

PLAT RECORDING SHEET

PLAT NAME: Tamarron, Section 12

PLAT NO: _____

ACREAGE: 23.134

LEAGUE: J. D. Vermillion Survey

ABSTRACT NUMBER: 339

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 85

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 JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 23.134 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 12, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO A 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, 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 12 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 JONATHAN WOODRUFF, ITS ASSISTANT VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS 19 DAY OF March, 2020.

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

BY: Jonathan Woodruff
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

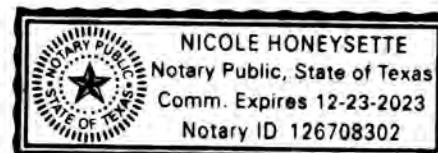
STATE OF TEXAS
COUNTY OF FORT BEND

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 19 DAY OF March, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



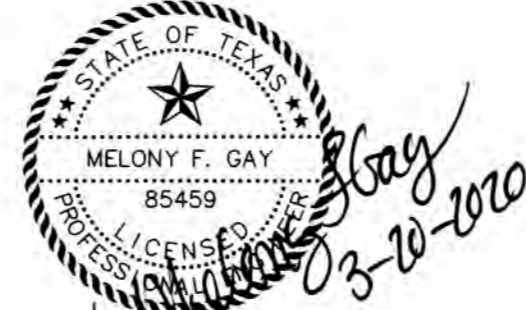
I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT. WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE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

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 PLAT OF TAMARRON SECTION 12 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 7 DAY OF June, 2020.
December, 2018

AMY FERRE, CHAIR

DAR FULSHEAR, VICE-CHAIR

THIS PLAT OF TAMARRON SECTION 12 WAS APPROVED ON 12-18-2018 BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 9 DAY OF April, 2020, 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, SECRETARY

DESCRIPTION OF
23.134 ACRES
TAMARRON SECTION 12

BEING 23.134 ACRES (1,007,707 SQUARE FEET) OF LAND LOCATED IN THE J. D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 886.0183 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO D.R. HORTON - TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2013000056 IN THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 23.134 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);

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP "LJA ENG" MARKING THE SOUTHERLY END OF A RADIAL CUT BACK CORNER AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF TAMARRON PARKWAY (100 FEET RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF COLES CANYON (80 FEET WIDE) AS SHOWN ON TAMARRON PARKWAY PHASE 3 STREET DEDICATION, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20170116, OF THE PLAT RECORDS OF SAID FORT BEND COUNTY (F.B.C.P.R.);

- THENCE, SOUTH 86° 16' 34" WEST, 384.15 FEET TO A POINT FOR CORNER;
- THENCE, NORTH 01° 55' 13" WEST, 790.39 FEET TO A POINT FOR CORNER;
- THENCE, SOUTH 86° 16' 34" WEST, 335.75 FEET TO A POINT FOR CORNER;
- THENCE, NORTH 01° 55' 13" WEST, 479.76 FEET TO A POINT FOR CORNER;
- THENCE, NORTH 88° 04' 47" EAST, 181.00 FEET TO A POINT FOR CORNER;
- THENCE, SOUTH 01° 55' 13" EAST, 10.00 FEET TO A POINT FOR CORNER;

