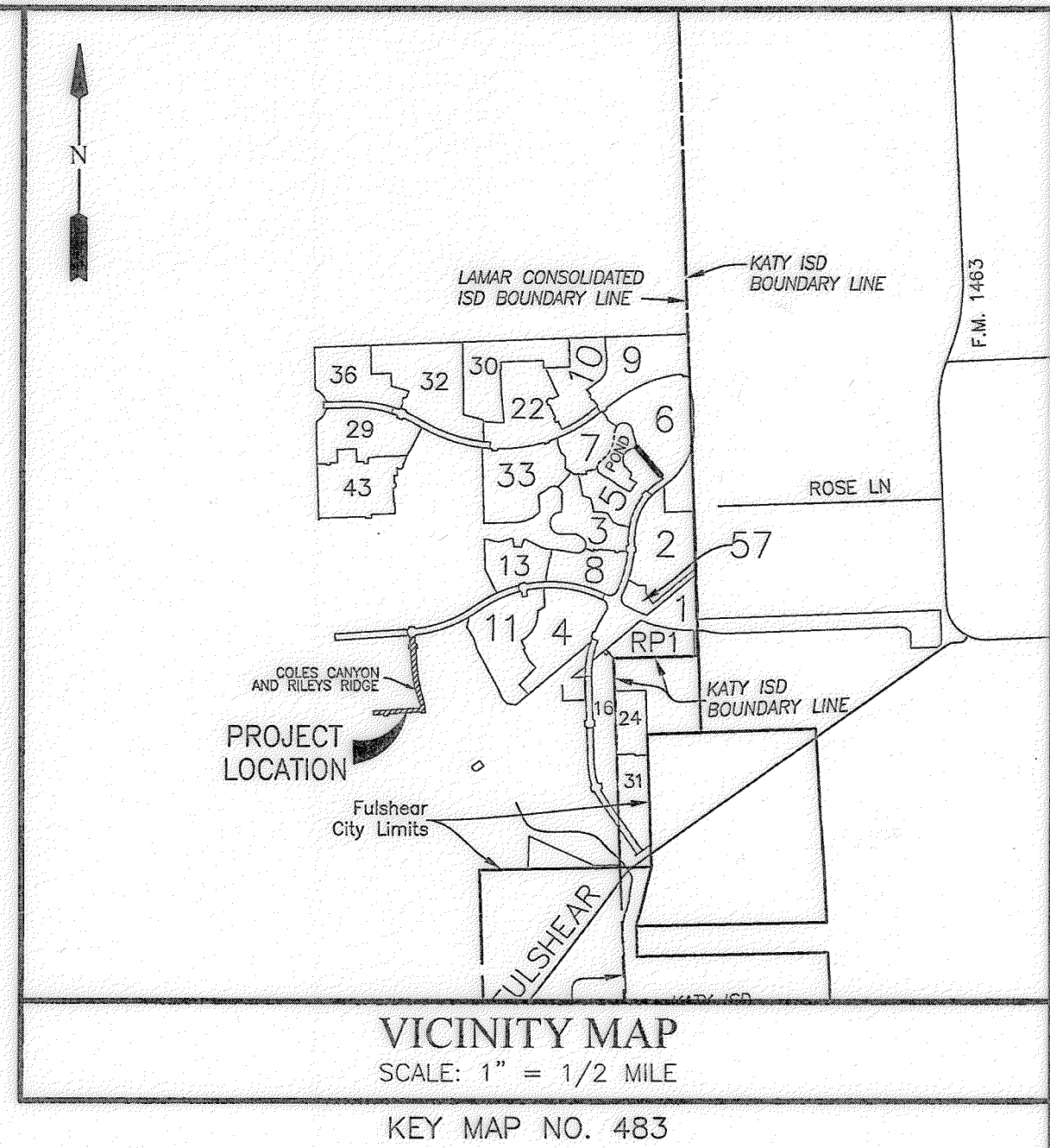
THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 41° 07' 43" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 07' 43" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 48° 52' 17" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 07' 43" WEST, 144.77 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 52' 17" WEST, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.323 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 COLES CANYON AND RILEYS RIDGE STREET DEDICATION

