

PLAT RECORDING SHEET

PLAT NAME: Tamarron, Section 36

PLAT NO: _____

ACREAGE: 22.843

LEAGUE: J. D. Vermillion Survey

ABSTRACT NUMBER: 339

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 102

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 22.843 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 36, 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 TEN FEET (10' 0") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER 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 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, 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 WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS 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 SECTION 36 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 AGREEMENT.

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 _____ DAY OF _____, 2017.

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

BY: _____
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 _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. MUTTER, 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 2)

GARY D. MUTTER, 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. 85458

THIS PLAT OF TAMARRON SECTION 36 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2017.

AMY PEARCE, CHAIR

AUSTIN WEAVER, VICE-CHAIR

THIS PLAT OF TAMARRON SECTION 36 WAS APPROVED ON _____ BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 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 22.843 ACRES OF LAND LOCATED IN THE J. D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 686,0183 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO D.R. HORTON - TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2013000568 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 22.843 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 1-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 686,0183 ACRE TRACT, SAME BEING AN ANGLE CORNER ON THE SOUTH LINE OF THAT CERTAIN CALLED 1,352.43 ACRE TRACT CONVEYED TO FORT BEND JORDAN RANCH LP BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2015007044, F.B.C.O.P.R., ALSO BEING ON THE EASTERLY LINE OF THAT CERTAIN CALLED 473,248 ACRE TRACT CONVEYED TO HARRISON INTERESTS LTD BY AN INSTRUMENT OF RECORD IN VOLUME 1296, PAGE 625 IN THE DEED RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND DESCRIBED IN VOLUME 824, PAGE 132, F.B.C.O.P.R., AND SAID POINT BEING ON THE COMMON SURVEY LINE OF SAID J. D. VERMILLION SURVEY AND THE J. G. BENNETT SURVEY, ABSTRACT 811, FORT BEND COUNTY, TEXAS;

THENCE, NORTH 87° 51' 41" EAST, ALONG THE NORTH LINE OF SAID 686,0183 ACRE TRACT AND A SOUTH LINE OF SAID 1,352.43 ACRE TRACT, 100.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87° 51' 41" EAST, CONTINUING ALONG THE NORTH LINE OF SAID 686,0183 ACRE TRACT AND A SOUTH LINE OF SAID 1,352.43 ACRE TRACT, 89.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR CORNER, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 4,000 ACRE TRACT (DESCRIBED AS WELL SITE NO. 1) BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2005052336, F.B.C.O.P.R.;

THENCE, SOUTH 02° 08' 10" EAST, DEPARTING THE NORTH LINE OF SAID 686,0183 ACRE TRACT AND A SOUTH LINE OF SAID 1,352.43 ACRE TRACT, ALONG THE WEST LINE OF SAID 4,000 ACRE TRACT, 457.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID 4,000 ACRE TRACT;

THENCE, NORTH 87° 51' 41" EAST, ALONG THE SOUTH LINE OF SAID 4,000 ACRE TRACT, 320.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR A CORNER ON THE WEST LINE OF TAMARRON SECTION 32, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20170092 IN THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.P.R.);

THENCE, WITH THE WEST LINE OF SAID TAMARRON SECTION 32, THE FOLLOWING NINE (9) COURSES:

1. SOUTH 02° 08' 30" EAST, DEPARTING THE SOUTH LINE OF SAID 4,000 ACRE TRACT, 194.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR CORNER;
2. SOUTH 72° 27' 28" EAST, 298.49 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR CORNER, THE BEGINNING OF A CURVE;
3. 28.11 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 02° 46' 21", AND A CHORD WHICH BEARS SOUTH 23° 23' 09" WEST, 28.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR CORNER;
4. SOUTH 21° 58' 28" WEST, 74.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR CORNER, THE BEGINNING OF A CURVE;
5. 38.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 08° 38' 53", AND A CHORD WHICH BEARS SOUTH 88° 18' 54" WEST, 34.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
6. 13.16 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2250.00 FEET, A CENTRAL ANGLE OF 00° 20' 07", AND A CHORD WHICH BEARS NORTH 89° 34' 42" WEST, 15.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR CORNER;
7. SOUTH 20° 15' 14" WEST, 80.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR CORNER, THE BEGINNING OF A CURVE;
8. 40.02 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 43' 14", AND A CHORD WHICH BEARS SOUTH 23° 53' 09" EAST, 38.88 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR CORNER;
9. SOUTH 21° 58' 28" WEST, 85.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR CORNER, THE MOST SOUTHWESTLY SOUTHWEST CORNER OF THE AFOREMENTIONED TAMARRON SECTION 32, SAME BEING ON NORTH LINE TAMARRON CROSSING SECTION 1 STREET DEDICATION, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20170091, F.B.C.P.R., THE BEGINNING OF A CURVE;

