PLAT RECORDING SHEET

PLAT NAME:	Tamarron, Section 29 Partial Replat No. 1
PLAT NO:	
ACREAGE:	1.4812
LEAGUE:	J. D. Vermillion Survey
ABSTRACT NU	UMBER: 339
NUMBER OF E	BLOCKS: 1
NUMBER OF I	
NUMBER OF F	
OWNERS: D.	R. Horton – Texas, Ltd., a Texas Limited Partnership
	
(DEPUTY CLERK)	

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 1.4812 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 29 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 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 FOURTEEN 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'

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 CCUNTY, 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

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 _______, DAY OF _______, September_____, 2018.

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

BY: CHRISTLINDHORST, PRESIDENT

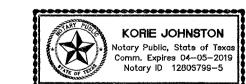
STATE OF TEXAS
COUNTY OF FORT BEND

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 SCOTEMBER, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

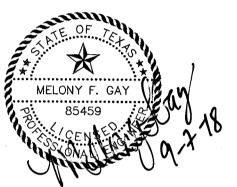


I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE 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 17)

GARY D. NUTTER, 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 P. GAY, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 85459



THIS PLAT OF TAMARRON SECTION 29 PARTIAL REPLAT NO. 1 IS APPROVED BY THE CIT PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

AMY PEARCE, CHAIR

Z
Z

THIS PLAT OF TAMARRON SECTION 29 PARTIAL REPLAT NO. 1 WAS APPROVED ON B-21-2018

BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS DAY OF Detober, 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, MAYOR

KIMBERLY KOPECKY. X CITY SECRETAL

DESCRIPTION OF 1.4812 ACRE

BEING 1.4812 ACRE OF LAND LOCATED IN THE J. D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF RESERVE "E" OF TAMARRON SEC 29, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20180043, IN THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, (F.B.C.P.R.), SAID RESERVE "E" BEING A PORTION OF THAT CERTAIN CALLED 686.0183 ACRE TRACT (REFERRED TO AS TRACT 1) CONVEYED TO D.R. HORTON — TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2013000056 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 1.4812 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 MARKING AN EASTERLY CORNER OF SAID RESERVE "E" AND THE SOUTHERLY END OF A RADIAL CUTBACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF JARVIS BAY PASS (60 FEET WIDE) AS SHOWN ON SAID TAMARRON SEC 29 AND THE SOUTHERLY RIGHT-OF-WAY OF TAMARRON CROSSING (100 FEET WIDE) AS SHOWN ON TAMARRON CROSSING SECTION 1 STREET DEDICATION, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20170061, F.B.C.P.R., THE BEGINNING OF A CURVE;

THENCE, SOUTH 21° 58' 28" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID JARVIS BAY PASS AND THE EAST LINE OF SAID RESERVE "E", 105.75 FEET TO A POINT FOR THE NORTHERLY END OF A RADIAL CUTBACK CORNER AT THE INTERSECTION SAID WEST RIGHT-OF-WAY LINE OF JARVIS BAY PASS AND THE NORTHERLY RIGHT-OF-WAY LINE OF BREAKWATER DRIVE (60 FEET WIDE) AS SHOWN ON SAID TAMARRON SEC 29, THE BEGINNING OF A CURVE:

THENCE, 38.10 FEET ALONG SAID RADIAL CUTBACK CORNER AND ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 18' 30", AND A CHORD WHICH BEARS SOUTH 65° 37' 43" WEST, 34.52 FEET TO A POINT FOR CORNER;

THENCE, NORTH 70° 50' 25" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BREAKWATER DRIVE, 7.64 FEET TO A POINT FOR THE COMMON SOUTHERLY CORNER OF SAID RESERVE "E" AND LOT 1, BLOCK 4, OF SAID TAMARRON SEC 29;

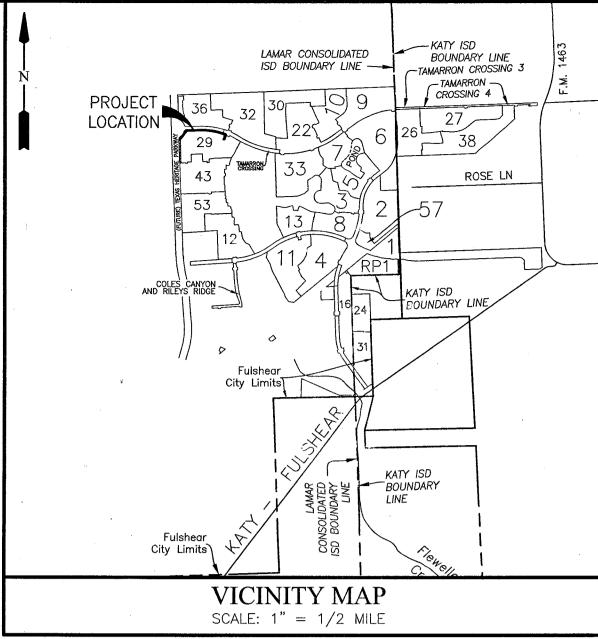
THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF SAID RESERVE "E" AND THE BACK LINE OF SAID BLOCK 4 THE FOLLOWING SEVENTEEN (17) COURSES:

- 1. NORTH 19° 02' 09" EAST, 130.95 FEET TO A POINT FOR CORNER;
- 2. NORTH 71° 08' 56" WEST, 52.96 FEET TO A POINT FOR CORNER;
- 3. NORTH 72° 43' 46" WEST, 52.97 FEET TO A POINT FOR CORNER;
- 4. NORTH 74° 18' 38" WEST, 52.99 FEET TO A POINT FOR CORNER;
- 5. NORTH 75° 53' 32" WEST, 53.01 FEET TO A POINT FOR CORNER;
- 6. NORTH 77° 28' 27" WEST, 53.02 FEET TO A POINT FOR CORNER;
- 7. NORTH 79° 03' 25" WEST, 53.04 FEET TO A POINT FOR CORNER;
 8. NORTH 80° 38' 24" WEST, 53.06 FEET TO A POINT FOR CORNER;
- 0 NORTH 900 47' 05" WEST 57.00 SETT TO A DOUBT FOR CORNER
- 9. NORTH 82° 13' 25" WEST, 53.08 FEET TO A POINT FOR CORNER;10. NORTH 83° 48' 28" WEST, 53.09 FEET TO A POINT FOR CORNER;
- 11. NORTH 85° 23' 33" WEST, 53.11 FEET TO A POINT FOR CORNER;
- 12. NORTH 86° 58' 41" WEST, 53.13 FEET TO A POINT FOR CORNER;
- 13. NORTH 88° 33' 50" WEST, 53.15 FEET TO A POINT FOR CORNER;
- 14. NORTH 89° 51' 00" WEST, 53.18 FEET TO A POINT FOR CORNER;
- 15. SOUTH 88° 04' 48" WEST, 370.28 FEET TO A POINT FOR CORNER;
- 16. SOUTH 39° 01' 01" WEST, 301.62 FEET TO A POINT FOR CORNER;

17. SOUTH 01° 55' 13" EAST, 622.12 FEET TO A POINT FOR A SOUTHERLY CORNER OF SAID RESERVE "E", SAME BEING THE SOUTHWEST CORNER OF LOT 34, OF SAID BLOCK 4, SAME ALSO BEING IN A SOUTH LINE OF SAID TAMARRON SEC 29;

- THENCE, SOUTH 88° 04' 47" WEST, ALONG THE SOUTHERLY LINE OF SAID RESERVE "E" AND TAMARRON SEC 29, 25.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID RESERVE "E" AND SAID TAMARRON SEC 29;
- THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID RESERVE "E" AND SAID TAMARRON SEC 29 THE FOLLOWING SEVEN (7) COURSES:
- 1. NORTH 01° 55' 13" WEST, 632.65 FEET TO A POINT FOR CORNER, THE BEGINNING OF A
- 2. 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 27° 50' 22" EAST, 74.45 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 3. 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° 16' 36", AND A CHORD WHICH BEARS NORTH 38° 27' 39" EAST, 177.04 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE:
- 4. 90.00 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 68° 45' 25", AND A CHORD WHICH BEARS NORTH 53° 42' 04" EAST, 84.70 FEET TO A POINT FOR CORNER;
- 5. NORTH 88° 04' 47" EAST, 338.63 FEET TO A POINT FOR CORNER, THE BEGINNING OF A
- 6. 742.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 21° 48' 19", AND A CHORD WHICH BEARS SOUTH 81° 01' 03" EAST, 737.65 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

48.22 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92° 05' 22", AND A CHORD WHICH BEARS SOUTH 24° 04' 13" EAST, 43.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.4812 ACRE OF LAND.



KEY MAP NO. 483P

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, ___ DAY OF ____ VINCENT M. MORALES, JR. GRADY PRESTAGE PRECINCT 1. COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER ROBERT E. HEBERT COUNTY JUDGE W. A. (ANDY) MEYERS JAMES PATTERSON PRECINCT 3, COUNTY COMMISSIONER 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

TAMARRON SECTION 29 PARTIAL REPLAT NO. 1

A SUBDIVISION OF 1.4812 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.

ALSO BEING A PARTIAL REPLAT OF RESERVE "E' OF TAMARRON SECTION 29, AS RECORDED IN PLAT NUMBER 20180043, F.B.C.P.R.

REASON FOR REPLAT: TO CREATE 3 RESERVES.

0 LOTS 3 RESERVES (1.4812 ACRES) 1 BLOCK

SEPTEMBER 7, 2018 JOB NO. 1931-6029C

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

Houston, Texas 77042

Suite 175

FORT BEND COUNTY, TEXAS

Phone 713.953.5200 1904 Fax 713.953.5026 Suite

T.B.P.L.S. Firm No. 10194382

LJA Engineering, Inc. 1904 W. Grand Parkway North Suite 100

Katy, Texas 77449

ENGINEER:

Fax 713.953.5026 FRN-F-1386

Phone 713.953.5200

SHEET 1 OF 2

