

PLAT RECORDING SHEET

PLAT NAME: Tamarron Crossing Section 4 Street Dedication

PLAT NO: _____

ACREAGE: 4.0491

LEAGUE: A. G. Sharpless Survey

ABSTRACT NUMBER: 322

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

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 4.0491 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON CROSSING SECTION 4 STREET DEDICATION, 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") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER 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 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 3 DAY OF DECEMBER, 2018.

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

BY: Chris Lindhorst
CHRIS LINDHORST, PRESIDENT

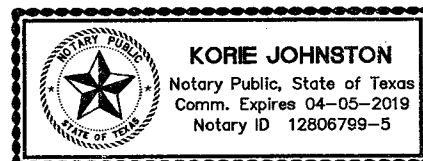
STATE OF TEXAS
COUNTY OF FORT BEND

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,

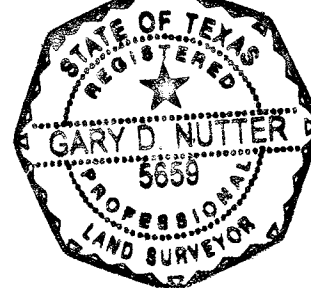
THIS 3 DAY OF DECEMBER, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



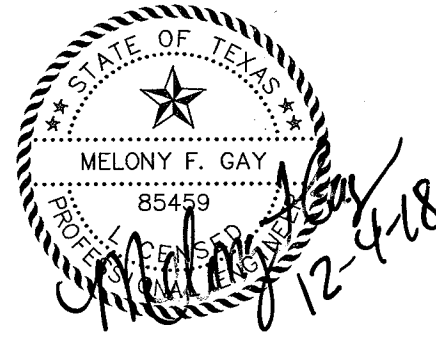
I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE 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 SURVEY" UNLESS OTHERWISE NOTED. (SEE NOTE 18)

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 CROSSING SECTION 4 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 6th DAY OF July, 2018.

Amy Pearce
AMY PEARCE, CHAIR

Austin Weant
AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF TAMARRON CROSSING SECTION 4 STREET DEDICATION WAS APPROVED ON 7-17-18 BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 16th DAY OF January, 2019. 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 Groeff
AARON GROEFF, MAYOR

Kimberly Kopecky
KIMBERLY KOPECKY, CITY SECRETARY

DESCRIPTION OF
4.0491 ACRES
TAMARRON CROSSOVER ROAD

BEING 4.0491 ACRES OF LAND LOCATED IN THE A. G. SHARPLESS SURVEY, ABSTRACT 322, 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 UNDER FILE NUMBER 2014039914 IN THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 4.0491 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE);

COMMENCING FOR REFERENCE AT A 1-INCH PINCHED TOP IRON PIPE FOUND MARKING THE COMMON WEST CORNER OF SAID 119.4655 ACRE TRACT AND THAT CERTAIN CALLED 650.105 ACRE TRACT (DESCRIBED AS TRACT TWO) CONVEYED TO JDC/FIRETHORNE, LTD BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2003138620, F.B.C.O.P.R., SAID POINT ALSO BEING ON THE EAST LINE OF TAMARRON SECTION 9, A SUBDIVISION OF RECORD IN PLAT NUMBER 20150023, OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.M.R.), SAID POINT ALSO BEING THE COMMON WEST CORNER OF SAID A. G. SHARPLESS SURVEY AND THE WILLIAM AMES SURVEY, ABSTRACT 104, AND ON THE EAST LINE OF THE J. D. VERMILLION SURVEY, ABSTRACT 339 OF SAID FORT BEND COUNTY;

