

**PLAT RECORDING SHEET**

**PLAT NAME:** Tamarron Sec 13

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 30.981

**LEAGUE:** J.D. Vermillion

**ABSTRACT NUMBER:** 339

**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 111

**NUMBER OF RESERVES:** 15

**OWNERS:** D.R. Horton, LTD. - A Texas Limited Partnership

\_\_\_\_\_  
**(DEPUTY CLERK)**



NOTES:

- BENCHMARK: NGS MONUMENT HGCS0 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCS0 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 BORDER OF TAMARRON TRACT. THE POINT IS LOCATED +/- 290 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACT AND TAMARRON PARKWAY. ELEV. = 142.09 FEET NAVD88 TO ADJUST TO FORT BEND CO. LIODAR DATUM ADD 0.39 FEET.
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAN WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE JANUARY 08, 2019 AND ISSUED JANUARY 15, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDIARY 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 NOS. 48157C 0085L AND 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/OR PIPELINE EASEMENTS ARE AS SHOWN.
- THE MINIMUM SLAB ELEVATION SHALL BE 146.50 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 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 1.00011591065.
- 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.
- THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN RESERVES "A" THROUGH "D", "F", "G", "I" AND "K". FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 WILL OWN AND MAINTAIN RESERVES "E", "H" AND "J".
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" 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.

FBC MUD No. 182  
CALLED 49.033 ACRES  
FILE NO. 2017129621  
F.B.C.O.P.R.  
CORRECTED IN  
FILE NO. 2018016118  
F.B.C.O.P.R.

NAD83 GRID COORDINATES  
X = 239844.13  
Y = 13829310.50

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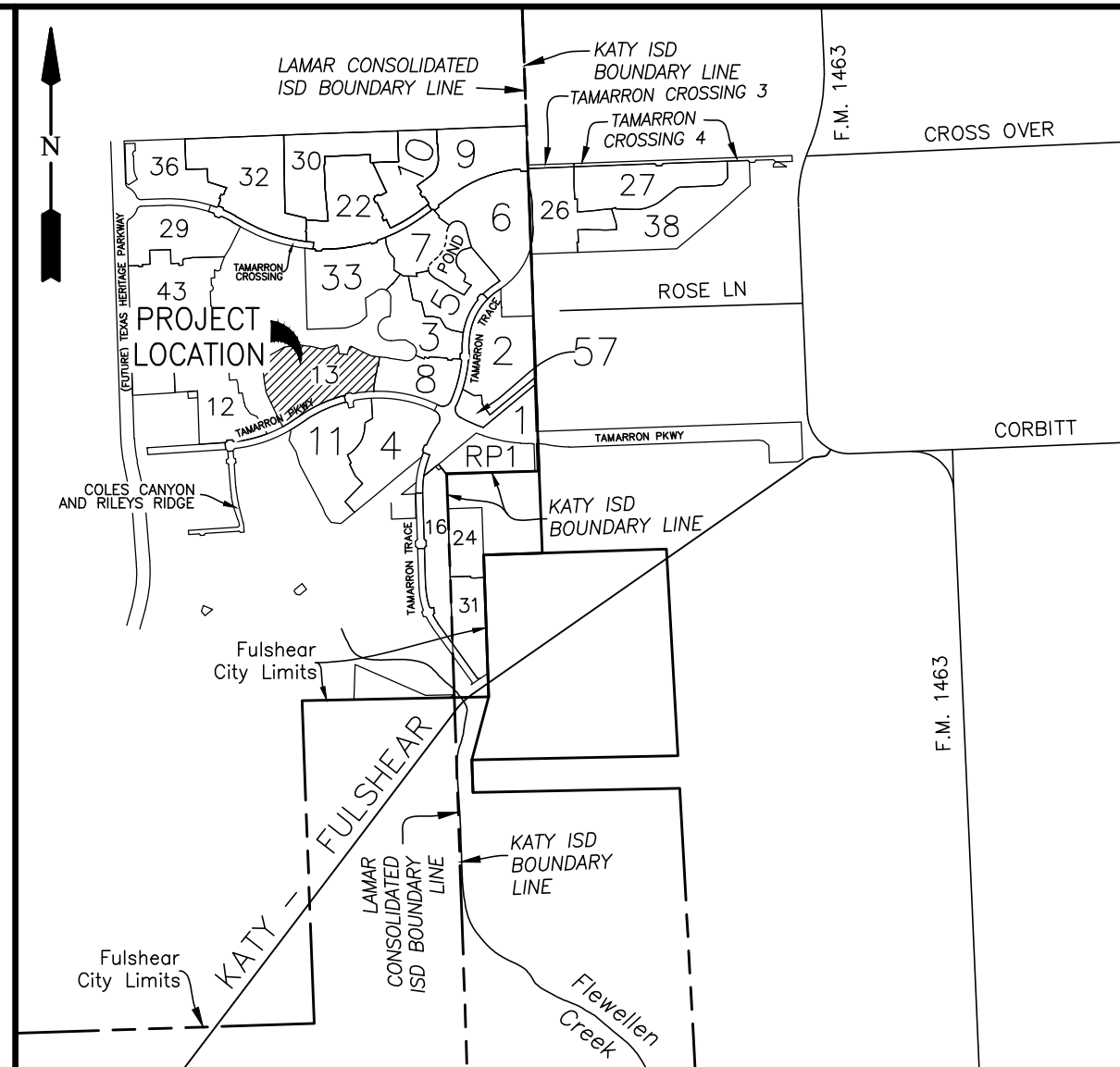
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VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 483T