A SUBDIVISION OF 3.323 ACRES OF LAND SITUATED IN
THE J.D. VERMILLION SURVEY, ABSTRACT 339 AND THE
MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

SEPTEMBER 26, 2017 JOB NO. 1931-5514C

OWNERS:

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

ENGINEER/SURVEYOR:

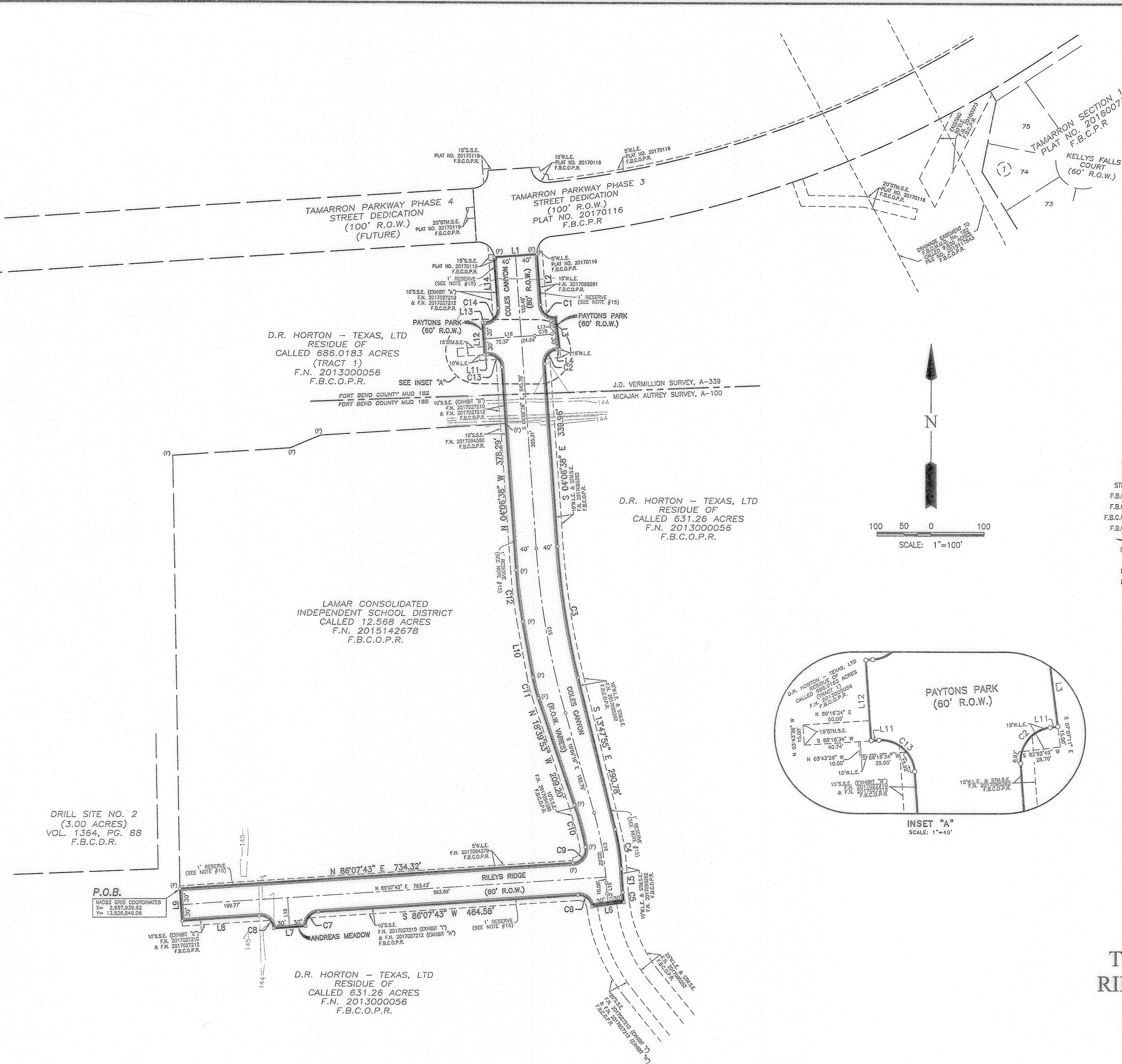
LJA Engineering, Inc.
1904 W. Grand Parkway North Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
T.B.P.L.S. Firm No. 10110501