THENCE, NORTH 87° 54' 59" EAST, ALONG THE COMMON LINE OF SAID 119.4655 ACRE TRACT AND SAID 650.105 ACRE TRACT, AND THE COMMON SURVEY LINE OF SAID A.G. SHARPLESS SURVEY AND SAID WILLIAM AMES SURVEY, 688.44 FEET TO THE NORTHWEST CORNER AND POINT OF THE BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87° 54' 59" EAST, CONTINUING ALONG THE COMMON LINE OF SAID 119.4655 ACRE TRACT AND SAID 650.105 ACRE TRACT, AND SAID COMMON SURVEY LINE, 3,240.46 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 119.4655 ACRE TRACT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF FM HIGHWAY 1463 (WIDTH VARIES) AS DESCRIBED IN VOLUME 275, PAGE 518, VOLUME 275, PAGE 531, VOLUME 275, PAGE 547, AND VOLUME 275, PAGE 548, OF THE DEED RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.D.R.);

THENCE, SOUTH 01° 59' 53" EAST, ALONG THE EAST LINE OF SAID 119.4655 ACRE TRACT AND SAID WESTERLY RIGHT-OF-WAY LINE, 60.00 TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87° 54' 59" WEST, DEPARTING SAID EAST LINE AND SAID WESTERLY RIGHT-OF-WAY LINE, 243.30 FEET TO A POINT FOR CORNER;

