

PLAT RECORDING SHEET

PLAT NAME: Tamarron Section 36 Partial Replat No. 1

PLAT NO: _____

ACREAGE: 1.771

LEAGUE: J.D. Vermillion Survey

ABSTRACT NUMBER: 339

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 10

NUMBER OF RESERVES: 0

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 1.771 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 36 PARTIAL REPLAT NO. 1, 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 UNOBTSTRUCTED 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 UNOBTSTRUCTED 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 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 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.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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 14 DAY OF September, 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 14 DAY OF September, 2018.

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 20)

Gary D. Nutter
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
MELONY F. GAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 85459

THIS PLAT OF TAMARRON SECTION 36 PARTIAL REPLAT NO. 1 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 6th DAY OF July, 2018.

Austin Weant
AUSTIN WEANT, CHAIR

BS 25
AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF TAMARRON SECTION 36 PARTIAL REPLAT NO. 1 WAS APPROVED ON 7-17-2018 BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 5th DAY OF October, 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.

Aaron Groff
AARON GROFF, MAYOR

Kimberly Kopecky
KIMBERLY KOPECKY, CITY SECRETARY

DESCRIPTION OF
1.771 ACRE
TAMARRON SECTION 36
PARTIAL REPLAT

BEING 1.771 ACRE OF LAND LOCATED IN THE J. D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF LOTS 26, 27, 28, 29, 30, 31, 32, 33, 34, AND 35, BLOCK 1, OF TAMARRON SECTION 36, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20180045, IN THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, SAID LOTS BEING CONVEYED TO D.R. HORTON - TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2013000056, IN THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 1.771 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD(83):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF SAID LOT 35 AND SAID BLOCK 1, SAME BEING IN THE EAST LINE OF RESERVE "A" OF SAID TAMARRON SECTION 36, AND THE SOUTHWEST CORNER OF RESERVE "B" OF SAID TAMARRON SECTION 36;

THENCE, NORTH 87° 51' 41" EAST, ALONG THE SOUTH LINE OF SAID RESERVE "B" AND THE NORTH LINE OF SAID LOT 35, 150.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE COMMON NORTH CORNER OF SAID LOT 35 AND LOT 36 OF SAID BLOCK 1;

THENCE, SOUTH 02° 08' 19" EAST, ALONG THE COMMON LINE OF SAID LOT 35 AND SAID LOT 36, 108.49 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE COMMON SOUTH CORNER OF SAID LOT 35 AND LOT 36, SAME BEING IN THE ARC OF A CURVE ON THE NORTH RIGHT-OF-WAY LINE OF CAUTHERS PASS LANE (60' WIDE) AS SHOWN ON SAID TAMARRON SECTION 36, THE BEGINNING OF A CURVE;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 35, THE EAST LINES OF SAID LOT 34 AND SAID LOT 33, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CAUTHERS PASS LANE, ALONG THE WEST RIGHT-OF-WAY LINE OF MCDONOUGH WAY (60' WIDE) AS SHOWN ON SAID TAMARRON SECTION 36, AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, A DISTANCE OF 95.02 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 108° 53' 14", AND A CHORD WHICH BEARS SOUTH 22° 35' 48" WEST, 81.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE POINT OF REVERSE CURVATURE IN THE EAST LINE OF SAID LOT 33 AND THE WEST RIGHT-OF-WAY LINE OF SAID MCDONOUGH WAY, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG THE EAST LINE OF SAID LOT 33 AND THE WEST RIGHT-OF-WAY LINE OF SAID MCDONOUGH WAY AND ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT A DISTANCE OF 13.06 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 29° 55' 35", AND A CHORD WHICH BEARS SOUTH 16° 53' 01" EAST, 12.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR A POINT OF TANGENCY IN THE EAST LINE OF SAID LOT 33 AND THE WEST RIGHT-OF-WAY LINE OF SAID MCDONOUGH WAY;