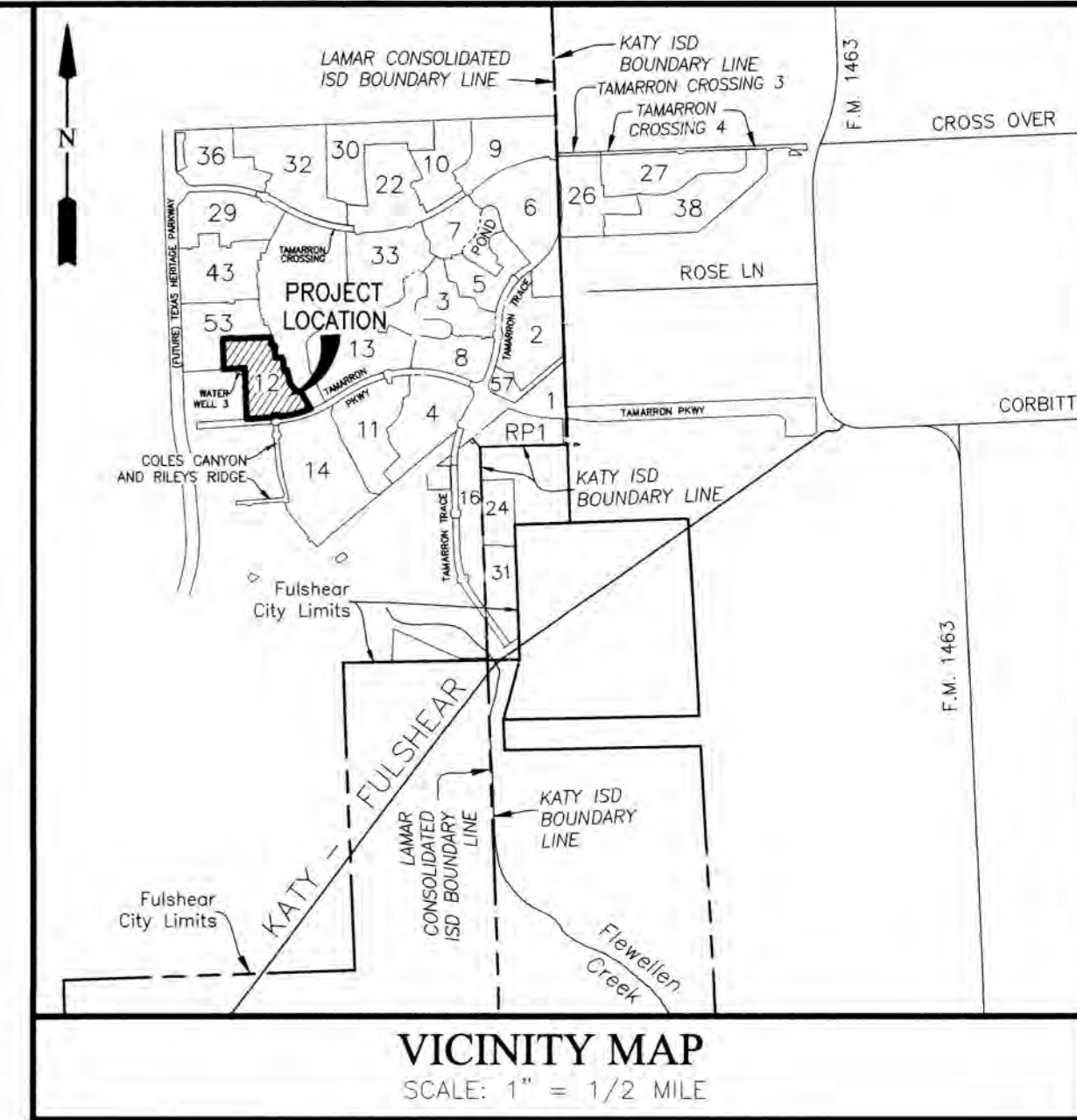
THENCE, NORTH 88° 04' 47" EAST, 579.00 FEET TO A POINT FOR CORNER, SAME BEING ON THE WESTERLY LINE OF THAT CERTAIN CALLED 49.033 ACRE TRACT CONVEYED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2017129821, F.B.C.O.P.R., AND CORRECTED IN FILE NUMBER 2018016118, F.B.C.O.P.R.;

THENCE, ALONG THE WESTERLY LINE OF SAID FEET TO A POINT FOR CORNER, SAME BEING ON THE WESTERLY LINE OF SAID 49.033 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES:

- 1. SOUTH 01° 55' 13" EAST, 108.88 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 2. 121.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 138° 58' 46", AND A CHORD WHICH BEARS SOUTH 38° 52' 23" EAST, 93.66 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 3. 15.04 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 34° 28' 15", AND A CHORD WHICH BEARS SOUTH 13° 22' 52" WEST, 14.81 FEET TO A POINT FOR CORNER; TANGENT
- 4. SOUTH 03° 51' 15" EAST, 118.97 FEET TO A POINT FOR CORNER;
- 5. NORTH 86° 08' 45" EAST, 103.93 FEET TO A POINT FOR CORNER;
- 6. SOUTH 20° 08' 15" EAST, 52.09 FEET TO A POINT FOR CORNER;
- 7. SOUTH 06° 04' 51" EAST, 50.06 FEET TO A POINT FOR CORNER;
- 8. SOUTH 03° 51' 15" EAST, 104.07 FEET TO A POINT FOR CORNER;
- 9. NORTH 82° 44' 58" EAST, 54.24 FEET TO A POINT FOR CORNER;
- 10. SOUTH 11° 59' 00" EAST, 134.50 FEET TO A POINT FOR CORNER;
- 11. SOUTH 41° 32' 47" WEST, 10.14 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 12. 56.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 84° 29' 28", AND A CHORD WHICH BEARS SOUTH 18° 12' 30" EAST, 53.35 FEET TO A POINT FOR CORNER;
- 13. SOUTH 35° 20' 34" EAST, 142.60 FEET TO A POINT FOR CORNER;
- 14. SOUTH 67° 48' 52" EAST, 107.26 FEET TO A POINT FOR CORNER;
- 15. SOUTH 30° 56' 58" EAST, 298.92 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 49.033 ACRE TRACT, SAID POINT BEING ON THE ARC OF A CURVE ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED TAMARRON PARKWAY;