THENCE, 48.11 FEET ALONG THE NORTH LINE OF SAID TAMARRON CROSSING SECTION 1 STREET DEDICATION AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88° 04' 17", AND A CHORD WHICH BEARS SOUTH 88° 00' 37" WEST, 41.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 785.63 FEET CONTINUING ALONG SAID NORTH LINE AND ITS EXTENSION AND THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 21° 57' 58", AND A CHORD WHICH BEARS NORTH 80° 58' 14" WEST, 781.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED LJA ENG FOUND FOR CORNER;

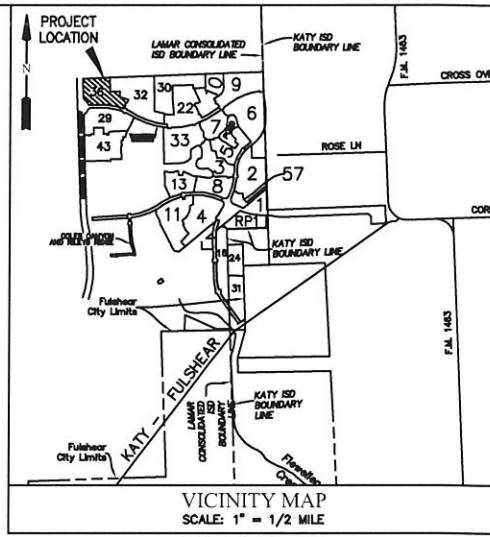
THENCE, SOUTH 88° 04' 47" WEST, 338.63 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 90.00 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 88° 45' 28", AND A CHORD WHICH BEARS NORTH 57° 32' 30" WEST, 84.70 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 180.37 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 38° 18' 38", AND A CHORD WHICH BEARS NORTH 42° 18' 05" WEST, 177.04 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 77.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 59° 31' 10", AND A CHORD WHICH BEARS NORTH 31° 40' 48" WEST, 74.45 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 55' 13" WEST, 628.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.843 ACRES OF LAND.



I, RICHARD W. STOLLERS, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLES WITH ALL OF THE COSTING 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. STOLLERS, 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. HERBERT
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 36

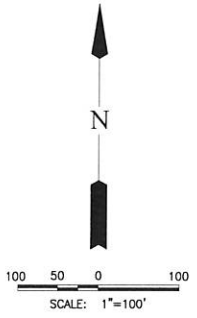
A SUBDIVISION OF 22.843 ACRES OF LAND SITUATED IN THE
J.D. VERMILLION SURVEY, ABSTRACT 339,
FORT BEND COUNTY, TEXAS.

102 LOTS 5 RESERVES (1.800 ACRES) 3 BLOCKS
NOVEMBER 07, 2017 JOB NO. 1931-1538F

OWNERS:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 568-2100
ENGINEER/SURVEYOR:

LJA Engineering, Inc.
1904 W Grand Parkway North Suite 100
Katy, Texas 77449
Phone 713 953 5200
Fax 713 953 5028
FRN-F-1386
T B P L S. Firm No. 10110501

Date/Time: Thu, 07 Dec 2017 2:02:18 PM
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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
- S.T.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.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.M. INDICATES FILE NUMBER
- RES. INDICATES RESERVE
- LP. INDICATES IRON PIPE
- LR. INDICATES IRON ROD
- (F) INDICATES FOUND 5/8" LR. STAMPED "LJA ENG"

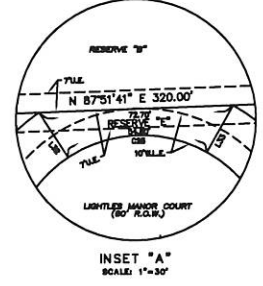
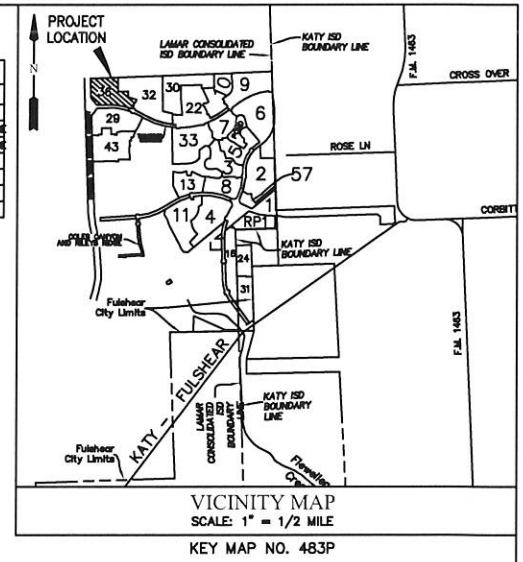
HARRISON INTERESTS LTD
CALLED 473.246 ACRES
FILE NO. 1289, PG. 625
F.B.C.D.R.
DESCRIBED IN
VOL. 528, PG. 132
F.B.C.D.R.