THENCE, NORTH 47° 46' 22" EAST, 62.04 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 54' 59" WEST, 329.73 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 42° 54' 59" WEST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 54' 59" WEST, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 47° 05' 01" WEST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 54' 59" WEST, 1,244.06 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

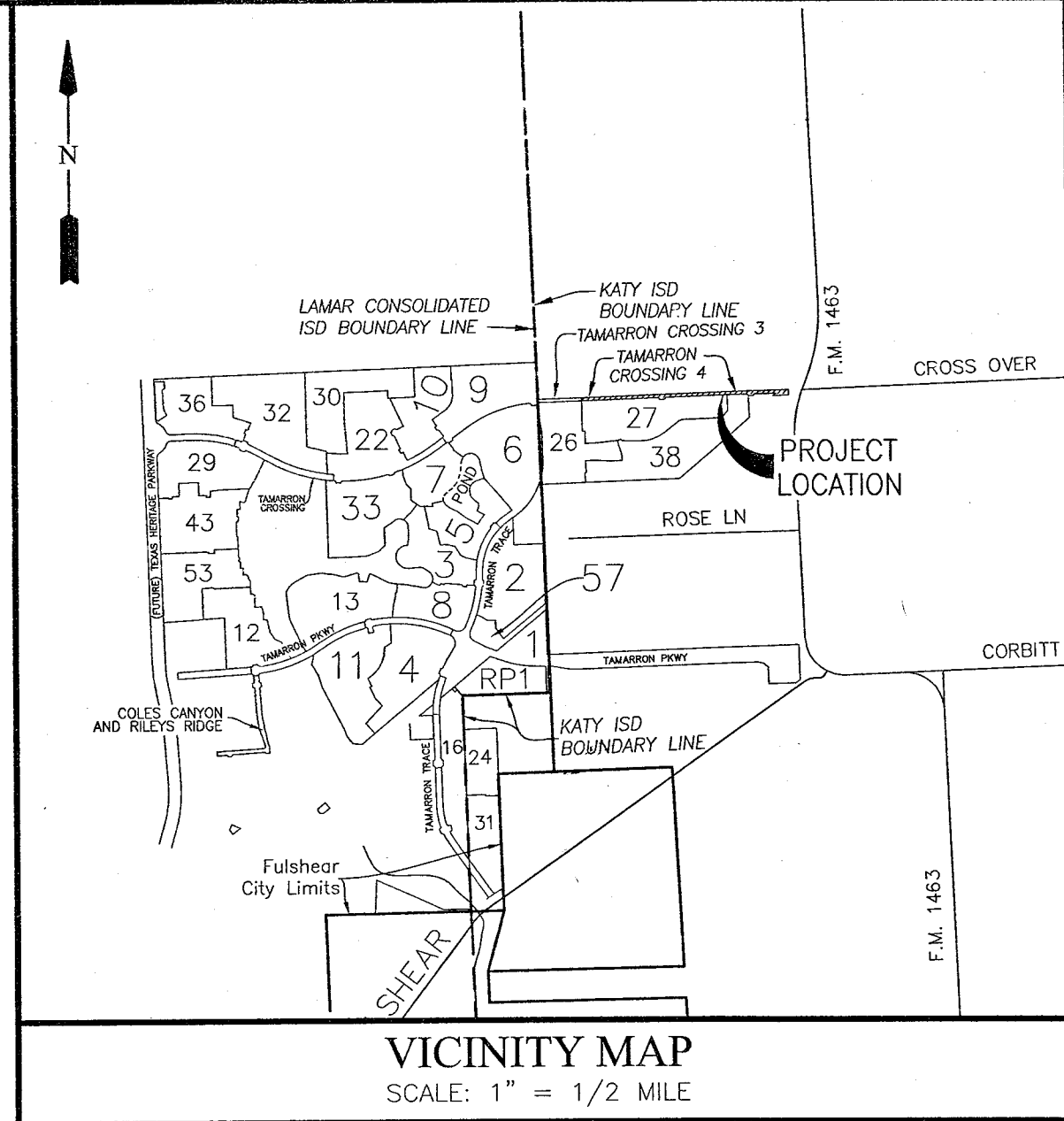
THENCE, 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 42° 54' 59" WEST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 54' 59" WEST, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 47° 05' 01" WEST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 54' 59" WEST, 1,190.66 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02° 05' 01" WEST, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.0491 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 483

