

## PLAT RECORDING SHEET

**PLAT NAME:** Tamarron, Section 26

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

**ACREAGE:** 23.294

**LEAGUE:** J. D. Vermillion Survey, A. G. Sharpless Survey

**ABSTRACT NUMBER:** 339, 322

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 70

**NUMBER OF RESERVES:** 3

**OWNERS:** D. R. Horton-Texas, Ltd.

\_\_\_\_\_  
(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 23.294 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 26, 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, 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 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 26 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 20 DAY OF FEBRUARY, 2018

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

BY: Chris Lindhorst  
CHRIS LINDHORST, PRESIDENT

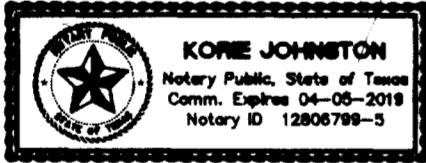
STATE OF TEXAS  
COUNTY OF FORT BEND

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 20 DAY OF FEBRUARY, 2018

BY: Kore 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 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 21)

GARY D. NUTTER, 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. 85459

THIS PLAT OF TAMARRON SECTION 26 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 5th DAY OF August, 2018

AMY PEARCE, CHAIR

AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF TAMARRON SECTION 26 WAS APPROVED ON 8-16-2016 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS 21st DAY OF MARCH, 2018. 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 M. ROBERTS, MAYOR

DANNA GORDON OFFORD, CITY SECRETARY

BEING 23.294 ACRES OF LAND LOCATED IN THE A. G. SHARPLESS SURVEY, ABSTRACT NUMBER 322, AND THE J. D. VERMILLION SURVEY, ABSTRACT NUMBER 339, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 119.4655 ACRE TRACT, DESCRIBED AS "TRACT 1" CONVEYED TO D. R. HORTON - TEXAS, LTD., BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2014039914 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 23.294 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES 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" FOUND FOR THE NORTHEAST CORNER TAMARRON SECTION 6, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20150017 OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID POINT BEING ON THE SOUTH LINE OF TAMARRON SECTION 9 A SUBDIVISION OF RECORD IN PLAT NUMBER 20150023, F.B.C.P.R.;

THENCE, NORTH 88° 11' 50" EAST, 2.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR THE SOUTHEAST CORNER OF SAID TAMARRON SECTION 9;

THENCE, N 1TH 01° 48' 10" WEST, 5.58 FEET TO A POINT FOR CORNER, FROM WHICH A 1-INCH PINCHED TOP IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 119.4655 ACRE TRACT BEARS, NORTH 01° 48' 10" WEST, 84.82 FEET, THE BEGINNING OF A CURVE;

THENCE, 54.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89° 43' 09", AND A CHORD WHICH BEARS NORTH 43° 03' 25" EAST, 49.38 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 54' 59" EAST, 653.85 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 00° 00' 12" EAST, 297.55 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 32' 44" EAST, 184.35 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 36.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 01° 03' 17", AND A CHORD WHICH BEARS SOUTH 89° 26' 18" EAST, 36.27 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 00° 02' 04" WEST, 185.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89° 20' 15" EAST, 52.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 56' 36" EAST, 52.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 32' 58" EAST, 52.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 85° 09' 19" EAST, 52.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 83° 46' 41" EAST, 52.09 FEET TO A POINT FOR CORNER;

THENCE, NORTH 83° 15' 24" EAST, 100.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 83° 48' 05" EAST, 149.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 18.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 01° 59' 02", AND A CHORD WHICH BEARS SOUTH 15° 59' 52" EAST, 18.35 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 16° 59' 24" EAST, 164.39 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 95.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 11° 40' 17", AND A CHORD WHICH BEARS SOUTH 11° 09' 15" EAST, 95.58 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 05° 19' 07" EAST, 38.57 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 85° 25' 04" WEST, 71.46 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 54' 32" WEST, 98.25 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 53' 58" WEST, 98.75 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 03' 10" WEST, 100.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 38' 33" WEST, 52.23 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 89° 58' 14" WEST, 52.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 34' 36" WEST, 52.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 18' 15" WEST, 52.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 30' 52" EAST, 185.11 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 20.03 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 00° 34' 57", AND A CHORD WHICH BEARS SOUTH 86° 11' 39" WEST, 20.03 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 85° 54' 11" WEST, 1.45 FEET TO A POINT FOR CORNER;

