

PLAT RECORDING SHEET

PLAT NAME: Tamarron, Section 31

PLAT NO: _____

ACREAGE: 15.341

LEAGUE: A. G. Sharpless Survey

ABSTRACT NUMBER: 322

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 62

NUMBER OF RESERVES: 4

OWNERS: D. R. Horton, 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 15.341 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 31, 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 SEPARATED.

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 ENTITY 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 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 31 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 6 DAY OF AUGUST, 2018.

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

BY: Chris Lindhorst
CHRIS LINDHORST, PRESIDENT

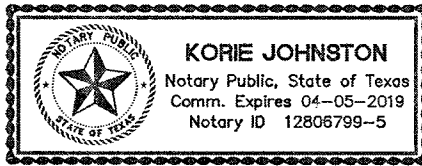
STATE OF TEXAS
COUNTY OF FORT BEND

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

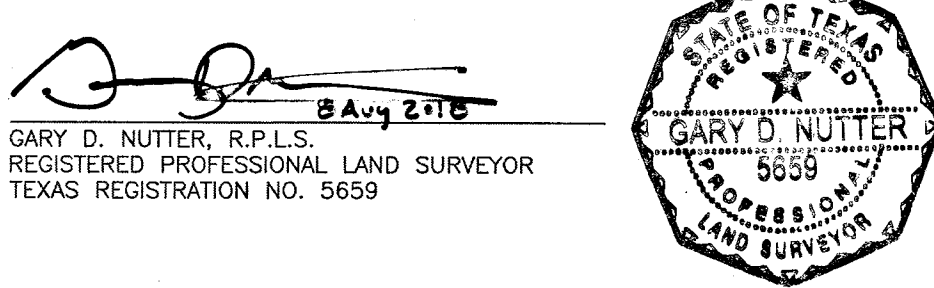
GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS 6 DAY OF AUGUST, 2018.

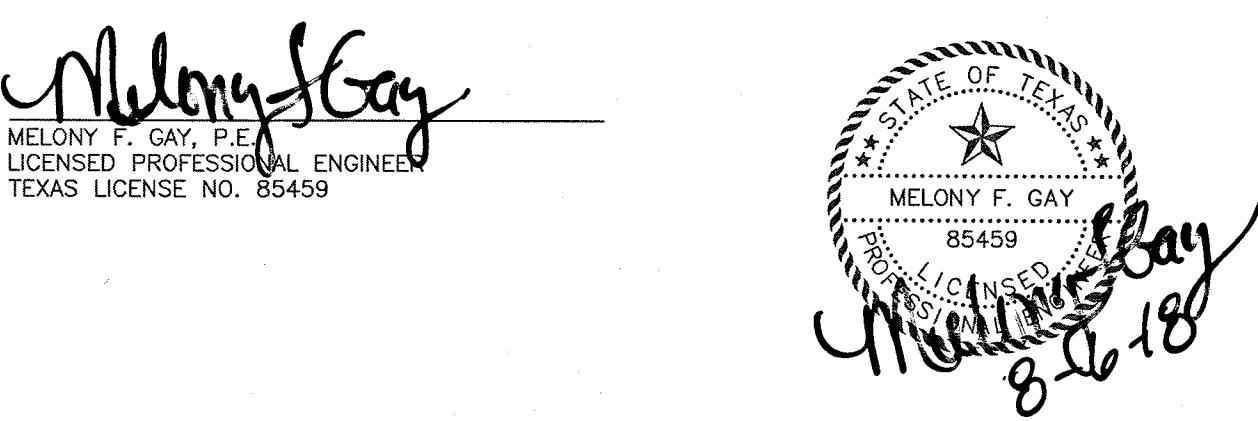
Ka Johnston
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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)



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.



THIS PLAT OF TAMARRON SECTION 31 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 5th DAY OF October, 2018.