THENCE, ALONG THE NORTHWESTERLY RIGHT-OF WAY LINE OF SAID TAMARRON PARKWAY, THE FOLLOWING FIVE (5) COURSES:

- 1. 500.77 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,850.00 FEET, A CENTRAL ANGLE OF 14° 42' 50", AND A CHORD WHICH BEARS SOUTH 76° 08' 28" WEST, 499.40 FEET TO A POINT FOR THE SOUTHERLY END OF A RADIAL CUT-BACK CORNER AT THE INTERSECTION OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF TAMARRON PARKWAY AND THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED COLES CANYON, THE BEGINNING OF A COMPOUND CURVE;
- 2. 48.38 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92° 23' 29", AND A CHORD WHICH BEARS NORTH 50° 18' 22" WEST, 43.30 FEET TO A POINT FOR THE NORTHERLY END OF SAID CUT-BACK CORNER;
- 3. SOUTH 85° 53' 22" WEST, 80.00 FEET TO A POINT FOR CORNER;
- 4. SOUTH 04° 06' 38" EAST, 1.31 FEET TO A POINT FOR THE NORTHERLY END OF THE RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TAMARRON PARKWAY AND THE WEST RIGHT-OF-WAY LINE OF SAID COLES CANYON, THE BEGINNING OF A CURVE;
- 5. 47.33 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 23' 11", AND A CHORD WHICH BEARS SOUTH 41° 04' 58" WEST, 42.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.134 ACRE (1,007,707 SQUARE FEET) OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 483N/P/S/T

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 _____, 2020.

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 _____, 2020 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 SECTION 12

A SUBDIVISION OF 23.134 ACRES OF LAND SITUATED IN THE
J.D. VERMILLION SURVEY, ABSTRACT 339,
FORT BEND COUNTY, TEXAS.

85 LOTS 6 RESERVES (3.908 ACRES) 3 BLOCKS

MARCH 3, 2020 JOB NO. 1931-6012C.310C

OWNERS:

D.R. HORTON - TEXAS, LTD.

A TEXAS LIMITED PARTNERSHIP

JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407

PH. (281) 566-2100

SURVEYOR:

LJA Surveying, Inc.
2829 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

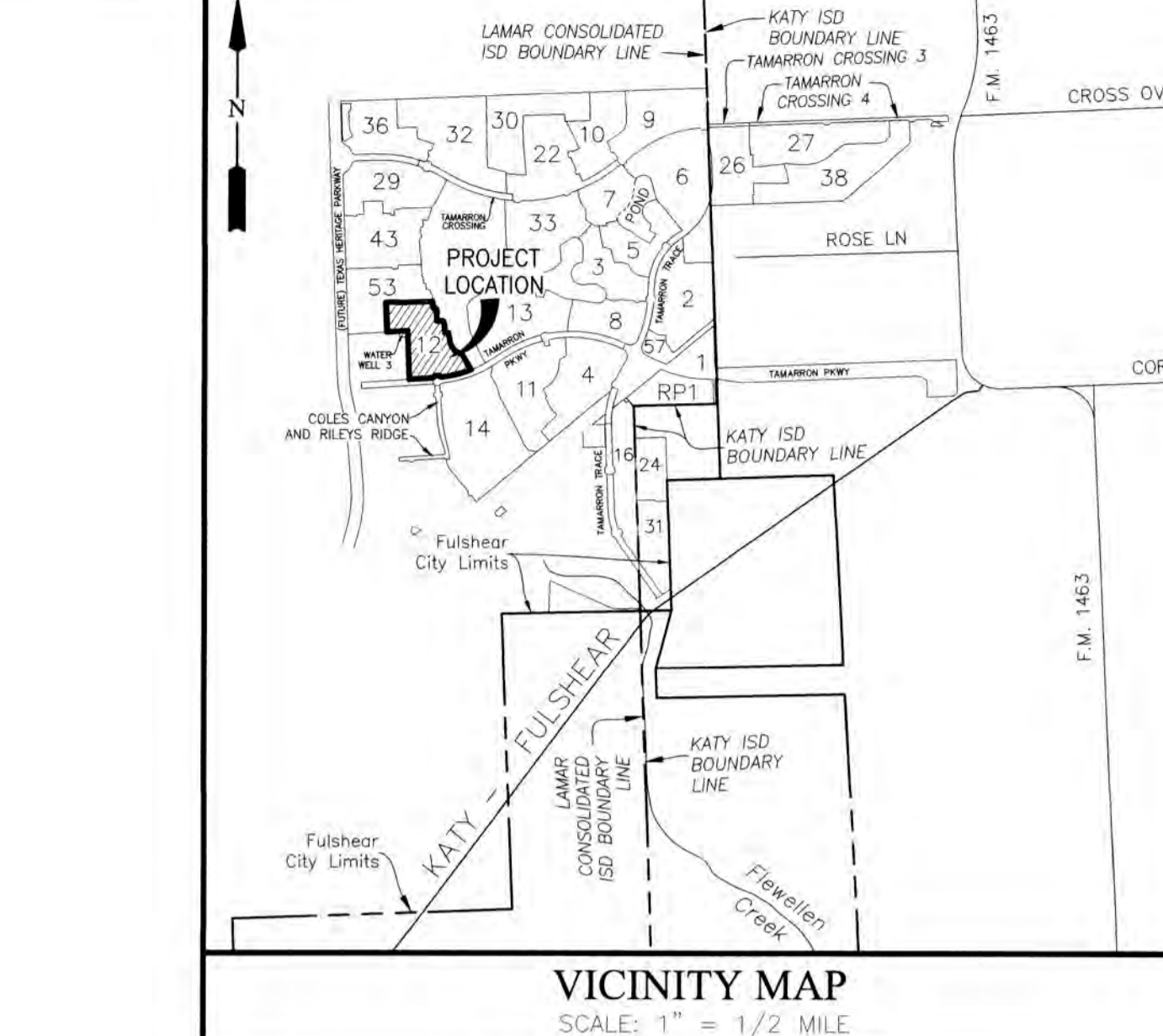
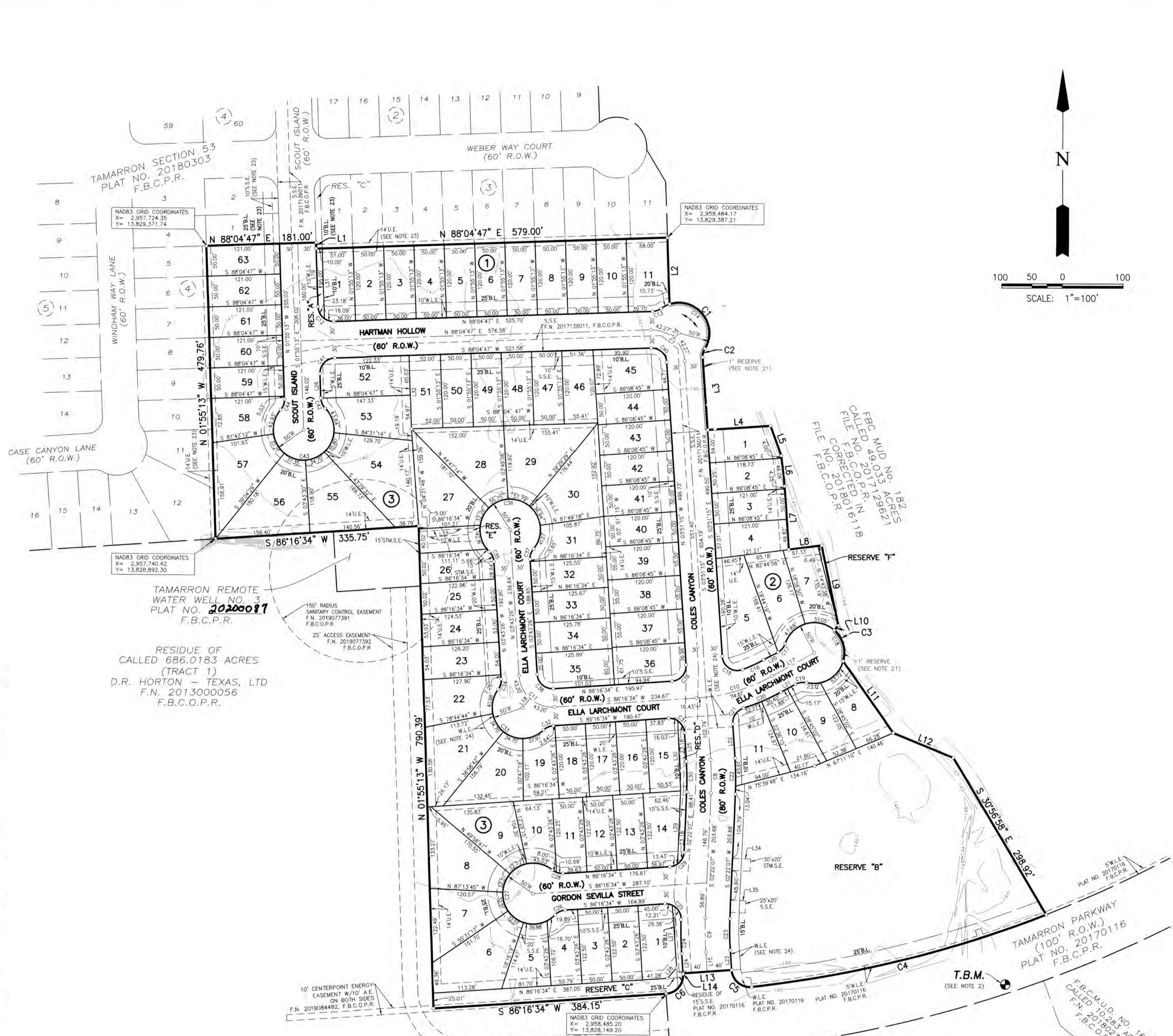
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