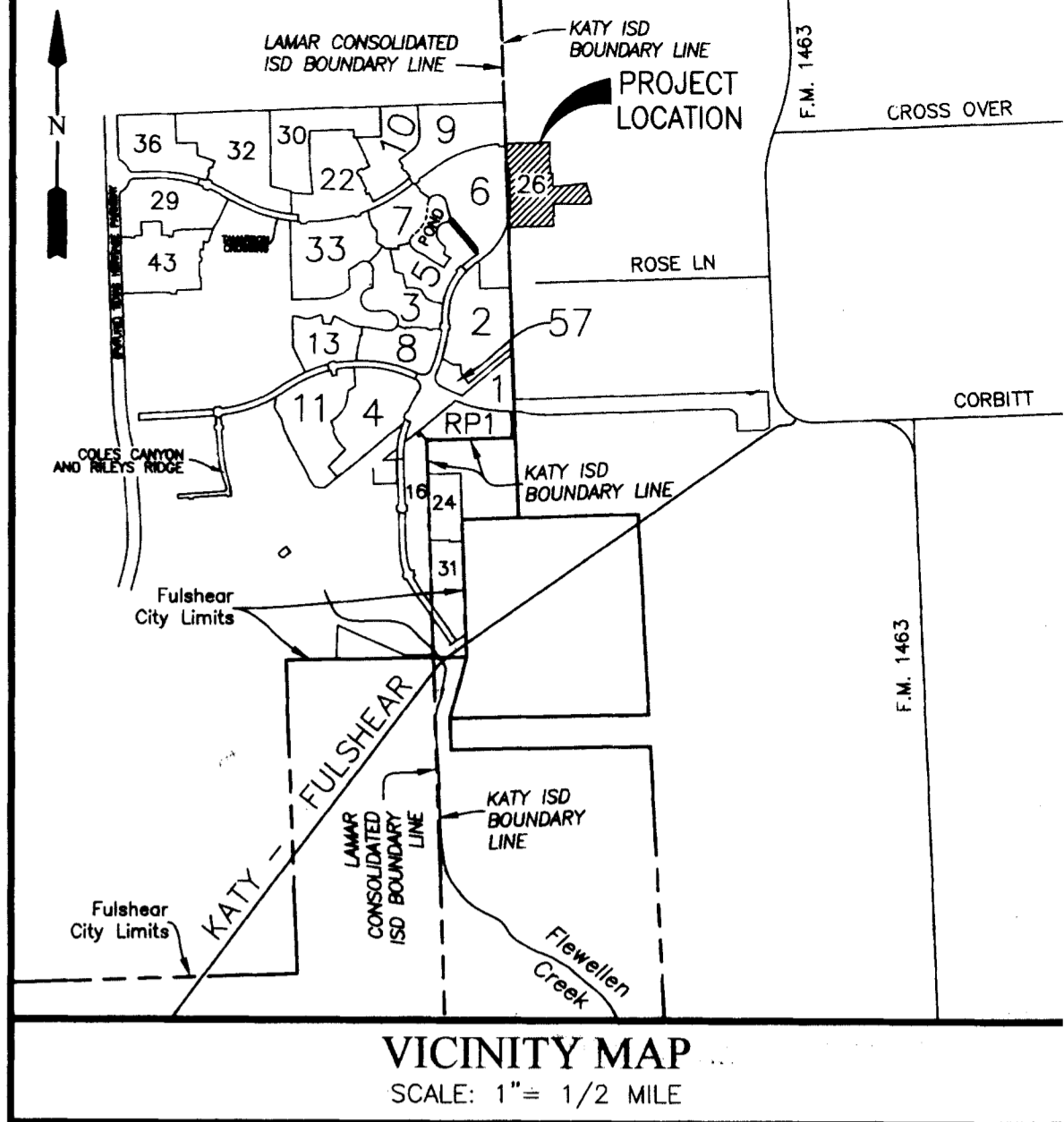
THENCE, SOUTH 04° 05' 49" EAST, 149.59 FEET TO A POINT FOR CORNER, ON THE COMMON LINE OF SAID 119.4655 ACRE TRACT AND THAT CERTAIN CALLED 52.585 ACRE TRACT CONVEYED TO WEISS LAND AND DEVELOPMENT, L.P. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2006048282, F.B.C.O.P.R.;