Amy Pearce
AMY PEARCE, CHAIR

Austin Weant
AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF TAMARRON SECTION 31 WAS APPROVED ON 10-16-18 BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 17th 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

BEING 15.341 ACRES OF LAND LOCATED IN THE A. G. SHARPLESS SURVEY, ABSTRACT NUMBER 322, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 30.53 ACRE TRACT, DESCRIBED AS (TRACT 3) CONVEYED TO D. R. HORTON-TEXAS, LTD., BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2013000056, OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 15.341 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 1-1/2-INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF SAID 30.53 ACRE TRACT, SAID POINT BEING ON THE EAST LINE OF THAT CERTAIN CALLED 631.26 ACRE TRACT CONVEYED TO D.R. HORTON-TEXAS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2013000056, F.B.C.O.P.R., SAID POINT ALSO BEING IN THE COMMON SURVEY LINE OF SAID A. G. SHARPLESS SURVEY AND THE MICAJAH AUTREY SURVEY, ABSTRACT NUMBER 100;

THENCE, SOUTH 01° 57' 46" EAST, ALONG SAID COMMON SURVEY LINE AND ALONG THE COMMON LINE OF SAID 631.26 ACRE TRACT AND SAID 30.53 ACRE TRACT, 1,012.88 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88° 02' 13" EAST, DEPARTING SAID COMMON SURVEY LINE AND SAID COMMON LINE OF SAID 631.26 ACRE TRACT AND SAID 30.53 ACRE TRACT, 302.07 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 01° 38' 31" WEST, 23.28 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 21' 29" EAST, 60.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 02' 13" EAST, 146.33 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID 30.53 ACRE TRACT AND THAT CERTAIN CALLED 1,913.31 ACRE TRACT (DESCRIBED AS TRACT A) CONVEYED TO CCR TEXAS HOLDINGS LP BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2012038964, F.B.C.O.P.R., FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "BROWN & GAY" FOUND MARKING THE NORTHEAST CORNER OF SAID 30.53 ACRE TRACT BEARS NORTH 01° 57' 47" WEST, 1,041.34 FEET;