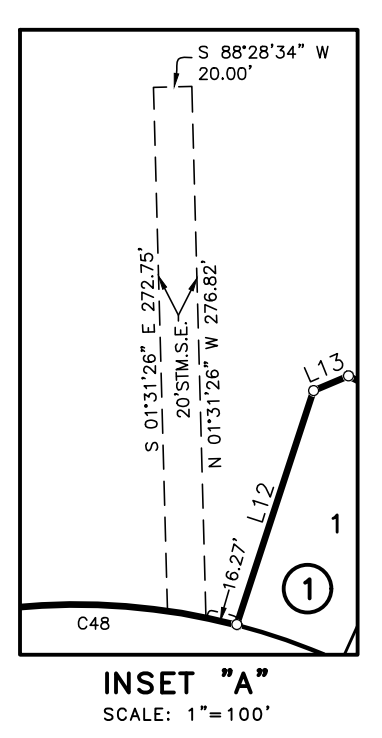
RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.046	2,025	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.561	24,444	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.520	22,664	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.160	6,983	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.162	7,045	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
F	0.163	7,108	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
G	0.358	15,595	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.057	2,478	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
I	0.029	1,265	RESTRICTED TO LANDSCAPE/OPEN SPACE
J	0.030	1,288	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
K	0.030	1,311	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.116	92,206	

LEGEND

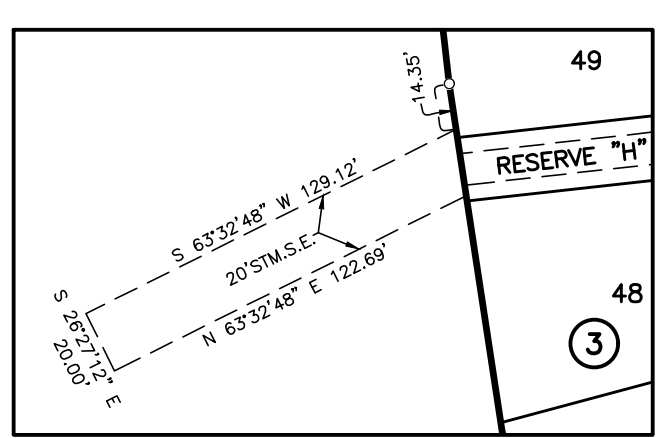
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- ST.M.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- EXIST. INDICATES EXISTING
- F.M.E. INDICATES FORCE MAIN EASEMENT