RESIDUE OF
CALLED 686.0183 ACRES
(TRACT 1)
D.R. HORTON - TEXAS, LTD
F.N. 2013000056
F.B.C.O.P.R.

J. C. BENNETT SURVEY,
ABSTRACT NO. 811
J. D. VERMILLION SURVEY,
ABSTRACT NO. 330

FORT BEND JORDAN RANCH, LP
CALLED 1352.43 ACRES
F.N. 2015027940
F.B.C.O.P.R.

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.988	42,845	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.852	28,395	RESTRICTED TO LANDSCAPE/OPEN SPACE/PRIVATE ACCESS/PIPELINE/DRAINAGE
C	0.110	4,802	RESTRICTED TO LANDSCAPE/OPEN SPACE/PRIVATE ACCESS/PIPELINE/DRAINAGE
D	0.033	1,440	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.019	810	RESTRICTED TO LANDSCAPE/OPEN SPACE/ACCESS/DRAINAGE
TOTAL	1.800	78,392	



LINE	BEARING	DISTANCE
L1	S 21°50'38" W	74.40'
L2	S 20°15'44" W	80.00'
L3	S 21°58'38" W	85.00'
L4	S 88°04'47" W	100.18'
L5	N 48°32'13" W	10.23'
L6	N 10°34'08" E	34.34'
L7	N 01°08'38" W	111.78'
L8	S 88°04'47" W	100.18'
L9	N 01°08'38" W	80.79'
L10	S 01°08'38" E	80.79'
L11	S 01°58'13" E	87.48'
L12	N 01°58'13" W	87.81'
L13	S 88°04'47" W	100.18'
L14	N 88°04'47" E	80.79'
L15	N 88°04'47" E	80.79'
L16	S 88°04'47" E	80.79'
L17	S 87°10'38" E	81.42'
L18	S 87°40'13" E	81.42'
L19	S 89°18'48" E	81.42'
L20	S 82°54'25" E	81.42'
L21	S 87°28'02" E	81.42'
L22	S 80°53'38" E	81.42'
L23	S 78°38'14" E	81.42'
L24	S 77°12'51" E	81.42'
L25	S 75°47'27" E	81.42'
L26	S 74°22'03" E	81.42'
L27	S 72°56'49" E	81.42'
L28	S 71°31'25" E	81.42'
L29	S 69°56'01" E	81.11'
L30	N 87°51'21" E	120.03'
L31	N 87°51'21" E	120.03'
L32	N 33°28'18" W	30.00'
L33	N 80°08'37" E	30.00'
L34	S 01°16'08" E	48.02'
L35	S 2°13'33" E	48.58'
L36	S 4°47'18" E	48.58'
L37	S 8°18'08" E	48.58'
L38	S 12°44'42" E	48.58'
L39	N 88°30'28" E	80.88'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	536.00'	2°49'21"	28.11'	28.11'	S 23°30'09" W
C2	25.00'	88°38'53"	38.87'	34.83'	S 89°18'54" W
C3	250.00'	0°30'07"	13.18'	13.18'	N 89°34'42" E
C4	25.00'	91°43'14"	40.02'	38.88'	S 23°30'09" E
C5	30.00'	88°04'17"	48.11'	41.71'	S 88°00'37" W
C6	200.00'	21°57'58"	785.83'	781.13'	N 80°58'14" E
C7	75.00'	88°48'38"	80.00'	84.70'	N 87°32'30" W
C8	270.00'	38°18'38"	180.37'	177.04'	N 42°18'00" W
C9	75.00'	88°31'10"	77.81'	74.48'	N 31°42'48" W
C10	220.00'	22°10'38"	858.17'	853.82'	N 82°48'58" W
C11	300.00'	80°00'00"	471.24'	424.38'	S 48°58'13" E
C12	85.00'	88°48'54"	88.18'	77.83'	S 42°58'14" W
C13	80.00'	11°42'48"	102.28'	102.02'	N 04°42'48" E
C14	218.00'	22°10'38"	847.28'	842.28'	N 82°48'58" W
C15	330.00'	80°00'00"	518.38'	468.88'	N 48°58'13" E
C16	25.00'	28°58'38"	13.08'	12.81'	N 18°30'11" E
C17	80.00'	153°07'38"	133.83'	87.28'	N 44°42'58" E
C18	25.00'	33°28'01"	14.28'	14.38'	S 78°28'48" W
C19	25.00'	80°00'18"	38.27'	38.38'	N 42°51'21" E
C20	25.00'	83°28'18"	38.48'	33.31'	S 43°54'48" E
C21	220.00'	4°31'11"	180.28'	180.52'	S 83°15'18" E
C22	25.00'	81°11'38"	38.78'	38.72'	N 83°34'34" E
C23	470.00'	87°07'38"	74.84'	74.78'	N 83°28'58" W
C24	25.00'	42°30'07"	18.88'	18.28'	N 22°33'38" E
C25	80.00'	288°40'11"	231.84'	73.32'	N 88°51'20" E
C26	25.00'	42°30'07"	18.88'	18.28'	S 27°18'28" W
C27	536.00'	8°38'58"	88.12'	88.02'	S 82°48'28" W
C28	25.00'	88°32'38"	37.78'	34.27'	S 34°48'58" E
C29	250.00'	81°18'38"	388.32'	328.04'	S 73°54'03" E
C30	25.00'	88°48'54"	38.17'	38.28'	N 42°58'14" E
C31	25.00'	80°13'58"	38.37'	38.42'	S 47°01'48" W
C32	25.00'	42°30'07"	18.88'	18.28'	S 18°28'47" W
C33	80.00'	288°40'11"	231.84'	73.32'	N 88°51'20" E
C34	25.00'	42°30'07"	18.88'	18.28'	N 22°33'38" E
C35	25.00'	88°48'54"	38.17'	38.28'	N 42°58'14" E
C36	25.00'	88°31'10"	38.27'	38.38'	S 47°08'28" W
C37	25.00'	87°40'13"	48.08'	38.47'	S 44°41'07" W
C38	220.00'	37°27'38"	138.78'	138.74'	S 88°48'28" W
C39	270.00'	80°00'00"	424.12'	381.84'	N 48°58'13" E