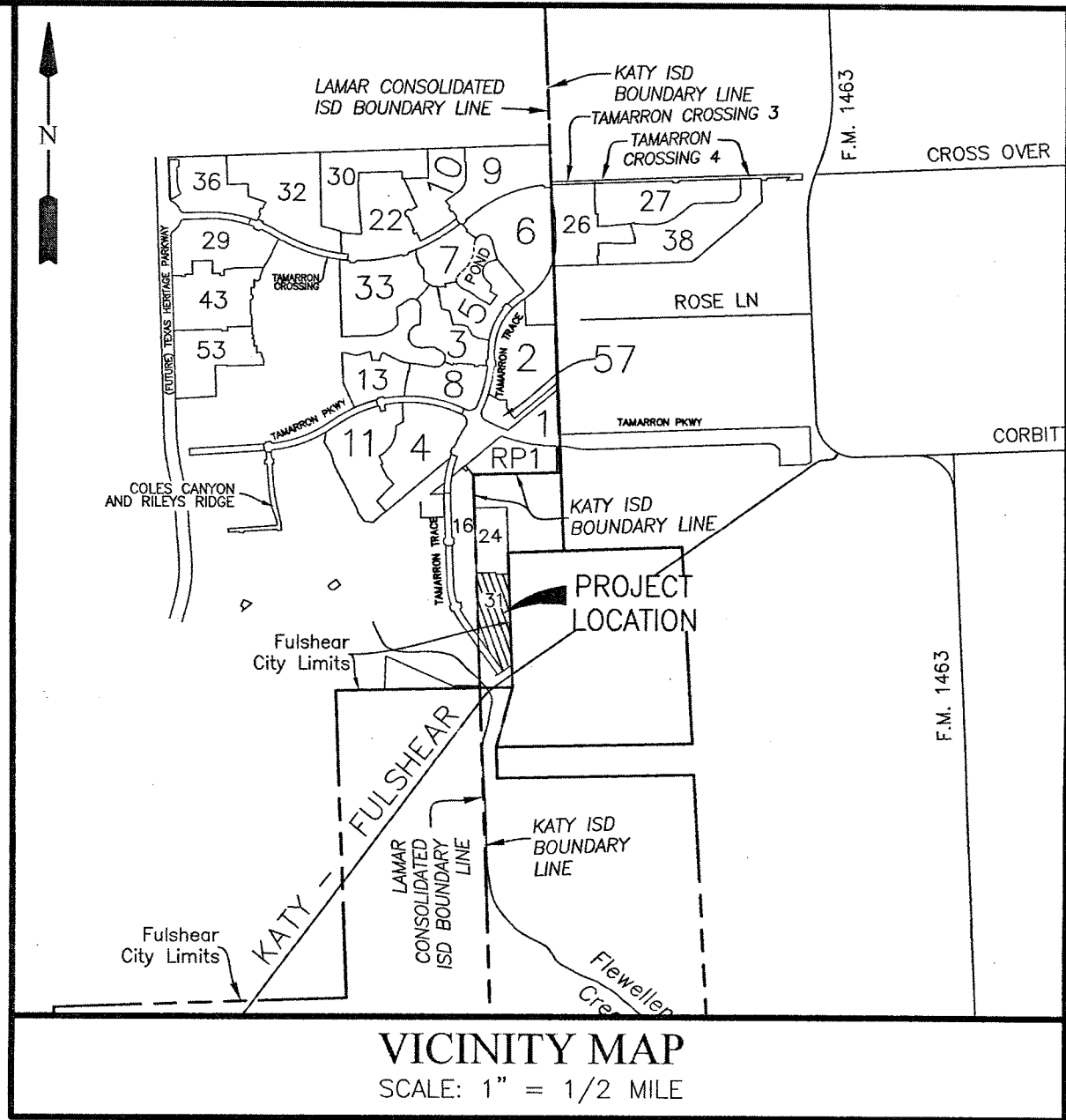
THENCE, SOUTH 01° 57' 47" EAST, ALONG THE COMMON LINE OF SAID 30.53 ACRE TRACT AND SAID 1,913.31 ACRE TRACT, 1,423.61 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BROWN & GAY" FOUND MARKING THE SOUTHEAST CORNER OF SAID 30.53 ACRE TRACT AND AN INTERNAL CORNER OF SAID 1,913.31 ACRE TRACT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF FULSHEAR-KATY ROAD (WIDTH VARIES, AS MONUMENTED);

THENCE, SOUTH 55° 45' 32" WEST, ALONG THE SOUTH LINE OF SAID 30.53 ACRE TRACT AND SAID NORTHERLY RIGHT-OF-WAY LINE OF FULSHEAR-KATY ROAD, 136.71 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 46.27 FEET DEPARTING THE SOUTH LINE OF SAID 30.53 ACRE TRACT AND SAID NORTHERLY RIGHT-OF-WAY LINE OF FULSHEAR-KATY ROAD, AND ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88° 22' 42", AND A CHORD WHICH BEARS NORTH 80° 03' 06" WEST, 41.82 FEET TO A POINT FOR CORNER;

THENCE, NORTH 35° 51' 45" WEST, 628.11 FEET TO A POINT FOR CORNER IN THE AFOREMENTIONED COMMON SURVEY LINE AND THE AFOREMENTIONED COMMON LINE OF SAID 30.53 ACRE TRACT AND SAID 631.26 ACRE TRACT;

THENCE, NORTH 01° 57' 46" WEST, ALONG SAID COMMON SURVEY LINE AND THE COMMON LINE OF SAID 30.53 ACRE TRACT AND SAID 631.26 ACRE TRACT, 993.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.341 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 483Y

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

FINAL PLAT OF TAMARRON SECTION 31

A SUBDIVISION OF 15.341 ACRES OF LAND SITUATED IN THE
A.G. SHARPLESS SURVEY, ABSTRACT 322,
FORT BEND COUNTY, TEXAS.

62 LOTS 4 RESERVES (1.073 ACRES) 3 BLOCKS
JULY 20, 2018 JOB NO. 1931-6031

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

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