NOTES:

- BENCHMARK: NOS MONUMENT HGSD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGSD 66 1986. THE POINT IS LOCATED 4'-72 FEET WEST OF THE CENTERLINE OF FM 1463 AND 4'-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 NORTH BOUND LANE OF TAMARRON TRACE. THE POINT IS LOCATED 4'-280 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY.
ELEVATION = 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 BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI CENTRAL TITLE OF TEXAS, WITH AN EFFECTIVE DATE OF SEPTEMBER 13, 2017 ISSUED ON SEPTEMBER 21, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES PARTIALLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188 AND WHOLLY WITHIN FORT BEND COUNTY SUBDIVISION DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE Y AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48137C0055L, 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.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 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 SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.
- 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 THEREO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 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 (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LIA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO A SHORT FORM BLANKET EASEMENT AS SET OUT IN CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°33'22" E	60.00'
L2	S 04°05'38" E	94.41'
L3	S 07°07'11" E	60.00'
L4	S 82°52'49" W	5.78'
L5	S 03°51'23" E	43.75'
L6	S 82°11'49" W	60.00'
L7	S 88°07'43" W	60.00'
L8	S 88°07'43" W	144.77'
L9	N 03°52'17" W	60.00'
L10	N 10°25'54" W	105.13'
L11	S 88°16'34" W	5.74'
L12	N 03°43'28" W	60.00'
L13	N 88°16'34" E	5.00'
L14	N 04°06'38" W	95.04'
L15	S 03°51'23" E	20.00'
L16	N 88°16'34" E	95.01'
L17	N 82°52'49" E	10.68'
L18	S 03°52'17" E	85.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	93°00'33"	40.59'	36.27'	S 50°36'54" E
C2	25.00'	88°59'27"	37.95'	34.41'	S 39°23'06" W
C3	1460.00'	9°41'18"	246.87'	246.88'	S 08°57'16" E
C4	430.00'	9°56'32"	74.82'	74.52'	S 08°49'39" E
C5	270.00'	3°56'48"	18.60'	18.59'	S 09°49'47" E
C6	25.00'	88°04'08"	37.55'	34.12'	N 50°50'14" W
C7	25.00'	90°00'00"	39.27'	35.39'	S 41°07'43" W
C8	25.00'	90°00'00"	39.27'	35.39'	N 48°52'17" E
C9	25.00'	86°41'49"	42.19'	37.39'	N 37°37'53" E
C10	592.00'	7°52'50"	81.42'	81.39'	N 14°48'17" W
C11	280.00'	8°13'59"	40.23'	40.20'	N 14°32'54" W
C12	840.00'	6°34'38"	96.43'	96.38'	N 07°08'34" W
C13	25.00'	89°36'49"	39.10'	35.24'	N 48°55'02" W
C14	25.00'	80°23'11"	39.44'	35.47'	N 41°04'58" E
C15	1490.00'	11°57'39"	311.04'	310.48'	S 09°27'27" E
C16	622.00'	12°12'53"	132.60'	132.39'	S 08°57'50" E
C17	300.00'	3°58'48"	20.66'	20.65'	S 08°49'47" E
C18	550.00'	3°23'45"	32.60'	32.59'	N 84°34'41" E



FINAL PLAT OF TAMARRON COLES CANYON AND RILEYS RIDGE STREET DEDICATION

A SUBDIVISION OF 3.323 ACRES OF LAND SITUATED IN
THE J.D. VERMILLION SURVEY, ABSTRACT 339 AND THE
MICAHAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

SEPTEMBER 26, 2017 JOB NO. 1931-5514C

OWNERS:

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

ENGINEER/SURVEYOR:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
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
- 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
- INDICATES STREET NAME CHANGE
- 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) INDICATES FOUND 5/8" IRON ROD WITH CAP STAMPED "LIA ENG"

VICINITY MAP

SCALE: 1" = 1/2 MILE

KEY MAP NO. 483