LINE	BEARING	DISTANCE
L1	S 01°55'13" E	10.00'
L2	S 01°55'13" E	108.88'
L3	S 03°51'15" E	118.97'
L4	N 88°08'45" E	103.93'
L5	S 20°08'15" E	52.09'
L6	S 08°40'51" E	50.06'
L7	S 03°51'15" E	104.07'
L8	N 82°44'56" E	54.24'
L9	S 11°59'00" E	134.50'
L10	S 41°32'47" W	10.14'
L11	S 35°20'34" E	142.60'
L12	S 67°48'52" E	107.26'
L13	S 85°53'22" W	80.00'
L14	S 04°06'38" E	1.31'
L15	S 04°06'38" E	32.70'
L16	N 42°06'46" E	12.00'
L17	S 61°14'58" W	78.04'
L18	S 41°16'34" W	20.00'
L19	S 01°55'13" E	105.00'
L20	N 61°14'58" E	27.05'
L21	S 61°14'58" W	27.05'
L22	S 03°51'15" E	56.68'
L23	S 04°06'38" E	32.70'
L24	N 04°06'38" W	32.70'
L25	N 03°51'15" W	47.48'
L26	S 01°55'13" E	40.03'
L27	S 04°06'38" E	103.19'
L28	S 41°04'58" W	23.04'
L29	N 02°22'04" E	119.65'
L30	S 02°35'59" E	115.06'
L31	N 01°55'13" W	115.00'
L32	S 01°55'13" E	120.00'
L33	N 86°16'34" E	90.59'
L34	S 87°37'53" E	30.00'
L35	S 87°37'53" E	25.00'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	138°58'46"	121.28'	93.66'	S 38°52'23" E
C2	25.00'	34°28'15"	15.04'	14.81'	S 13°22'52" W
C3	50.00'	64°29'26"	56.28'	53.35'	N 16°12'30" W
C4	1950.00'	14°42'50"	500.77'	499.40'	S 76°08'28" W
C5	30.00'	92°23'29"	48.38'	43.30'	N 50°18'22" W
C6	30.00'	90°23'11"	47.33'	42.57'	S 41°04'58" W
C7	55.00'	88°03'58"	84.54'	76.46'	S 47°53'14" E
C8	500.00'	61°12'23"	54.31'	54.28'	S 00°44'34" E
C9	500.00'	62°8'45"	56.54'	56.51'	S 00°52'15" E
C10	300.00'	25°01'35"	131.04'	130.00'	S 73°45'46" W
C11	55.00'	90°00'00"	86.39'	77.78'	N 48°43'26" W
C12	25.00'	90°00'00"	39.27'	35.36'	S 46°55'13" E
C13	25.00'	34°28'15"	15.04'	14.81'	N 70°50'39" E
C14	50.00'	15°00'28"	137.02'	97.99'	S 47°53'14" E
C15	25.00'	106°46'58"	46.59'	40.14'	S 57°14'44" E
C16	270.00'	8°06'48"	38.23'	38.20'	N 89°18'23" E
C17	25.00'	42°50'00"	18.69'	18.26'	N 39°49'58" E
C18	50.00'	265°40'01"	231.84'	73.33'	S 28°45'02" E
C19	25.00'	42°50'00"	18.69'	18.26'	S 82°39'59" W
C20	330.00'	11°44'59"	67.67'	67.55'	S 67°07'28" W
C21	25.00'	76°51'12"	33.53'	31.08'	S 34°34'21" W
C22	540.00'	61°33'23"	58.65'	58.62'	S 00°44'34" E
C23	460.00'	62°8'45"	52.02'	51.99'	S 00°52'15" E
C24	540.00'	55°6'10"	55.95'	55.92'	N 01°08'33" W
C25	25.00'	95°32'58"	41.69'	37.03'	N 45°56'57" W
C26	25.00'	42°50'00"	18.69'	18.26'	S 64°51'34" W
C27	50.00'	265°40'01"	231.84'	73.33'	N 03°43'26" W
C28	25.00'	42°50'00"	18.69'	18.26'	S 72°18'26" E
C29	25.00'	83°54'28"	36.61'	33.43'	N 44°19'21" E
C30	460.00'	61°33'23"	58.65'	58.62'	N 00°44'34" W
C31	25.00'	89°52'11"	39.21'	35.32'	N 48°47'21" W
C32	25.00'	40°34'29"	17.70'	17.34'	S 65°59'19" W
C33	50.00'	171°08'57"	149.36'	99.70'	N 48°43'26" W
C34	25.00'	40°34'29"	17.70'	17.34'	N 16°33'48" E
C35	25.00'	42°50'00"	18.69'	18.26'	N 25°08'26" W
C36	50.00'	265°40'01"	231.84'	73.33'	N 86°16'34" E
C37	25.00'	42°50'00"	18.69'	18.26'	S 17°41'34" W
C38	25.00'	90°00'00"	39.27'	35.36'	S 48°43'26" E
C39	25.00'	90°07'49"	39.33'	35.40'	N 41°12'39" E
C40	25.00'	88°03'58"	38.43'	34.75'	N 47°53'14" W
C41	25.00'	90°00'00"	39.27'	35.36'	S 45°04'47" W
C42	25.00'	42°50'00"	18.69'	18.26'	S 23°20'13" E
C43	50.00'	265°40'01"	231.84'	73.33'	S 88°04'47" W
C44	25.00'	42°50'00"	18.69'	18.26'	N 19°29'47" E

