

**PLAT RECORDING SHEET**

**PLAT NAME:** Tamarron Lift Station No. 5

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

**ACREAGE:** 0.212

**LEAGUE:** A. G. Sharpless Survey

**ABSTRACT NUMBER:** 322

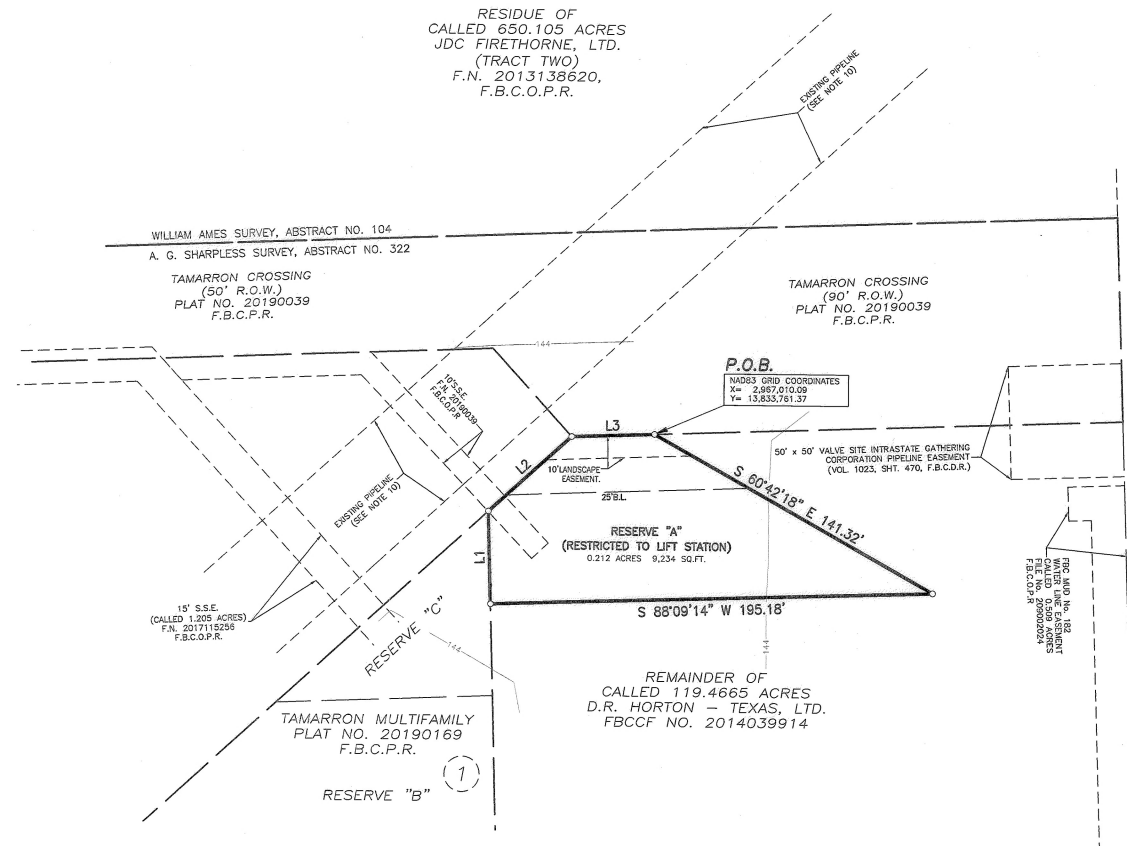
**NUMBER OF BLOCKS:** 0

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** D. R. Horton-Texas, Ltd. a Texas Limited Partnership

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



VOL. 275, PGS. 518, 531, 547 AND 548  
F.M. 1463  
(90' R.O.W.)  
F.B.C.D.R.

BEING 0.212 ACRE (9,234 SQUARE FEET) 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 CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014039914, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 0.212 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 5/8-INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 119.4655 ACRE TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF F.M. 1463 (90 FEET WIDE AT THIS POINT) AS SHOWN IN VOLUME 275, PAGES 518, 531, 547, AND 548 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.D.R.), SAID POINT BEING THE NORTHEAST CORNER OF TAMARRON CROSSING (WIDTH VARIES) AS SHOWN ON TAMARRON CROSSING SECTION 4 STREET DEDICATION AS SHOWN ON PLAT NUMBER 20190039, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.P.R.) SAID POINT BEING ON THE NORTH LINE OF SAID A.G. SHARPLESS SURVEY AND THE SOUTH LINE OF THE WILLIAM AMES SURVEY, ABSTRACT 104, FROM WHICH A 3/4-INCH IRON PIPE PREVIOUSLY FOUND MARKING THE NORTHEAST CORNER OF SAID A.G. SHARPLESS SURVEY BEARS NORTH 87° 58' 04" EAST, 50.09 FEET;