NOTES:

1. BENCHMARK: HGS MONUMENT HOCSD 86; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HOCSD 86 1988. 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. = 138.21 FEET NAVD83
2. 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 +/- 280 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY.
ELEV. = 142.08 FEET NAVD83
TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.30 FEET.
3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY THE TITLE OF CENTRAL TEXAS, EFFECTIVE DATE OF JUNE 21, 2017 AND ISSUED ON JUNE 15, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. 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.
7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48187C0008, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
9. THE PIPELINES AND / OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
10. THE MINIMUM SLAB ELEVATION SHALL BE 148.50 FEET (NAVD 88), EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND TWELVE INCHES (12") ABOVE THE 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.
11. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.

12. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
13. 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.
14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
17. 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 1.00011591085.
18. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT ACRES 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 THERE TO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
19. 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.
20. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
21. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
22. LOTS BACKING AND/OR SIDING ON TAMARRON CROSSING AND/OR FUTURE HERITAGE PARKWAY ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM THE APPOINTMENTED STREETS.
23. THIS PLAT IS SUBJECT TO A SHORT FORM BLANKET EASEMENT, 3-PHASE OVERHEAD AND UNDERGROUND, TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS RECORDED IN FILE NO. 2016031855, F.B.C.O.P.R.
24. THIS PLAT IS SUBJECT TO A SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES AS RECORDED IN FILE NO. 2017012623, F.B.C.O.P.R.
25. THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN THE DRAINAGE FACILITIES WITHIN RESTRICTED RESERVES "B", "C" & "E".

**FINAL PLAT OF
TAMARRON SECTION 36**

A SUBDIVISION OF 22.843 ACRES OF LAND SITUATED IN THE
J.D. VERMILLION SURVEY, ABSTRACT 339,
FORT BEND COUNTY, TEXAS.

102 LOTS 5 RESERVES (1.800 ACRES) 3 BLOCKS
NOVEMBER 07, 2017 JOB NO. 1931-1536F

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 Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
T.B.P.L.S. Firm No. 10110501

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