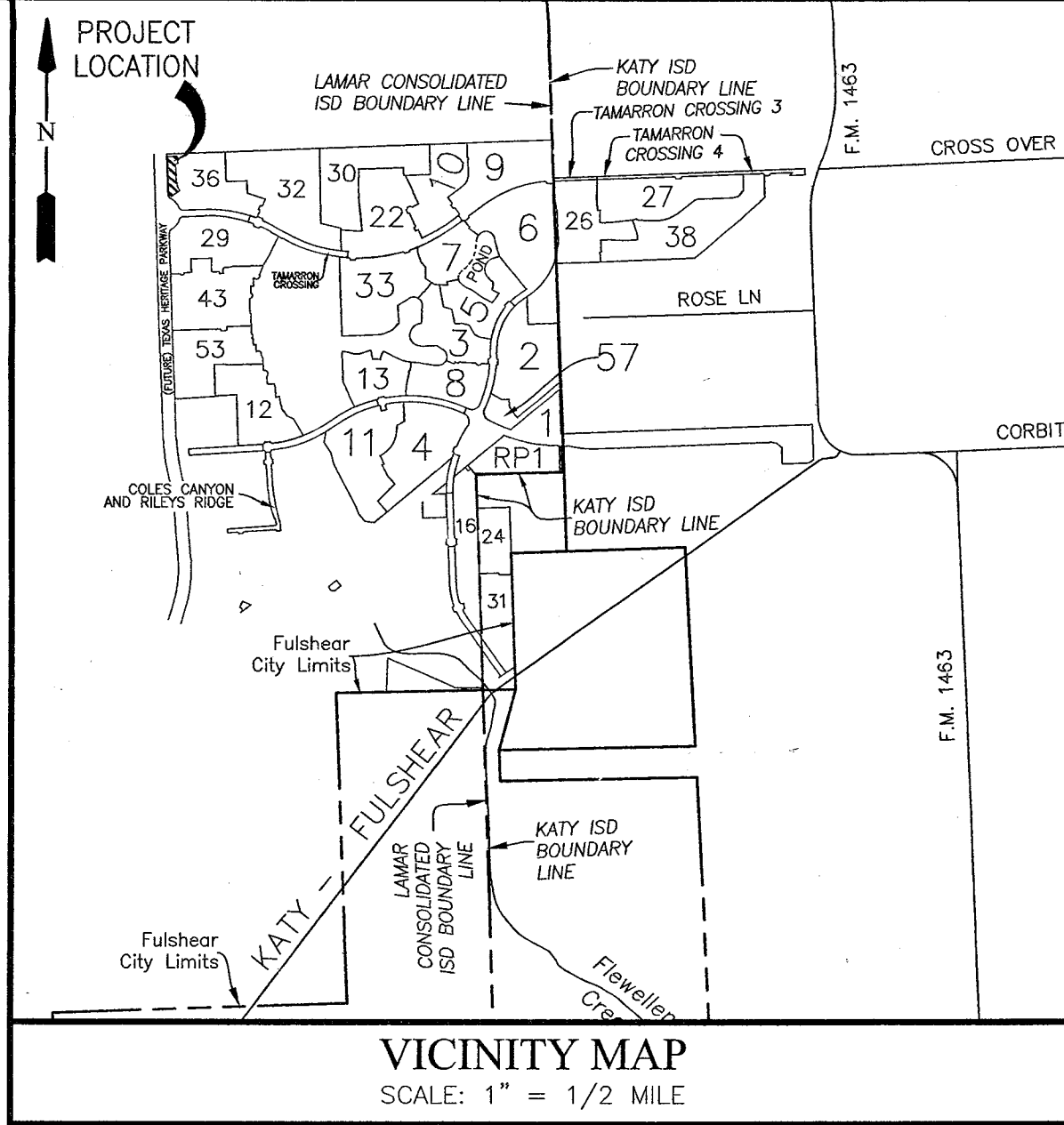
THENCE, SOUTH 01° 55' 13" EAST, ALONG THE EAST LINE OF SAID LOT 33, SAID LOT 32, SAID LOT 31, SAID LOT 30, SAID LOT 29, AND THE WEST RIGHT-OF-WAY LINE OF SAID MCDONOUGH WAY, 172.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR A POINT OF CURVATURE IN THE EAST LINE OF SAID LOT 29 AND THE WEST RIGHT-OF-WAY LINE OF SAID MCDONOUGH WAY, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EAST LINE OF SAID LOT 29, SAID LOT 28, SAID LOT 27, SAID LOT 26, AND THE WEST RIGHT-OF-WAY LINE OF SAID MCDONOUGH WAY AND ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, A DISTANCE OF 175.82 FEET, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 30° 31' 35", AND A CHORD WHICH BEARS SOUTH 17° 11' 01" EAST, 173.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE COMMON NORTHEASTERLY CORNER OF SAID LOT 26 AND THE FOREMENTIONED LOT 25;

THENCE, SOUTH 57° 33' 12" WEST, ALONG THE COMMON LINE OF SAID LOT 25 AND SAID LOT 26, 156.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE COMMON SOUTHWESTERLY CORNER OF SAID LOT 25 AND SAID LOT 26, SAME BEING IN THE NORTHEASTERLY LINE OF THE FOREMENTIONED RESERVE "A" OF SAID TAMARRON SECTION 36;

THENCE, NORTH 49° 32' 23" WEST, ALONG THE BACK LOT LINES OF SAID LOT 26, AND THE NORTHEASTERLY LINE OF SAID RESERVE "A", 41.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR AN ANGLE POINT IN THE COMMON LINE OF SAID LOT 26 AND SAID RESERVE "A";