THENCE, SOUTH 87° 54' 57" WEST, ALONG SAID COMMON LINE, AT 43.52 FEET PASS THE COMMON NORTHWEST CORNER OF SAID 52.585 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 40.802 ACRE TRACT CONVEYED TO WEISS LAND AND DEVELOPMENT, L.P. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2006048281, F.B.C.O.P.R., CONTINUING IN ALL FOR A TOTAL DISTANCE OF 703.06 FEET TO A POINT FOR THE COMMON WEST CORNER OF SAID 119.4655 ACRE TRACT AND SAID 40.802 ACRE TRACT, SAID POINT ALSO BEING ON THE EAST LINE OF TAMARRON SECTION 2, A SUBDIVISION OF RECORD IN PLAT NUMBER 20140155, F.B.C.P.R., SAID POINT BEING ON THE COMMON SURVEY LINE OF THE AFOREMENTIONED A. G. SHARPLESS SURVEY AND THE AFOREMENTIONED J. D. VERMILLION SURVEY;

THENCE, NORTH 01° 48' 10" WEST, 85.36 FEET TO A POINT FOR CORNER, SAID POINT BEING THE COMMON EAST CORNER OF SAID TAMARRON SECTION 2 AND THE AFOREMENTIONED TAMARRON SECTION 6, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EASTERLY LINE OF SAID TAMARRON SECTION 6, THE FOLLOWING SIX (6) COURSES:

- 321.04 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF 17° 31' 06", AND A CHORD WHICH BEARS NORTH 06° 55' 45" EAST, 319.79 FEET TO A POINT FOR CORNER;
- NORTH 01° 48' 09" WEST, 328.95 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 183.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF 09° 59' 46", AND A CHORD WHICH BEARS NORTH 06° 48' 03" WEST, 182.96 FEET TO A POINT FOR CORNER;
- NORTH 11° 47' 56" WEST, 115.91 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 163.49 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 09° 51' 38", AND A CHORD WHICH BEARS NORTH 06° 52' 07" WEST, 163.29 FEET TO A POINT FOR CORNER;
- NORTH 01° 56' 18" WEST, 43.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.294 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 ON 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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018 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 26

A SUBDIVISION OF 23.294 ACRES OF LAND SITUATED IN THE  
J.D. VERMILLION SURVEY, ABSTRACT 339 AND  
THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

70 LOTS 3 RESERVES (8.192 ACRES) 3 BLOCK

DECEMBER 04, 2017

JOB NO. 1931-6026C

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:

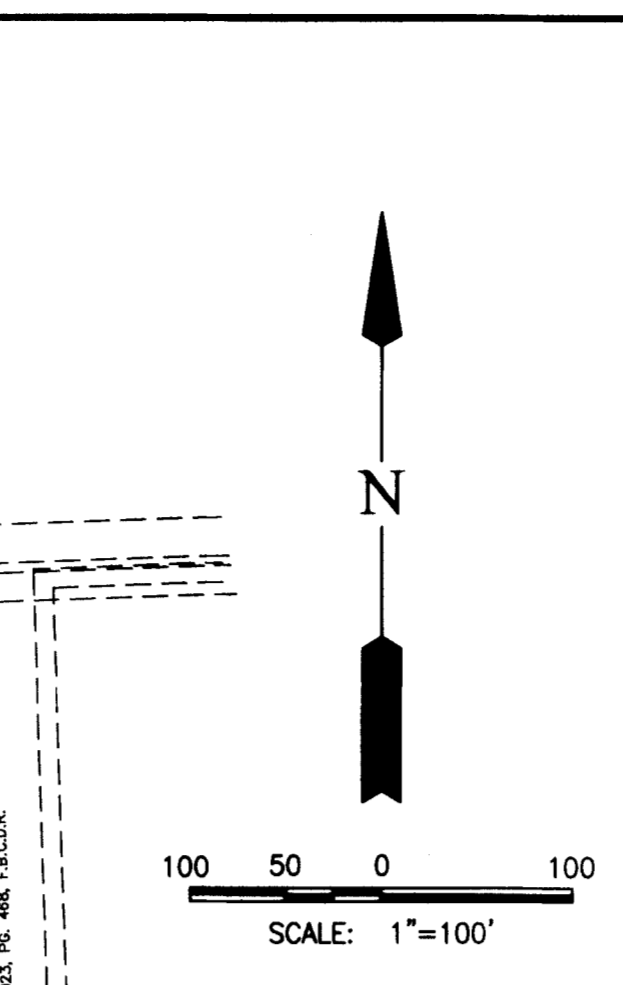
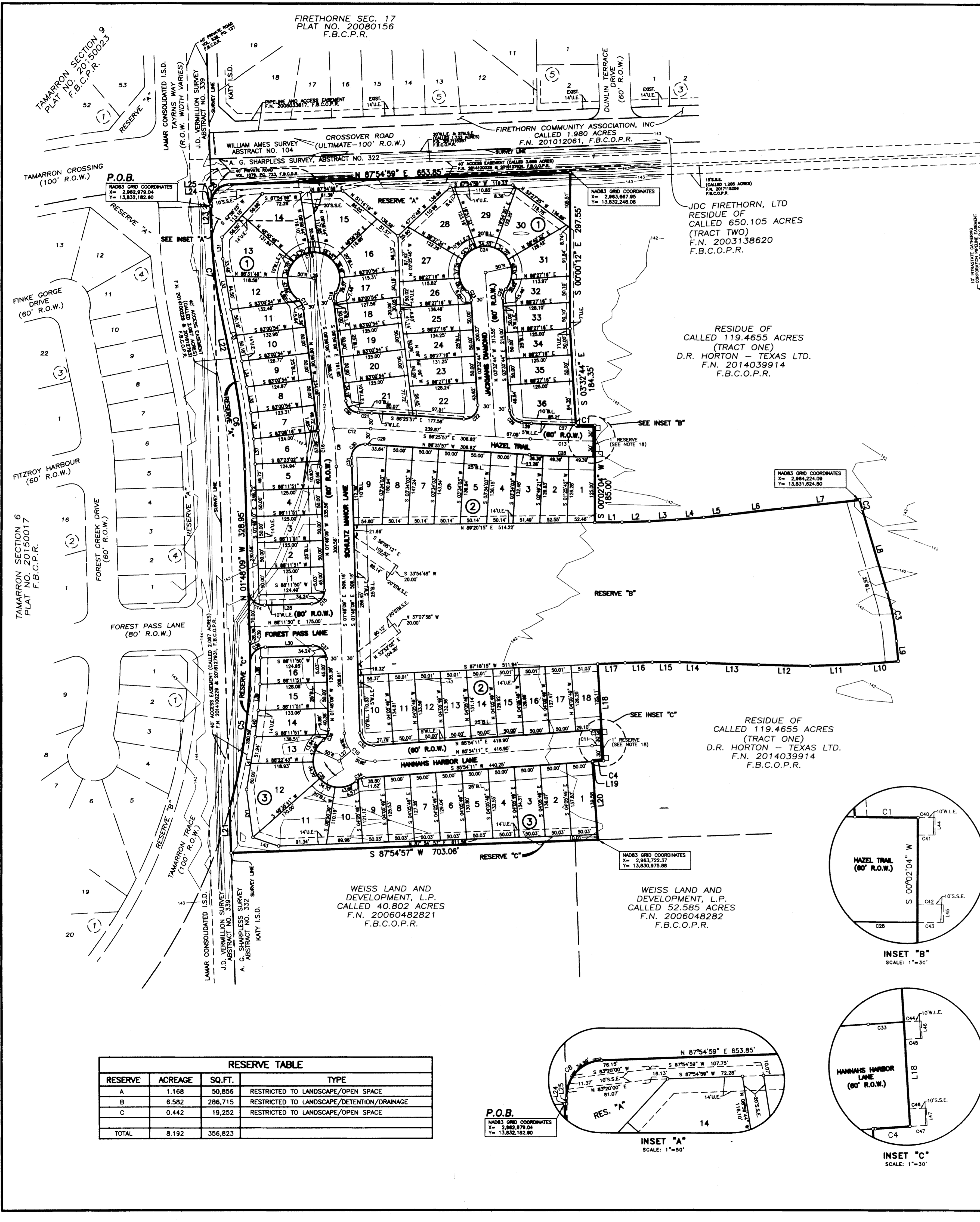
LJA Engineering, Inc.

