

PLAT RECORDING SHEET

PLAT NAME: Tamarron, Section 53

PLAT NO: _____

ACREAGE: 24.125

LEAGUE: J. D. Vermillion Survey

ABSTRACT NUMBER: 339

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 115

NUMBER OF RESERVES: 6

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 24.125 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 53, 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, 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 CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON SECTION 53 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 9 DAY OF NOVEMBER, 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 9 DAY OF NOVEMBER, 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 20)

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



THIS PLAT OF TAMARRON SECTION 53 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2018.

AMY PEARCE, CHAIR

AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF TAMARRON SECTION 53 WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 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, CITY SECRETARY

DESCRIPTION OF
24.125 ACRES
TAMARRON SECTION 53

BEING 24.125 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 2013000056 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 24.125 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 2015027940, 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 611, 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 NORTHWEST CORNER OF TAMARRON SECTION 36, A SUBDIVISION OF RECORD RECORDED UNDER PLAT NUMBER 20180045 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.P.R.);

THENCE, SOUTH 01° 55' 13" EAST, DEPARTING SAID NORTH LINE AND SAID SOUTH LINE AND WITH THE WEST LINE OF SAID TAMARRON SECTION 36 AND ITS EXTENSION AND THE WEST LINE OF TAMARRON SECTION 29, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20180048, F.B.C.P.R., AND ITS EXTENSION, 2,747.13 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 43° 04' 47" EAST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 04' 47" EAST, 695.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 46° 55' 13" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 04' 47" EAST, 90.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 55' 13" WEST, 55.88 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 04' 47" EAST, 380.16 FEET TO A POINT FOR CORNER ON THE WEST LINE OF A CALLED 49.033 ACRE TRACT CONVEYED TO FBC MUD NO. 182 BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2017129621, F.B.C.O.P.R. AND CORRECTED IN FILE NUMBER 2018016118, F.B.C.O.P.R.;

THENCE, ALONG THE WEST LINE OF SAID 49.033 ACRE TRACT THE FOLLOWING NINE (9) COURSES:

1. SOUTH 01° 55' 13" EAST, 124.20 FEET TO A POINT FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;
2. 68.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 78° 51' 25", AND A CHORD WHICH BEARS SOUTH 01° 48' 42" EAST, 63.51 FEET TO A POINT FOR CORNER;
3. SOUTH 52° 23' 00" EAST, 32.37 FEET TO A POINT FOR CORNER;
4. SOUTH 01° 55' 13" EAST, 97.57 FEET TO A POINT FOR CORNER;
5. NORTH 88° 04' 47" EAST, 38.00 FEET TO A POINT FOR CORNER;
6. SOUTH 01° 55' 13" EAST, 107.75 FEET TO A POINT FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;
7. 112.08 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 128° 25' 55", AND A CHORD WHICH BEARS SOUTH 60° 01' 45" EAST, 90.04 FEET TO A POINT FOR CORNER;
8. SOUTH 30° 55' 42" EAST, 60.93 FEET TO A POINT FOR CORNER;
9. SOUTH 01° 55' 13" EAST, 91.39 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 04' 47" WEST, DEPARTING THE WEST LINE OF SAID 49.033 ACRE TRACT, 579.00 FEET TO A POINT FOR CORNER;