THENCE, SOUTH 01° 59' 53" EAST, ALONG THE WEST RIGHT-OF-WAY OF SAID F.M. 1463, THE EAST LINE OF SAID 119.4655 ACRE TRACT, AND THE EAST LINE OF SAID TAMARRON CROSSING, 90.04 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID TAMARRON CROSSING, FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 119.4655 ACRE TRACT AND ON THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1463 BEARS SOUTH 01° 59' 53" EAST, 1.233.45;

THENCE, SOUTH 87° 54' 59" WEST, DEPARTING THE WEST RIGHT-OF-WAY OF SAID F.M. 1463 AND THE EAST LINE OF SAID 119.4655 ACRE TRACT, AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TAMARRON CROSSING, 208.76 FEET TO THE POINT OF BEGINNING AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

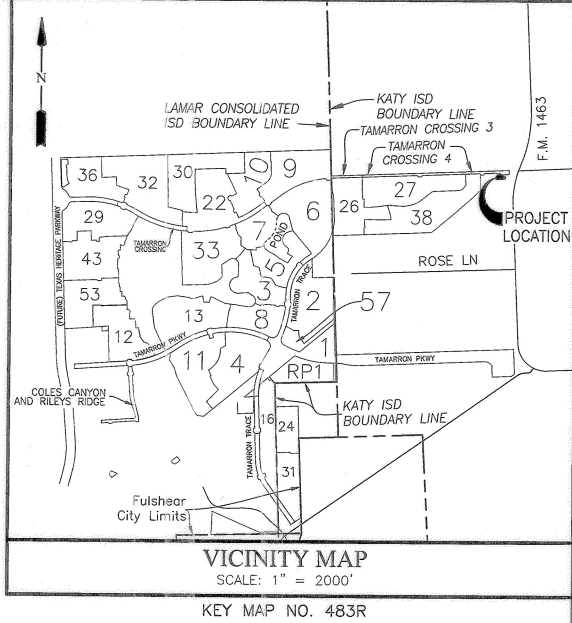
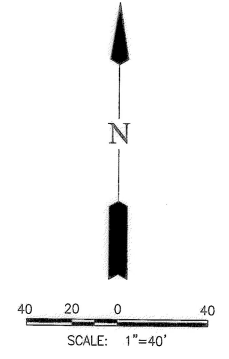
THENCE, SOUTH 60° 42' 18" EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID TAMARRON CROSSING, 141.32 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88° 09' 14" WEST, 195.18 FEET TO SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE EAST LINE OF RESERVE "C" OF TAMARRON MULTIFAMILY, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20190169, F.B.C.P.R.;

THENCE, NORTH 01° 49' 13" WEST, ALONG THE EAST LINE OF SAID RESERVE "C", 40.89 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTH CORNER OF SAID RESERVE "C";

THENCE, NORTH 47° 48' 22" EAST, 48.45 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID TAMARRON CROSSING;

THENCE, NORTH 87° 54' 59" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TAMARRON CROSSING, 38.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.212 ACRE (9,232 SQUARE FEET) OF LAND.



LINE	BEARING	DISTANCE
L1	N 01°49'13" W	40.89'
L2	N 47°48'22" E	48.45'
L3	N 87°54'59" E	38.54'

NOTES:

- BENCHMARK: NGS MONUMENT HCS2 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HCS2 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 LINE 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 CHARTER TITLE COMPANY, DATED JUNE 25, 2019, 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 PLAT LIES WHOLLY WITHIN FORT BEND COUNTY ASSISTANCE DISTRICT #7.
- 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, AMENDED TO 75' WIDE BY PARTIAL RELEASE OF EASEMENT IN FILE NO. 2019028973, F.B.C.O.P.R.
- 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.
- 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.
- THE MINIMUM SLAB ELEVATION SHALL BE 145.50 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.

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE 0.212 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON LIFT STATION NO. 5, 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 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 DIVISION WAY SHALL 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.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JONATHAN WOODRUFF, ITS ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS 16 DAY OF JULY 2019.

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

By: [Signature]  
JONATHAN WOODRUFF  
ASSISTANT VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE 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 16 DAY OF JULY 2019.

[Signature]  
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 "LIA SURVEY" UNLESS OTHERWISE NOTED.

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, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 85459



THIS IS TO CERTIFY THAT THE CITY MANAGER AND THE CITY ENGINEER OF THE CITY OF FULSHEAR, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF TAMARRON LIFT STATION NO. 5, IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF FULSHEAR AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF JULY 2019.

[Signature]  
JACK HARPER, CITY MANAGER

[Signature]  
DAVID LEYENDECKER, CITY ENGINEER

I, J. STACY SLAWINSKI, 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.

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KP 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 2019 AT 0 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 LIFT STATION NO. 5

A SUBDIVISION OF 0.212 ACRES OF LAND SITUATED IN THE A. G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE (0.212 ACRES) 0 BLOCKS  
JULY 3, 2019 JOB NO. 1931-1329C-310C

OWNERS:  
D.R. HORTON - TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
6744 HORTON VISTA DRIVE, RICHMOND, TEXAS 77407  
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