1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449

Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

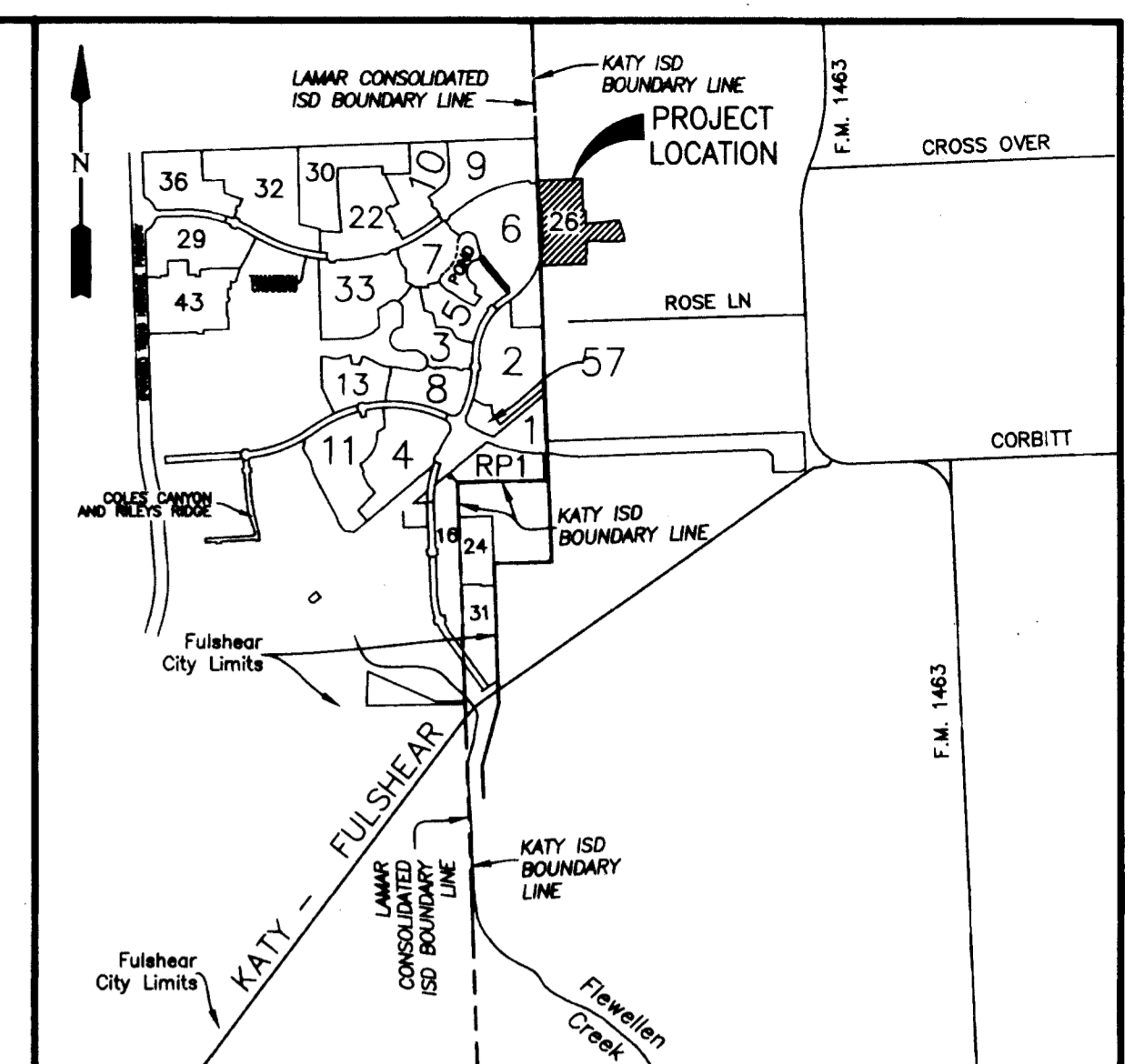
T.B.P.L.S. Firm No. 10110501





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°20'15" E	52.43'
L2	N 87°56'36" E	52.43'
L3	N 86°32'58" E	52.43'
L4	N 85°09'19" E	52.43'
L5	N 83°48'41" E	52.09'
L6	N 83°15'24" E	100.00'
L7	N 83°48'05" E	149.00'
L8	S 16°59'24" E	164.36'
L9	S 05°19'07" E	38.57'
L10	S 85°25'04" W	71.46'
L11	S 87°54'32" W	98.25'
L12	N 88°53'58" W	98.75'
L13	N 88°03'10" W	100.00'
L14	N 88°38'33" W	52.23'
L15	S 88°58'14" W	52.43'
L16	S 88°34'36" W	52.43'
L17	S 87°18'15" W	52.43'
L18	S 03°30'52" E	185.11'
L19	S 85°54'11" W	1.45'
L20	S 04°05'49" E	149.59'
L21	N 01°48'10" W	85.36'
L22	N 11°47'56" W	115.91'
L23	N 01°56'18" W	43.64'
L24	N 88°11'50" E	2.04'
L25	N 01°48'10" W	5.58'
L26	S 83°00'54" W	3.25'
L27	S 48°25'11" W	30.00'
L28	N 88°11'50" E	90.00'
L29	S 86°25'57" E	18.49'
L30	S 88°11'50" W	90.78'
L31	S 01°44'57" E	41.24'
L32	S 08°29'16" E	97.98'
L33	S 11°47'56" W	100.35'
L34	S 11°59'19" E	50.14'
L35	S 08°52'41" E	50.03'
L36	S 08°11'48" E	50.11'
L37	S 03°37'15" E	47.84'
L38	S 01°12'14" W	50.07'
L39	S 03°53'24" W	50.25'
L40	S 06°35'20" W	50.54'
L41	S 09°19'59" W	101.94'
L42	S 07°28'09" E	92.11'
L43	S 71°48'16" E	51.73'
L44	S 00°15'23" E	10.00'
L45	N 00°23'20" W	10.00'
L46	S 03°13'56" E	10.00'
L47	N 03°13'30" W	10.00'