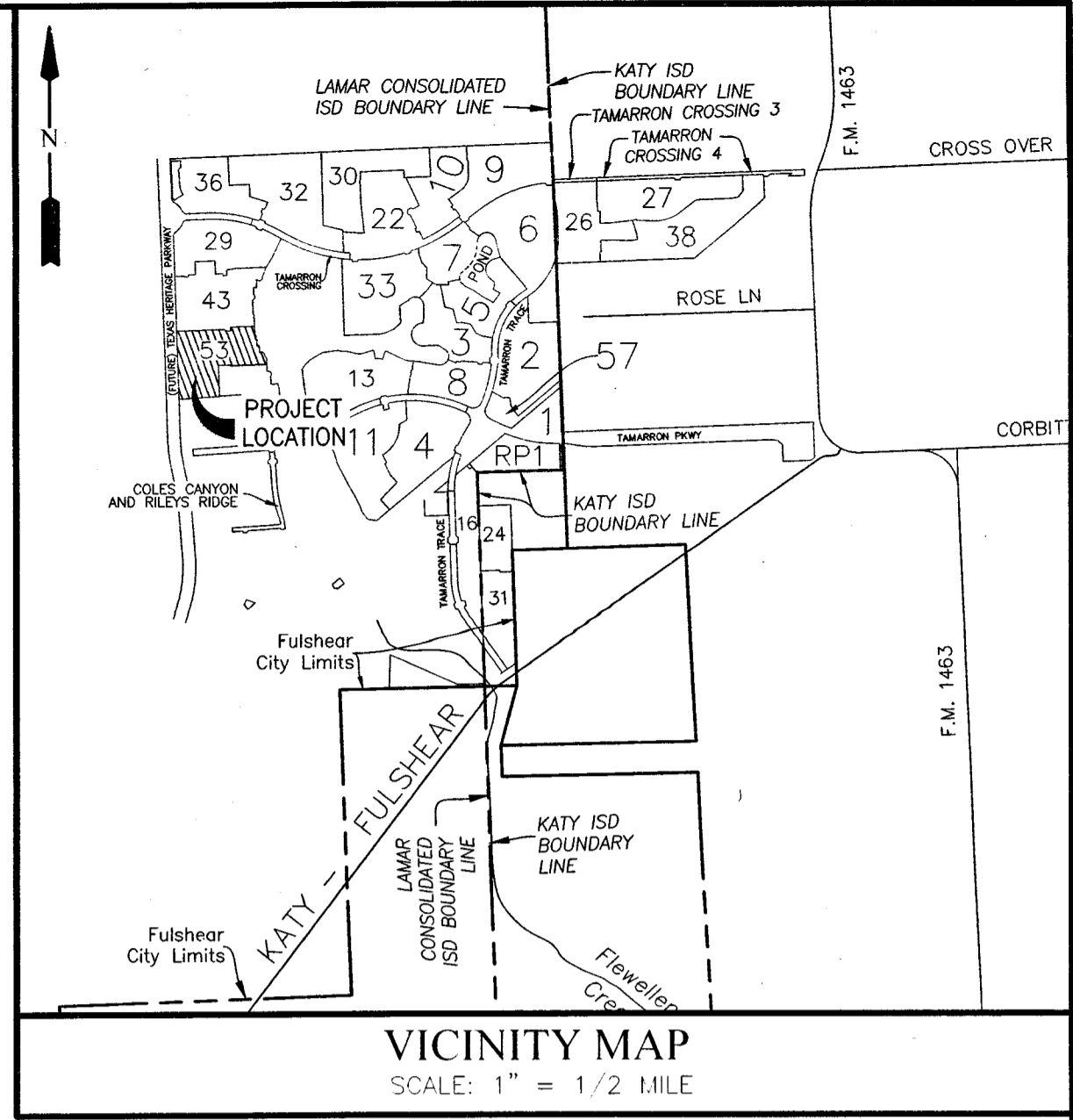
THENCE, NORTH 01° 55' 13" WEST, 10.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 04' 47" WEST, 181.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 01° 55' 13" EAST, 479.76 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 16' 34" WEST, 629.31 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 55' 13" WEST, 1,034.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.125 ACRES OF LAND.



VICINITY MAP

SCALE: 1" = 1/2 MILE

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,

THIS _____ DAY OF _____, 20____.

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 _____, 20____ 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 53

A SUBDIVISION OF 24.125 ACRES OF LAND SITUATED IN THE
J.D. VERMILLION SURVEY, ABSTRACT 339,
FORT BEND COUNTY, TEXAS.