NOTES:

- BENCHMARK: NGS MONUMENT HGCS 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCS 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
- TM INDICATES TEMPORARY BENCHMARK: TM 14: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE SOUTH SIDE OF TAMARRON PARKWAY +/- 220 FEET WEST OF THE CENTERLINE OF A CULVERT BETWEEN TWO PONDS ON EITHER SIDE OF TAMARRON PARKWAY AND LOCATED +/- 500 FEET EAST OF THE INTERSECTION OF TAMARRON PARKWAY AND COLES CANYON.
ELEV. = 142.94 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 TITLE OF CENTRAL TEXAS, EFFECTIVE JANUARY 15, 2020 AND ISSUED JANUARY 23, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE 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; LJA 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 147.50 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 NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591085.
- 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 "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 ADJUT ADJACENT ACRES 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.
- AS RECORDED IN PLAT NUMBER 20180303, F.B.C.P.R.
- AS RECORDED IN FILE NUMBER 201907390, F.B.C.O.P.R.



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.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

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.025	1,090	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	3.459	150,891	RESTRICTED TO LANDSCAPE/RECREATION CENTER
C	0.265	11,525	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.054	2,338	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.095	4,126	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.010	435	RESTRICTED TO UTILITY
TOTAL	3.908	170,205	

FINAL PLAT OF TAMARRON SECTION 12
 A SUBDIVISION OF 23.134 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.

85 LOTS 6 RESERVES (3.908 ACRES) 3 BLOCKS
 MARCH 3, 2020 JOB NO. 1931-6012C.310C

OWNERS:
D.R. HORTON - TEXAS, LTD.
 A TEXAS LIMITED PARTNERSHIP
 JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
 6744 HORTON VISTA DRIVE, SUITE 100, 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

Path Name : \\Prep\jask\PLATTING\1931\03_PLATS\Tamarron\TamarronSec-12.dwg
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