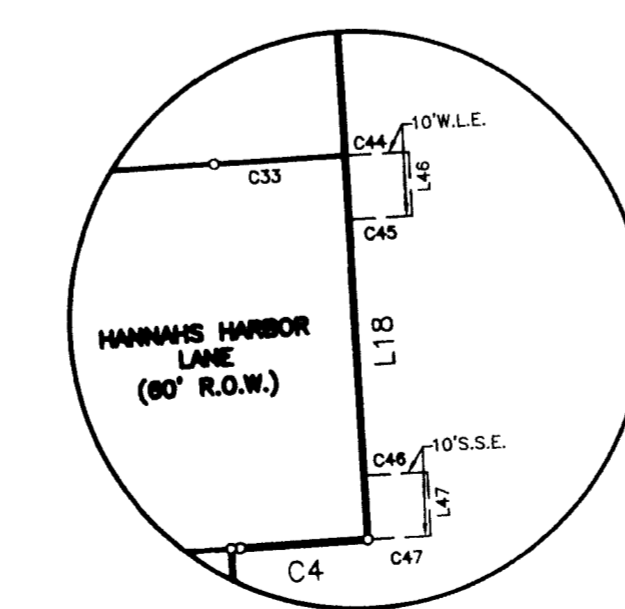
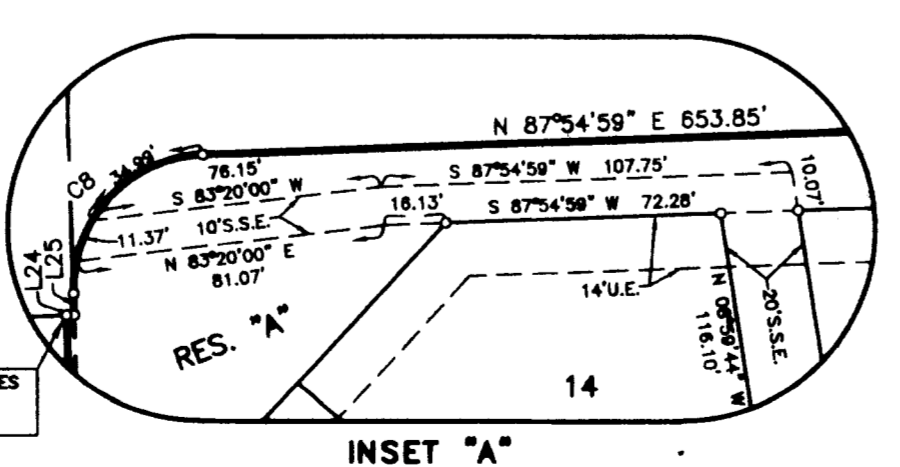
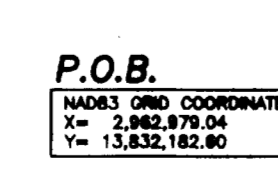
CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	1970.00'	193°17'	36.27'	S 89°28'18" E
C2	530.00'	1°59'02"	18.35'	S 19°59'52" E
C3	470.00'	11°40'17"	95.74'	S 11°08'15" E
C4	1970.00'	0°34'57"	20.03'	S 86°11'39" W
C5	1050.00'	17°31'08"	321.04'	N 06°55'45" E
C6	1050.00'	9°59'46"	183.19'	N 06°48'03" W
C7	950.00'	9°51'38"	163.29'	N 06°52'07" W
C8	35.00'	89°43'09"	54.81'	N 43°03'25" E
C9	800.00'	5°10'56"	72.36'	S 04°23'37" E
C10	55.00'	92°17'40"	88.60'	S 47°56'59" E
C11	2000.00'	0°34'57"	20.34'	N 86°11'39" E
C12	800.00'	6°48'01"	71.39'	S 86°50'28" E
C13	2000.00'	3°31'59"	123.32'	S 86°11'57" E
C14	30.00'	90°00'00"	47.12'	S 48°48'10" E
C15	25.00'	90°00'00"	39.27'	N 43°11'51" E
C16	770.00'	5°10'56"	69.64'	N 04°23'37" W
C17	25.00'	46°22'12"	20.23'	N 30°10'11" W
C18	50.00'	26°52'44"	231.62'	N 78°21'07" E
C19	25.00'	39°02'37"	17.04'	S 12°32'13" W
C20	25.00'	81°44'28"	35.67'	S 47°51'19" E
C21	630.00'	2°17'36"	25.22'	S 87°34'45" E
C22	25.00'	37°06'47"	42.37'	N 45°00'36" E