115 LOTS 6 RESERVES (1.094 ACRES) 5 BLOCKS

NOVEMBER 1, 2018 JOB NO. 1931-6053

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

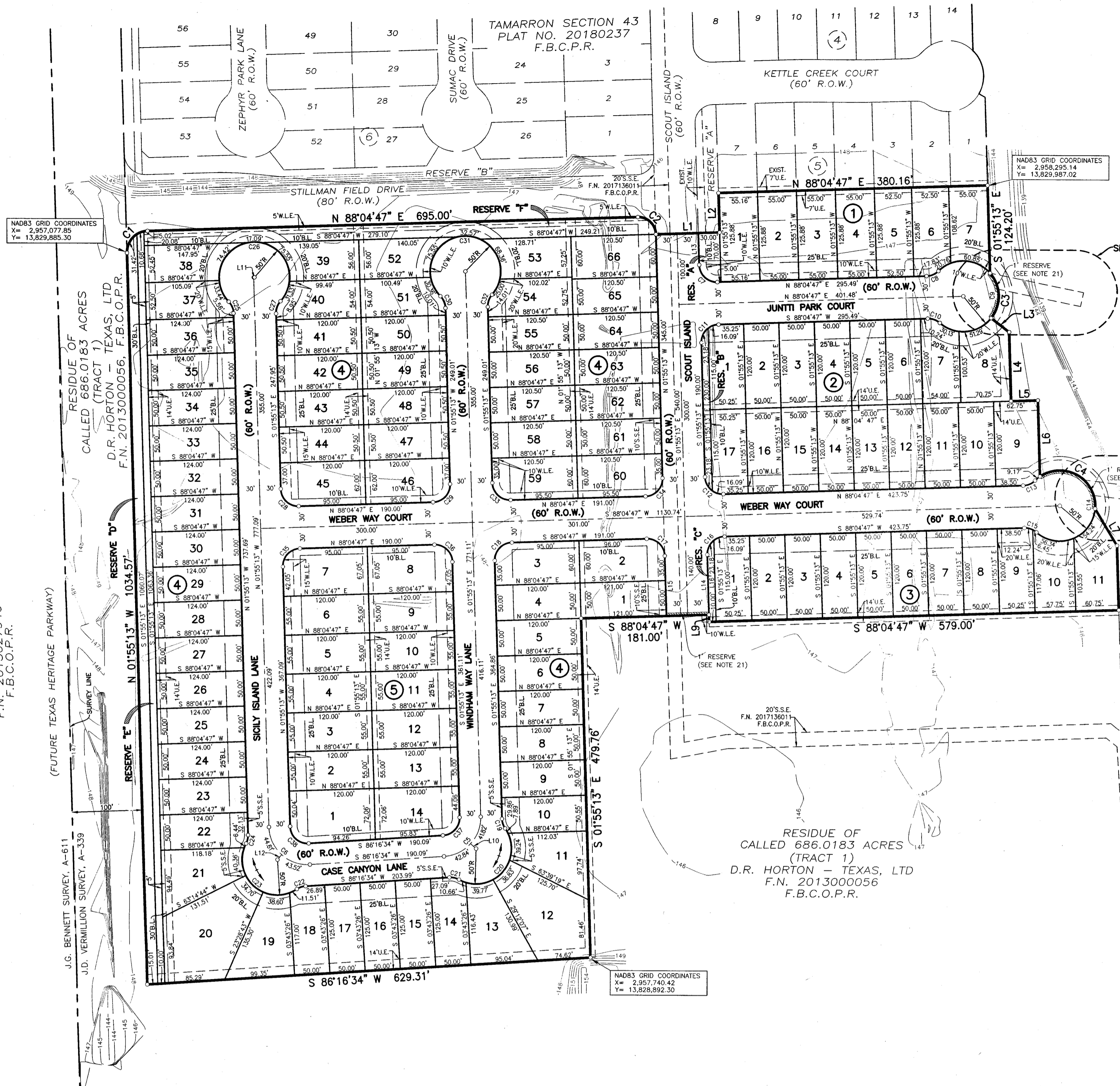
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 2

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

(FUTURE TEXAS HERITAGE PARKWAY)

J.C. BENNETT SURVEY, A-611
J.D. VERMILION SURVEY, A-339



NOTES:

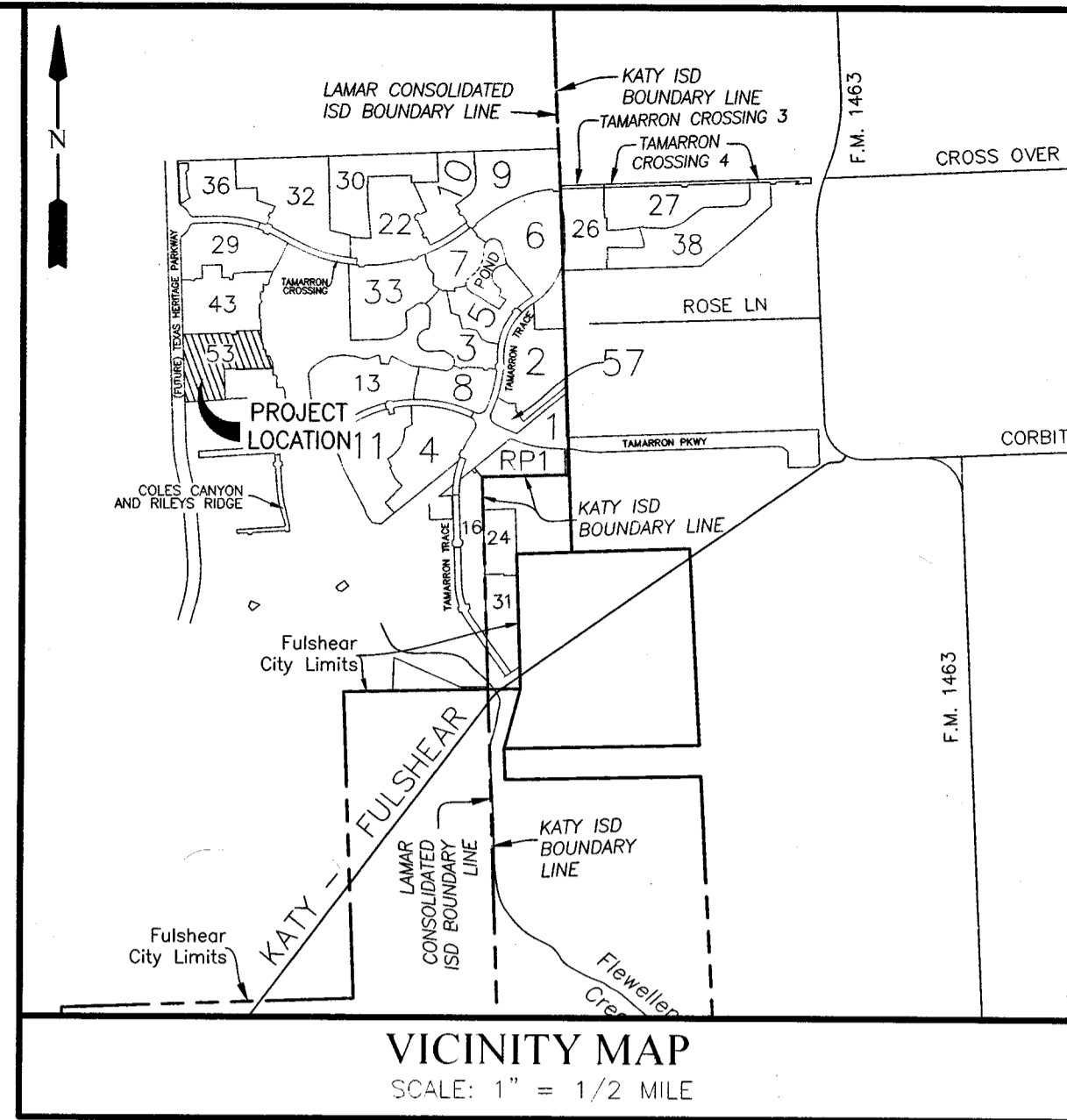
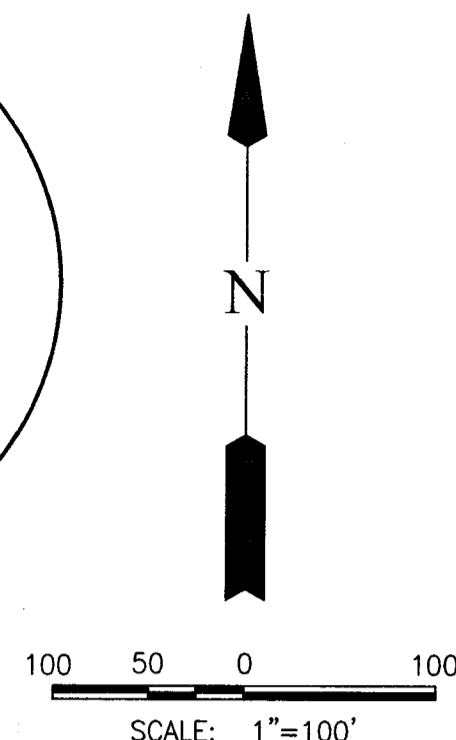
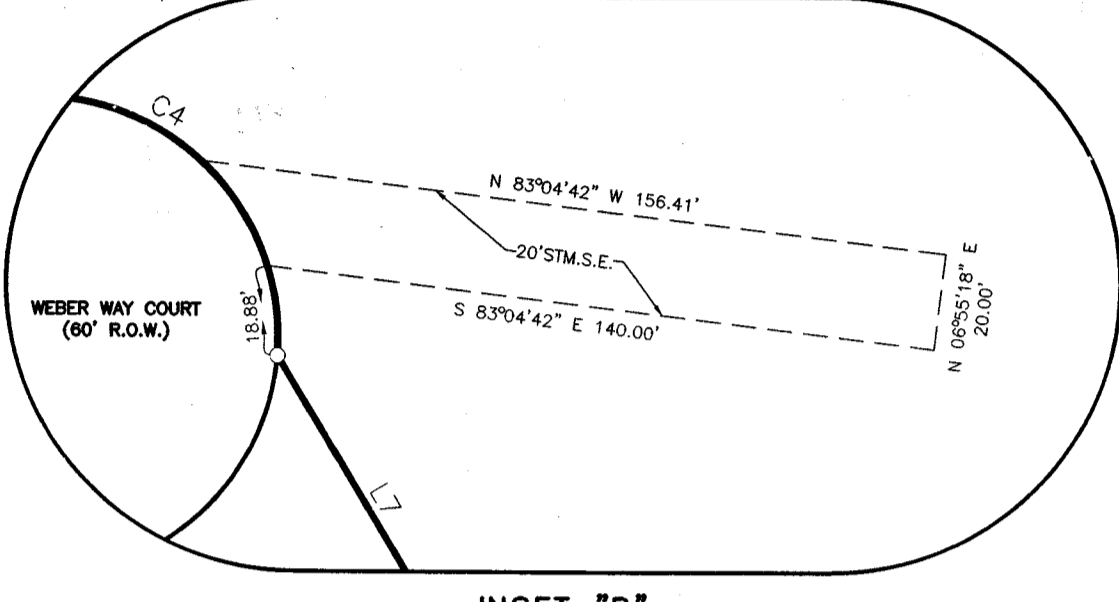
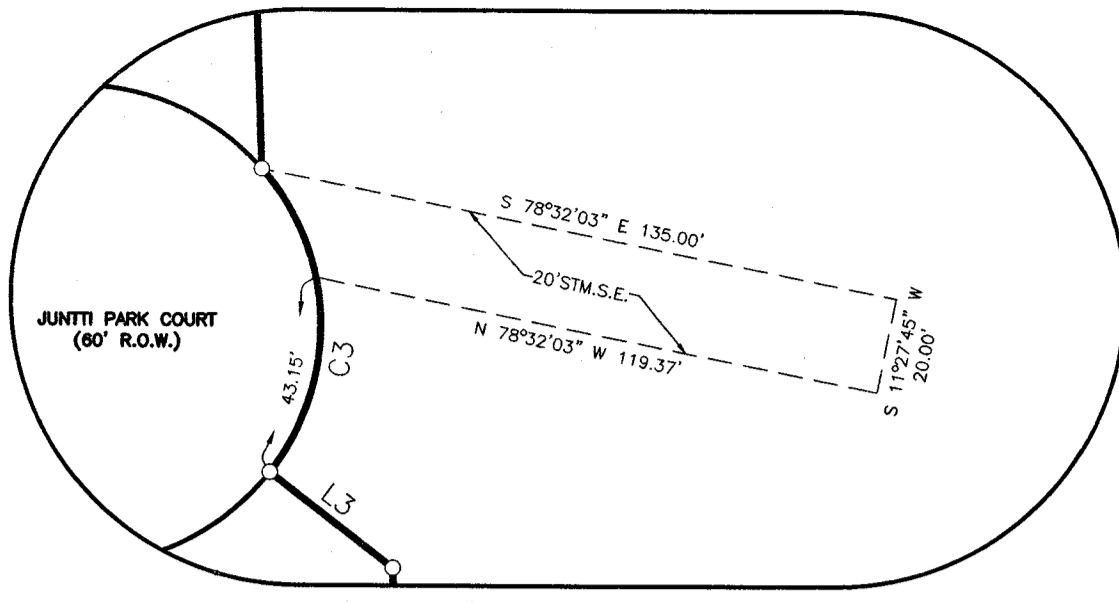
- BENCHMARK: NGS MONUMENT HGCD 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 66 1086. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.
ELEV. = 136.21 FEET NAVD8S
- TM INDICATES TEMPORARY BENCHMARK: TM 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 NAVD8S
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 JULY 31, 2018 AND ISSUED AUGUST 7, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDIANCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED 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. 48157C 0085L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LIA 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 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 10' 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.
- 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 INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LIA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ACREAGE 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 REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 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	0.045	1,966	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.050	2,180	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.025	1,090	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.363	15,791	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.244	10,621	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.367	16,008	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.094	47,656	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°04'47" E	90.00'