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

K.P. GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
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 CROSSING SECTION 4 STREET DEDICATION

A SUBDIVISION OF 4.0491 ACRES OF LAND SITUATED IN
THE A. G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES (0.000 ACRES) 0 BLOCKS

NOVEMBER 13, 2018

JOB NO. 1931-1400

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

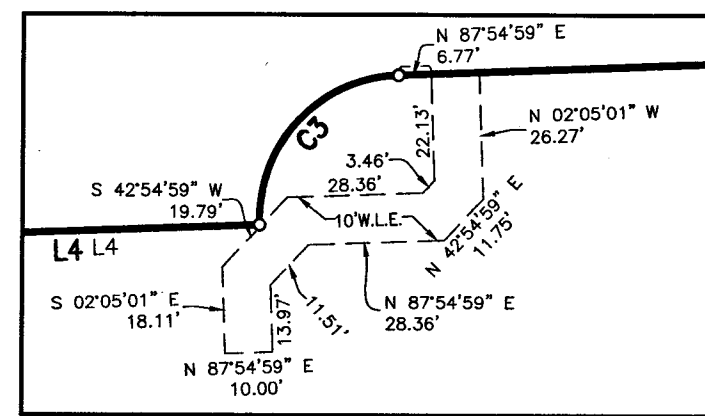
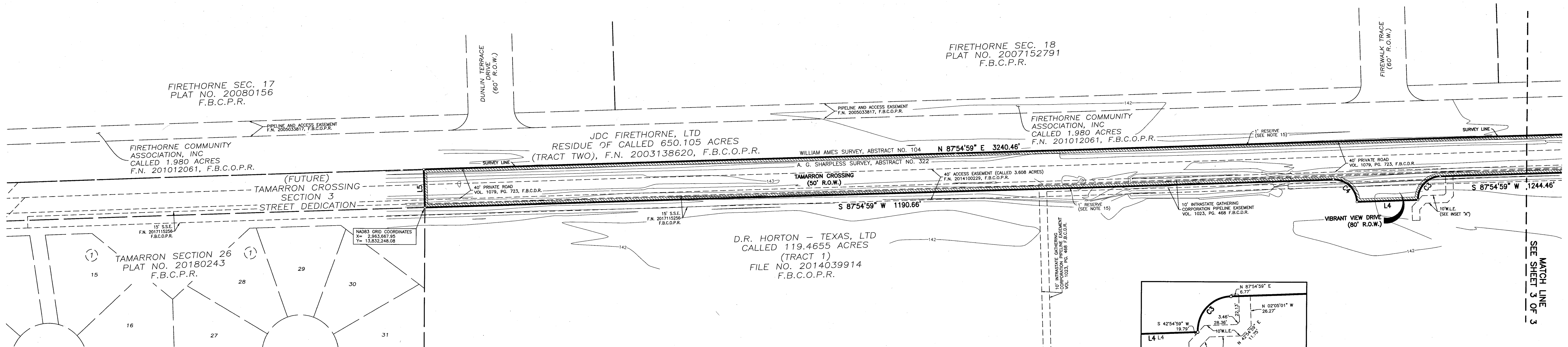
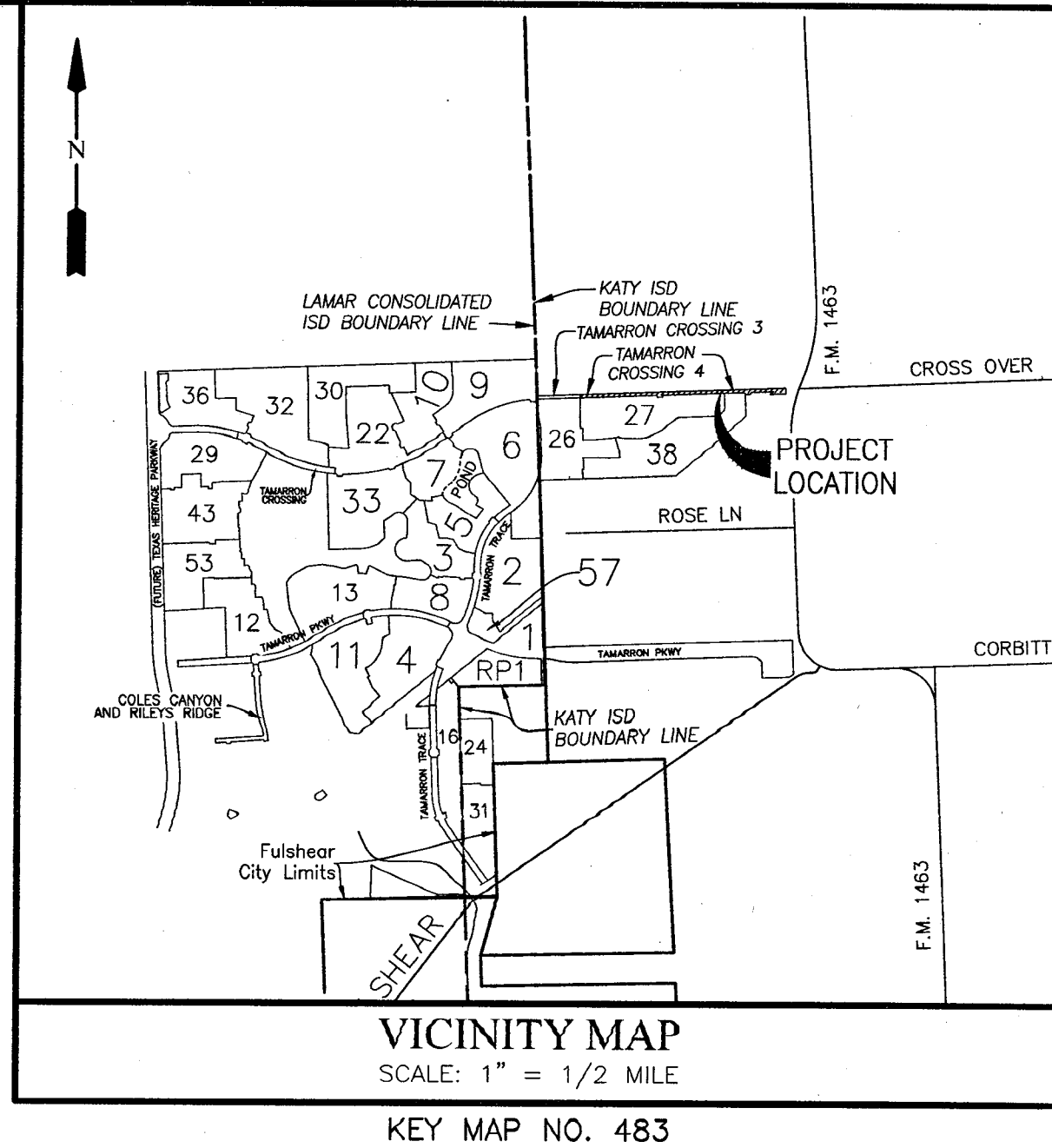
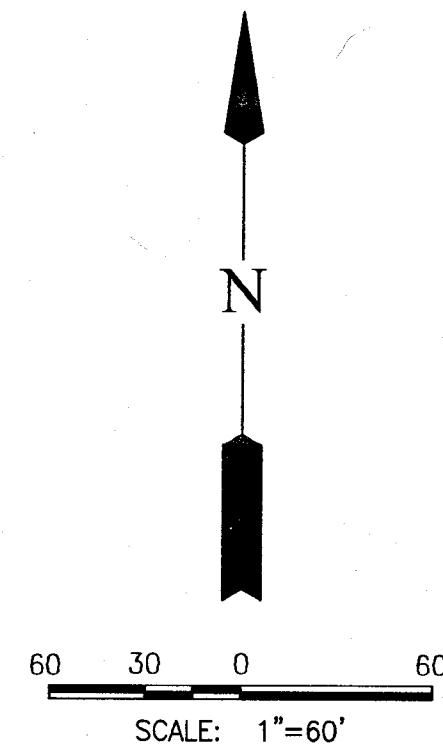
SHEET 1 OF 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°59'53" E	90.00'
L2	N 42°13'38" W	52.33'
L3	S 87°54'59" W	80.00'
L4	S 87°54'59" W	80.00'
L5	N 02°05'01" W	50.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	30.00'	90°00'00"	47.12'	42.43'	S 42°54'59" W
C2	30.00'	90°00'00"	47.12'	42.43'	N 47°05'01" W
C3	30.00'	90°00'00"	47.12'	42.43'	S 42°54'59" W
C4	30.00'	90°00'00"	47.12'	42.43'	N 47°05'01" 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.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 INDICATES STREET NAME CHANGE
 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
 FND. INDICATES FOUND