C23	25.00'	42°50'00"	18.89'	N 24°57'44" W
C24	50.00'	26°54'01"	231.84'	N 86°27'16" E
C25	25.00'	42°50'00"	18.89'	S 17°52'16" W
C26	25.00'	82°53'13"	36.17'	S 44°59'21" E
C27	1970.00'	3°31'59"	121.48'	S 86°11'57" W
C28	2030.00'	3°31'59"	125.17'	N 86°11'57" W
C29	570.00'	0°50'50"	8.43'	N 86°51'23" W
C30	25.00'	85°34'42"	41.70'	S 44°55'51" W
C31	530.00'	1°03'21"	15.29'	S 02°19'50" E
C32	25.00'	92°17'40"	40.27'	S 47°56'59" E
C33	2030.00'	0°34'57"	20.64'	N 86°11'39" E
C34	25.00'	37°06'47"	16.19'	S 87°20'55" W
C35	50.00'	18°59'14"	160.56'	N 38°12'43" W
C36	25.00'	54°35'04"	23.82'	N 23°29'23" E
C37	25.00'	90°00'00"	39.27'	N 46°48'09" W
C38	30.00'	87°49'07"	45.98'	S 44°17'17" W
C39	1187.95'	1°57'08"	40.48'	N 00°43'32" E
C40	1970.00'	0°17'22"	10.00'	N 86°53'20" E
C41	1980.00'	0°17'22"	10.05'	S 86°53'20" W
C42	2020.00'	0°25'24"	14.93'	S 89°49'22" E
C43	2030.00'	0°25'24"	15.00'	N 89°49'22" E
C44	2030.00'	0°16'56"	10.00'	N 86°37'36" E
C45	2020.00'	0°16'56"	9.95'	S 86°37'36" W
C46	1980.00'	0°17'22"	10.00'	S 86°37'48" W
C47	1970.00'	0°17'22"	9.95'	N 86°37'48" E