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	
C1	135.00'	32°09'55"	75.79'	74.80'	N 88°21'41" E
C2	330.00'	20°18'31"	116.97'	116.36'	S 85°35'22" E
C3	135.00'	20°41'18"	48.75'	48.48'	S 74°00'25" E
C4	2050.00'	8°49'45"	315.90'	315.58'	S 83°48'39" W
C5	25.00'	88°12'18"	38.49'	34.80'	N 56°30'04" W
C6	25.00'	88°12'18"	38.49'	34.80'	S 31°42'13" W
C7	2050.00'	18°57'30"	678.31'	675.22'	S 66°19'37" W
C8	1950.00'	4°27'59"	152.01'	151.97'	S 59°04'52" W
C9	800.00'	15°26'01"	215.50'	214.84'	N 04°40'55" W
C10	300.00'	20°41'18"	108.32'	107.74'	N 74°00'25" W
C11	300.00'	38°48'14"	203.18'	199.32'	N 83°03'53" W
C12	300.00'	23°34'57"	123.48'	122.61'	S 89°19'29" W
C13	300.00'	16°38'53"	87.17'	86.86'	N 87°12'29" W
C14	300.00'	41°27'10"	217.05'	212.34'	S 63°44'30" W
C15	55.00'	49°22'00"	47.39'	45.94'	S 18°19'55" W
C16	300.00'	19°03'58"	99.83'	99.37'	S 15°53'04" E
C17	55.00'	97°44'04"	93.82'	82.85'	S 74°17'05" E
C18	55.00'	82°15'56"	78.97'	72.36'	N 15°42'35" E
C19	300.00'	23°41'58"	124.09'	123.21'	N 13°34'04" W
C20	300.00'	12°20'10"	64.59'	64.47'	S 17°32'11" W
C21	500.00'	37°03'10"	323.35'	317.74'	S 12°06'11" W
C22	840.00'	13°08'22"	192.63'	192.21'	N 05°49'44" W
C23	25.00'	10°31'28"	45.03'	39.19'	N 50°51'46" W
C24	330.00'	8°51'47"	51.05'	51.00'	S 81°57'54" W
C25	25.00'	86°22'25"	37.69'	34.22'	S 43°12'35" W
C26	470.00'	30°39'09"	251.44'	248.46'	S 15°18'11" E
C27	25.00'	42°50'00"	18.69'	18.28'	S 52°02'46" E
C28	90.00'	265°40'01"	231.84'	73.33'	S 59°22'14" W
C29	25.00'	42°50'00"	18.69'	18.26'	N 09°12'46" W
C30	530.00'	31°39'06"	292.79'	289.08'	N 14°48'13" W
C31	25.00'	79°54'23"	34.87'	32.11'	N 38°55'51" W
C32	270.00'	17°41'15"	81.23'	80.92'	N 87°30'10" W
C33	25.00'	85°35'48"	37.35'	33.97'	S 41°04'49" W
C34	270.00'	23°41'58"	111.68'	110.89'	S 13°34'04" E
C35	25.00'	33°29'21"	14.61'	14.41'	S 42°09'44" E