- NOTES:
- BENCHMARK: NGS MONUMENT HGSD 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGSD 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 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 CENTRAL TITLE OF TEXAS, WITH AN EFFECTIVE DATE OF JUNE 14, 2018, ISSUED ON JUNE 21, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, KATY 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. 48157C 0105L, 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.
 - ALL PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
 - THIS PLAT IS SUBJECT TO PIPELINES BLANKET IN NATURE AS SET OUT IN VOL. 274, PG. 120 & 475 OF THE FORT BEND COUNTY DEEDS RECORDS.
 - 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 1:00011581065.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT 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.
- 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 "LIA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO A SHORT FORM BLANKET EASEMENT AS SET OUT IN CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT IS DEDICATING THE SOUTHERN FIFTY FEET (50'), EXACTLY ONE-HALF, OF THE ULTIMATE ONE HUNDRED FOOT (100') RIGHT-OF-WAY WIDTH OF TAMARRON CROSSING. THE PROPERTY OWNER DIRECTLY TO THE NORTH IS RESPONSIBLE FOR THE DEDICATION OF THE NORTHERN FIFTY FEET (50') OF RIGHT-OF-WAY.
- 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.

**FINAL PLAT OF
TAMARRON CROSSING
SECTION 4
STREET DEDICATION**

A SUBDIVISION OF 4.0491 ACRES OF LAND SITUATED IN
THE A. G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES (0.000 ACRES) 0 BLOCKS


JANUARY 02, 2018 JOB NO. 1931-1400

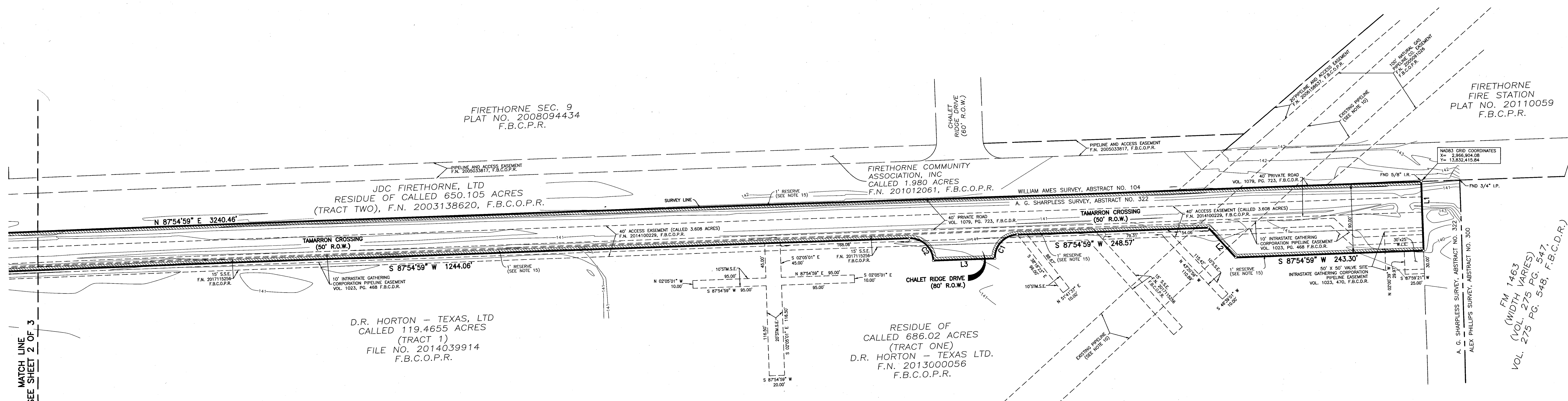
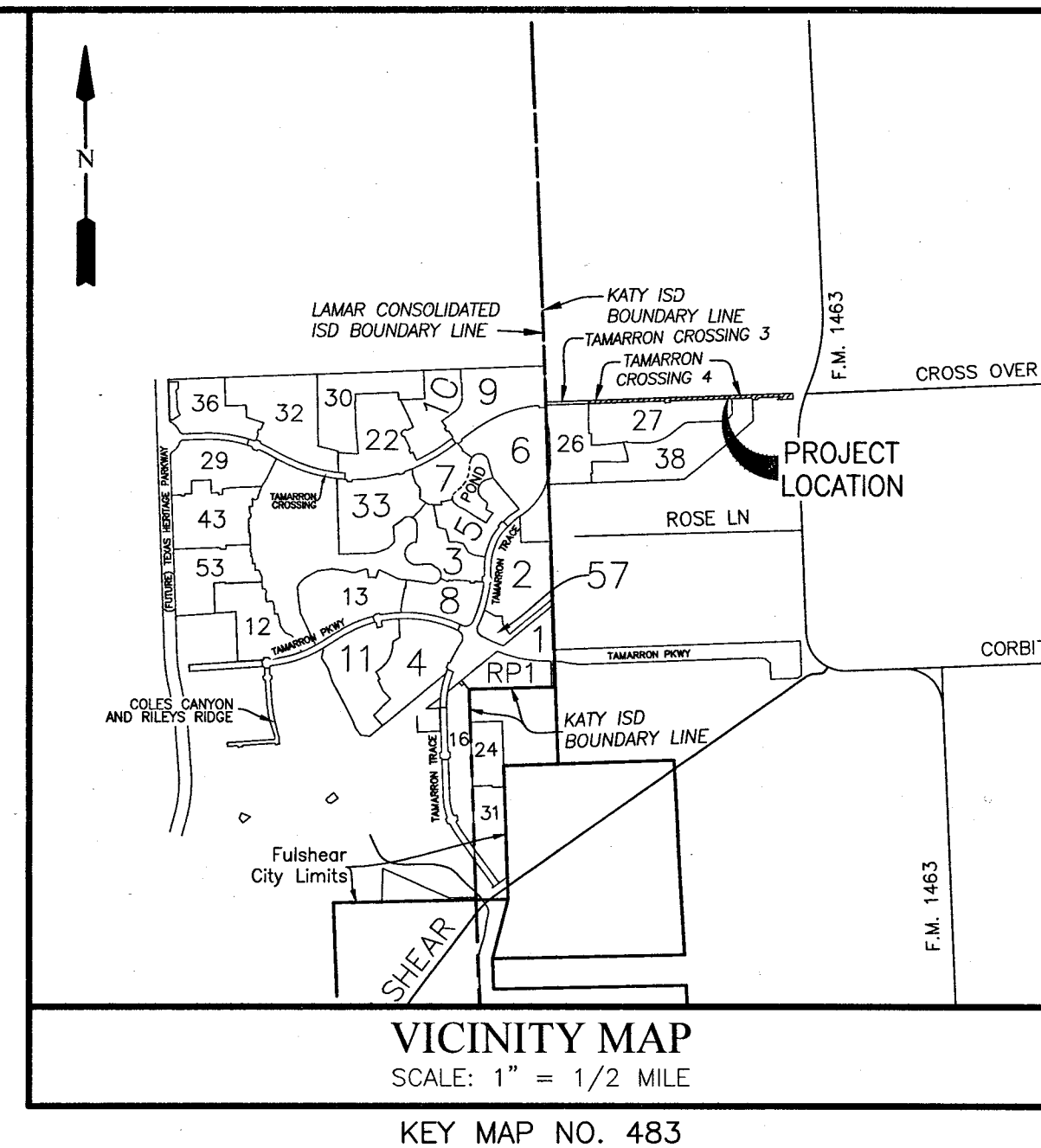
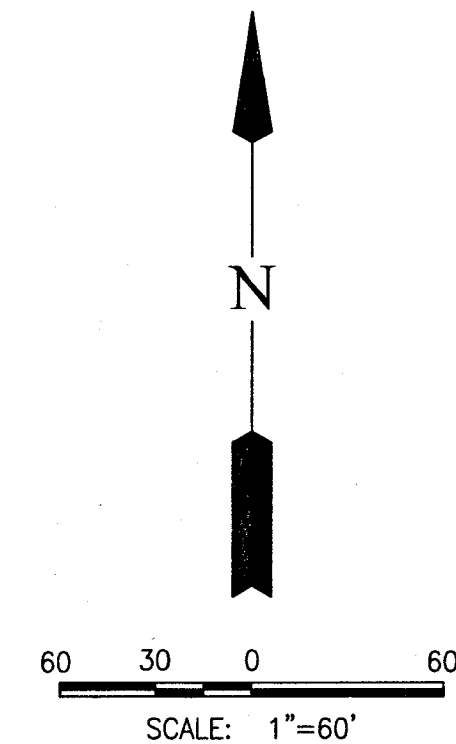
OWNERS:
D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
PH. (281) 566-2100

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

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	
C1	30.00'	90°00'00"	47.12'	42.43'	S 42°54'59" W	
C2	30.00'	90°00'00"	47.12'	42.43'	N 47°05'01" W	
C3	30.00'	90°00'00"	47.12'	42.43'	S 42°54'59" W	
C4	30.00'	90°00'00"	47.12'	42.43'	N 47°05'01" 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.O.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.O.R.D. INDICATES FORT BEND COUNTY DEED RECORDS
 INDICATES STREET NAME CHANGE
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
FND. INDICATES FUND



FINAL PLAT OF
TAMARRON CROSSING
SECTION 4
STREET DEDICATION

A SUBDIVISION OF 4.0491 ACRES OF LAND SITUATED IN
THE A. G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.
0 LOTS 0 RESERVES (0.000 ACRES) 0 BLOCKS

JANUARY 02, 2018 JOB NO. 1931-1400

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