L2	N 01°55'13" W	55.88'
L3	S 52°23'00" E	32.37'
L4	S 01°55'13" E	97.57'
L5	N 88°04'47" E	38.00'
L6	S 01°55'13" E	107.75'
L7	S 30°55'42" E	60.93'
L8	S 01°55'13" E	91.39'
L9	N 01°55'13" W	10.00'
L10	S 48°21'13" E	10.50'
L11	N 88°04'47" E	1.00'
L12	S 41°36'21" W	9.28'
L13	S 01°55'13" E	45.00'
L14	S 01°55'13" E	85.00'
L15	N 01°55'13" W	85.00'
L16	N 01°55'13" W	95.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	30.00'	90°00'00"	47.12'	42.43' N 43°04'47" E
C2	25.00'	90°00'00"	39.27'	35.36' S 46°55'13" E
C3	50.00'	78°52'03"	68.82'	63.51' S 01°48'42" E
C4	50.00'	128°25'55"	112.08'	90.04' S 60°01'45" E
C5	55.00'	88°11'47"	84.66'	76.55' S 42°10'40" W
C6	55.00'	91°48'13"	88.13'	79.00' N 47°49'20" W
C7	25.00'	90°00'00"	39.27'	35.36' S 46°55'13" E
C8	25.00'	42°50'00"	18.69'	18.26' N 66°39'47" E
C9	50.00'	265°40'01"	231.84'	73.33' S 01°55'13" E
C10	25.00'	42°50'00"	18.69'	18.26' N 70°30'13" W
C11	25.00'	90°00'00"	39.27'	35.36' S 43°04'47" W
C12	25.00'	90°00'00"	39.27'	35.36' S 46°55'13" E
C13	25.00'	42°50'00"	18.69'	18.26' N 66°39'47" E
C14	50.00'	265°40'01"	231.84'	73.33' S 01°55'13" E
C15	25.00'	42°50'00"	18.69'	18.26' N 70°30'13" W
C16	25.00'	90°00'00"	39.27'	35.36' S 43°04'47" W
C17	25.00'	90°00'00"	39.27'	35.36' N 46°55'13" W
C18	25.00'	90°00'00"	39.27'	35.36' S 43°04'47" W