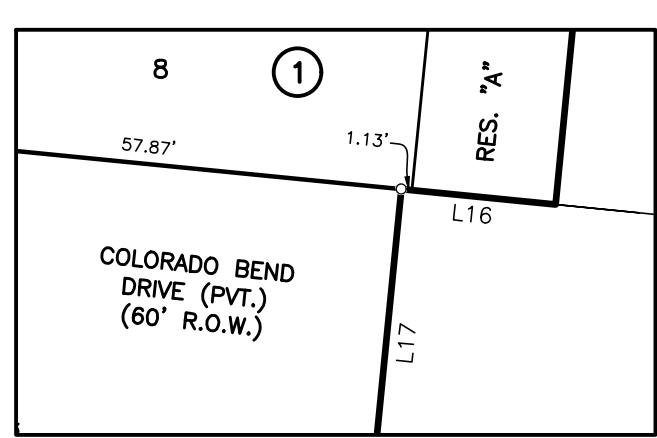
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	
C36	50.00'	149°14'39"	130.24'	96.42'	S 15°42'55" W
C37	25.00'	33°29'21"	14.61'	14.41'	S 73°35'33" W
C38	25.00'	23°55'13"	10.44'	10.36'	S 44°53'16" W
C39	50.00'	145°34'31"	127.04'	95.52'	N 74°17'05" W
C40	25.00'	23°55'13"	10.44'	10.36'	N 13°27'27" W
C41	330.00'	19°03'58"	109.81'	109.31'	N 15°53'04" W
C42	25.00'	36°50'15"	16.07'	15.80'	N 24°46'13" W
C43	50.00'	123°02'31"	107.37'	87.90'	N 18°19'55" W
C44	25.00'	36°50'15"	16.07'	15.80'	N 61°26'02" E
C45	330.00'	41°27'10"	238.75'	233.58'	N 63°44'30" E
C46	330.00'	16°38'53"	95.89'	95.55'	S 87°12'29" E
C47	270.00'	23°34'57"	111.13'	110.35'	N 89°19'29" E
C48	330.00'	38°48'14"	223.49'	219.25'	S 83°03'53" E
C49	270.00'	20°41'18"	97.49'	96.96'	S 74°00'25" E
C50	330.00'	8°33'59"	49.34'	49.29'	N 80°04'04" W
C51	25.00'	90°14'30"	39.38'	35.43'	S 59°05'41" W
C52	270.00'	23°36'19"	122.88'	122.88'	S 12°40'16" W
C53	25.00'	29°55'35"	13.06'	12.91'	S 03°35'41" E
C54	50.00'	263°03'24"	229.56'	74.86'	N 67°01'47" W
C55	25.00'	53°07'48"	23.18'	22.36'	N 37°56'01" E
C56	330.00'	51°03'38"	298.82'	298.81'	N 13°57'25" E
C57	25.00'	80°12'30"	35.00'	32.21'	N 23°33'31" W
C58	270.00'	7°42'51"	36.35'	36.32'	N 67°31'11" W
C59	25.00'	108°19'18"	47.26'	40.53'	S 54°27'44" W
C60	760.00'	12°42'01"	168.46'	168.12'	S 06°02'55" E
C61	25.00'	93°48'50"	40.93'	36.51'	S 48°37'30" E
C62	330.00'	23°41'58"	136.50'	135.53'	S 13°34'04" E
C63	25.00'	82°15'56"	35.90'	32.89'	S 15°42'55" W
C64	25.00'	97°44'04"	42.64'	37.66'	N 74°17'05" W
C65	270.00'	19°03'58"	89.85'	89.43'	N 15°53'04" W
C66	25.00'	49°22'00"	21.54'	20.88'	N 18°19'55" E
C67	270.00'	41°27'10"	195.34'	191.11'	N 63°44'30" E
C68	30.00'	88°04'17"	46.11'	41.71'	N 31°38'13" E
C69	30.00'	88°04'17"	46.11'	41.71'	N 56°26'04" W



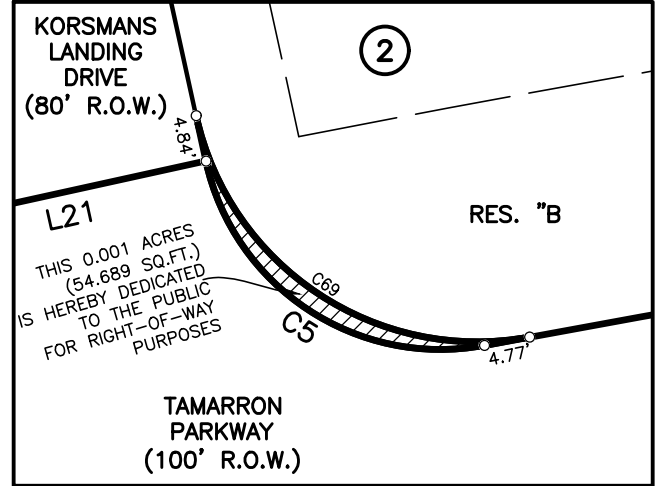
INSET "A"  
SCALE: 1"=100'