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.P.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.D.P.R.	INDICATES FORT BEND COUNTY DEED PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
—	INDICATES STREET NAME CHANGE
F.N.	INDICATES FILE NUMBER
S.N.	INDICATES SEE NOTE
EXIST.	INDICATES EXISTING
F.M.E.	INDICATES FORCE MAIN EASEMENT
ESMT.	INDICATES EASEMENT
(F)	INDICATES FOUND 5/8" IRON ROD WITH CAP STAMPED "LJA ENG"

- 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 NAVD83
  - TBM INDICATES TEMPORARY BENCHMARK: TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/- 20 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED +/- 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KATY FULSHEAR ROAD AND FM 1463.  
ELEV. = 139.15 FEET NAVD83  
TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
  - ELEVATIONS FOR DRAINAGE 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 NOVEMBER 22, 2017 AND ISSUED NOVEMBER 30, 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. THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY AND PARTIALLY WITHIN LAMAR CONSOLIDATED I.S.D. & PARTIALLY WITHIN KATY I.S.D.
  - 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; 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.
  - THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
  - THE MINIMUM SLAB ELEVATION SHALL BE 143.50 FEET (NAVD 88); 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) 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 ABUT 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 THERETO SHALL REVERT TO AND REVERT 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.
  - THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN RESERVES "A" & "C". FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 WILL OWN AND MAINTAIN RESERVE "B".
  - 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.
  - ACCESS TO LOTS THAT BACK-UP TO TAMARRON TRACE AND/OR CROSSOVER ROAD SHALL BE DENIED.
  - THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
  - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.168	60,856	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	6.582	286,715	RESTRICTED TO LANDSCAPE/DETENTION/DRAINAGE
C	0.442	19,252	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	8.192	356,823	



**FINAL PLAT OF  
TAMARRON SECTION 26**

A SUBDIVISION OF 23.294 ACRES OF LAND SITUATED IN THE  
J.D. VERMILLION SURVEY, ABSTRACT 339 AND  
THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

70 LOTS    3 RESERVES (8.192 ACRES)    3 BLOCK

DECEMBER 04, 2017    JOB NO. 1931-6026C

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