C19	25.00'	33°30'05"	14.62'	14.41' S 18°40'15" E
C20	50.00'	154°00'35"	134.40'	97.44' S 41°35'00" W
C21	25.00'	32°18'44"	14.10'	13.91' N 77°34'04" W
C22	25.00'	30°13'18"	13.19'	13.03' S 71°09'54" W
C23	50.00'	150°49'03"	131.61'	96.77' N 48°32'13" W
C24	25.00'	28°47'31"	12.56'	12.43' N 12°28'32" E
C25	25.00'	41°41'51"	18.19'	17.80' N 22°46'09" W
C26	50.00'	265°38'35"	231.82'	73.35' N 89°12'13" E
C27	25.00'	43°56'44"	18.17'	18.71' S 20°03'09" W
C28	25.00'	90°00'00"	39.27'	35.36' S 46°55'13" E
C29	25.00'	90°00'00"	39.27'	35.36' N 43°04'47" E
C30	25.00'	42°50'00"	18.69'	18.26' N 23°20'13" W
C31	50.00'	265°40'01"	231.84'	73.33' N 88°04'47" E
C32	25.00'	42°50'00"	18.69'	18.26' S 19°29'47" W
C33	25.00'	90°00'00"	39.27'	35.36' S 46°55'13" E
C34	25.00'	90°00'00"	39.27'	35.36' N 43°04'47" E
C35	25.00'	90°00'00"	39.27'	35.36' N 43°04'47" E
C36	25.00'	90°00'00"	39.27'	35.36' S 46°55'13" E
C37	25.00'	88°11'47"	38.48'	34.79' S 42°10'40" W
C38	25.00'	91°48'13"	40.06'	35.91' N 47°49'20" W



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.R. INDICATES FORT BEND COUNTY OFFICIAL 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

TAMARRON SECTION 53

A SUBDIVISION OF 24.125 ACRES OF LAND SITUATED IN THE
J.D. VERMILION SURVEY, ABSTRACT 339,
FORT BEND COUNTY, TEXAS.

115 LOTS 6 RESERVES (1.094 ACRES) 5 BLOCKS
NOVEMBER 1, 2018 JOB NO. 1931-6053

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:

ENGINEER:

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Houston, Texas 77042

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