THENCE, NORTH 01° 55' 13" WEST, ALONG THE EAST LINE OF SAID RESERVE "A" AND THE WEST AND BACK LOT LINES OF SAID LOT 26, SAID LOT 27, SAID LOT 28, SAID LOT 29, SAID LOT 30, SAID LOT 31, SAID LOT 32, SAID LOT 33, SAID LOT 34, AND SAID LOT 35, 586.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.771 ACRE 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 _____, 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

TAMARRON SECTION 36 PARTIAL REPLAT NO. 1

A SUBDIVISION OF 1.771 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS. ALSO BEING A PARTIAL REPLAT OF LOTS 26-35, BLOCK 1 OF TAMARRON SECTION 36, AS RECORDED IN PLAT NUMBER 20180045, F.B.C.P.R.

REASON FOR REPLAT:
TO REDUCE BUILDING LINE ALONG FUTURE TEXAS
HERITAGE PARKWAY FROM 40' TO 30'.

10 LOTS 0 RESERVES (0.000 ACRES) 1 BLOCK

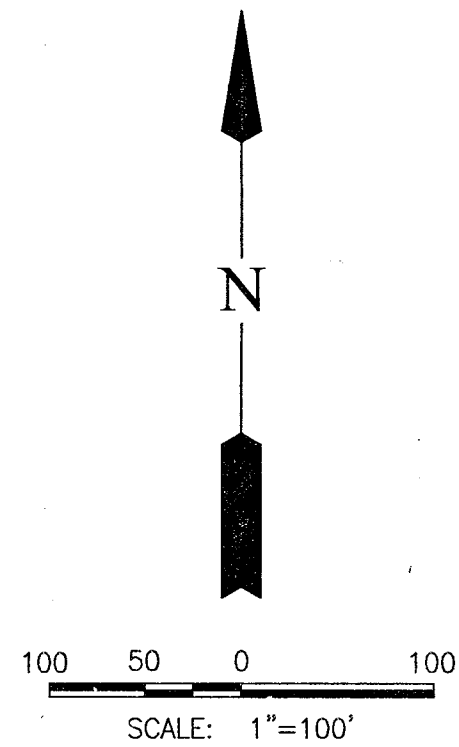
SEPTEMBER 7, 2018 JOB NO. 1931-1536F

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

CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
PH. (281) 566-2100

SURVEYOR:
LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

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



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.M.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.N. INDICATES FILE NUMBER
RES. INDICATES RESERVE
I.P. INDICATES IRON PIPE
I.R. INDICATES IRON ROD
(F) INDICATES FOUND 5/8" I.R. STAMPED "LJA ENG"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°51'41" E	150.01'
L2	S 02°08'19" E	108.49'
L3	S 01°55'13" E	172.84'
L4	S 57°33'12" W	155.47'
L5	N 49°32'23" W	41.91'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	108°53'14"	95.02'	81.35'	S 22°35'48" W
C2	25.00'	29°55'35"	13.06'	12.91'	S 16°53'01" E
C3	330.00'	30°31'35"	175.82'	173.75'	S 17°11'01" E

NOTES:

- BENCHMARK: NGS MONUMENT HCSD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HCSD 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. = 135.21 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 +/- 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 DATE OF JUNE 03, 2018 AND ISSUED ON JUNE 08, 2018. 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. 48157C0085L, 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 AND / OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 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.
- 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 1.00011591055.
- 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 "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- LOTS BACKING AND/OR SIDING ON TAMARRON CROSSING AND/OR FUTURE HERITAGE PARKWAY ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM THE AFOREMENTIONED STREETS.
- 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. 2015039155, F.B.C.O.P.R.
- THIS PLAT IS SUBJECT TO A SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES AS RECORDED IN FILE NO. 2017013523, F.B.C.O.P.R.
- 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.

TAMARRON SECTION 36
PARTIAL REPLAT NO. 1

A SUBDIVISION OF 1.771 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS. ALSO BEING A PARTIAL REPLAT OF LOTS 26-35, BLOCK 1 OF TAMARRON SECTION 36, AS RECORDED IN PLAT NUMBER 20180045, F.B.C.P.R.

REASON FOR REPLAT:
TO REDUCE BUILDING LINE ALONG FUTURE TEXAS HERITAGE PARKWAY FROM 40' TO 30'.

10 LOTS 0 RESERVES (0.000 ACRES) 1 BLOCK
SEPTEMBER 7, 2018 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
PH. (281) 555-2100

SURVEYOR:

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2929 Briarpark Drive
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Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

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Phone 713.953.5200
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FRN-F-1386