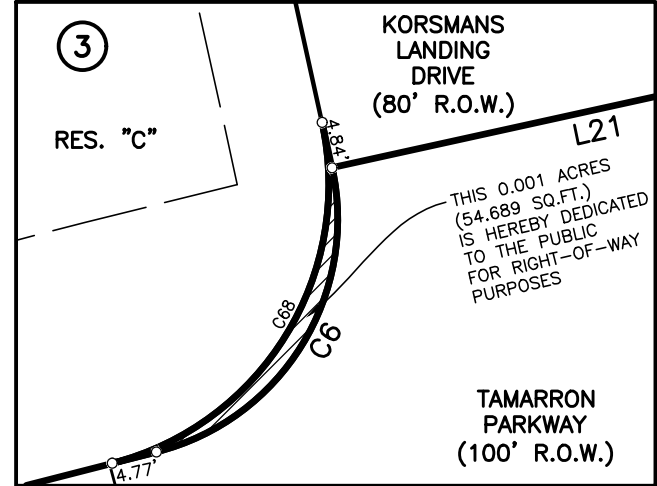
INSET "B"  
SCALE: 1"=60'



INSET "C"  
SCALE: 1"=20'



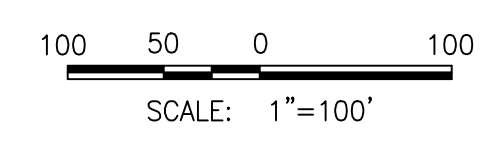
INSET "D"  
SCALE: 1"=20'



INSET "E"  
SCALE: 1"=20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°41'09" W	119.59'
L2	N 08°39'00" W	154.98'
L3	N 31°43'14" E	86.66'
L4	N 47°21'49" E	102.42'
L5	S 81°06'28" E	112.67'
L6	N 88°16'56" E	30.00'
L7	S 78°06'34" E	65.94'
L8	S 75°33'21" E	100.00'
L9	N 72°16'44" E	174.40'
L10	S 58°32'12" E	19.61'
L11	S 09°21'09" E	128.71'
L12	N 18°12'26" E	128.38'
L13	N 67°16'20" E	19.66'
L14	S 84°21'04" E	93.01'
L15	S 05°38'56" W	15.00'
L16	N 84°21'04" W	16.13'
L17	S 05°38'56" W	60.00'
L18	S 11°37'30" W	147.15'
L19	S 06°57'59" W	123.16'
L20	S 01°46'28" E	57.19'
L21	S 77°36'05" W	80.00'
L22	N 03°02'06" E	28.96'
L23	N 84°21'04" W	76.88'
L24	S 43°00'55" W	87.67'
L25	S 23°42'16" W	8.73'
L26	N 78°37'54" W	10.00'
L27	S 30°37'46" E	106.94'
L28	S 15°42'55" W	8.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S 74°17'05" E	8.00'
L30	S 30°37'46" E	55.95'
L31	N 30°37'46" W	55.95'
L32	N 43°00'55" E	65.67'
L33	S 84°21'04" E	76.88'
L34	N 84°21'04" W	76.88'
L35	S 11°22'06" W	108.19'
L36	N 11°22'06" E	85.60'
L37	N 43°00'55" E	87.67'
L38	N 84°28'05" E	31.68'
L39	S 63°39'46" E	54.98'
L40	N 65°58'54" E	83.72'
L41	S 62°06'10" E	118.01'
L42	N 58°07'33" E	84.79'
L43	N 65°56'31" E	51.16'
L44	S 83°38'55" W	123.52'
L45	S 83°38'55" W	124.32'
L46	N 65°41'44" W	68.66'
L47	N 01°43'05" W	125.35'
L48	N 01°43'05" W	127.63'
L49	N 01°43'05" W	129.91'
L50	N 01°43'05" W	132.19'
L51	S 19°14'21" E	128.66'
L52	N 36°37'59" E	77.27'
L53	S 50°03'22" W	185.46'
L54	N 78°06'26" E	71.52'
L55	S 84°48'11" W	172.63'
L56	N 90°00'00" E	61.95'



SCALE: 1"=100'

FINAL PLAT OF  
TAMARRON SECTION 13  
A SUBDIVISION OF 30.981 ACRES OF LAND SITUATED IN THE  
J.D. VERMILLION SURVEY, ABSTRACT 339,  
FORT BEND COUNTY, TEXAS.

111 LOTS 15 RESERVES (2.227 ACRES) 4 BLOCKS  
FEBRUARY 25, 2019 JOB NO. 1931-6051

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

SURVEYOR: **LJA Surveying, Inc.** ENGINEER: **LJA Engineering, Inc.**

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