

PLAT RECORDING SHEET

PLAT NAME: Tamarron, Section 38

PLAT NO: _____

ACREAGE: 33.124

LEAGUE: A. G. Sharpless Survey

ABSTRACT NUMBER: 322

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 58

NUMBER OF RESERVES: 4

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 33.124 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 38, 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 ADJUTING 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 38 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 1 DAY OF APRIL, 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 1 DAY OF APRIL, 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 38 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 7 DAY OF June, 2020.
2019

AMY PEARCE, CHAIR

DAE HAN MAHDEH, CO-CHAIR

THIS PLAT OF TAMARRON SECTION 38 WAS APPROVED ON June 18, 2019 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 KOPECKA, CITY SECRETARY

DESCRIPTION OF
33.124 ACRES
TAMARRON SECTION 38

BEING 33.124 ACRES (1,442,893 SQUARE FEET) OF LAND LOCATED IN THE A. G. SHARPLESS SURVEY, ABSTRACT NUMBER 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 IN FILE NUMBER 2014039914 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 33.124 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 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR THE COMMON EAST CORNER OF SAID 119.4655 ACRE TRACT AND THAT CERTAIN CALLED 52.585 ACRE TRACT CONVEYED TO WEISS LAND AND DEVELOPMENT, L.P. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2006048282, F.B.C.O.P.R., SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1483 (WIDTH VARIES) AS DESCRIBED IN VOLUME 275, PAGE 518, VOLUME 275, PAGE 535, VOLUME 275, PAGE 552, AND VOLUME 275, PAGE 548, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.R.), FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR THE NORTHEAST CORNER OF SAID 119.4655 ACRE TRACT BEARS NORTH 01° 59' 53" WEST, 1,323.50 FEET;

THENCE, SOUTH 87° 54' 57" WEST, ALONG THE SOUTH LINE OF SAID 119.4655 ACRE TRACT AND THE NORTH LINE OF SAID 52.585 ACRE TRACT, 1,761.96 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87° 54' 57" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 119.4655 ACRE TRACT AND THE NORTH LINE OF SAID 52.585 ACRE TRACT, 1,468.39 FEET TO A POINT FOR CORNER;

THENCE, NORTH 04° 05' 45" WEST, DEPARTING THE SOUTH LINE OF SAID 119.4655 ACRE TRACT AND THE NORTH LINE OF SAID 52.585 ACRE TRACT, 149.59 FEET TO A POINT FOR CORNER;

THENCE, NORTH 85° 54' 11" EAST, 1.45 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 20.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1970.00 FEET, A CENTRAL ANGLE OF 00° 34' 57", AND A CHORD WHICH BEARS NORTH 86° 11' 39" EAST, 20.03 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 30' 52" WEST, 185.11 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 18' 15" EAST, 52.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 34' 36" EAST, 52.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89° 58' 14" EAST, 52.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 38' 33" EAST, 52.23 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 03' 10" EAST, 100.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 53' 58" EAST, 98.75 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 54' 32" EAST, 98.25 FEET TO A POINT FOR CORNER;

THENCE, NORTH 85° 25' 04" EAST, 71.46 FEET TO A POINT FOR CORNER;

THENCE, NORTH 05° 19' 07" WEST, 38.57 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 95.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 11° 40' 17", AND A CHORD WHICH BEARS NORTH 11° 09' 15" WEST, 95.58 FEET TO A POINT FOR CORNER;

THENCE, NORTH 16° 59' 24" WEST, 164.39 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 18.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 01° 59' 02", AND A CHORD WHICH BEARS NORTH 15° 59' 52" WEST, 18.35 FEET TO A POINT FOR CORNER;

THENCE, NORTH 74° 59' 39" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 16.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 01° 59' 02", AND A CHORD WHICH BEARS SOUTH 15° 59' 52" EAST, 16.27 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 34' 51" EAST, 80.18 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 49' 28" EAST, 204.51 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 27' 53" EAST, 58.99 FEET TO A POINT FOR CORNER;

THENCE, NORTH 81° 55' 09" EAST, 58.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 76° 45' 36" EAST, 58.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 71° 36' 02" EAST, 58.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 66° 26' 28" EAST, 58.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 61° 16' 55" EAST, 58.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 56° 32' 45" EAST, 58.98 FEET TO A POINT FOR CORNER;

THENCE, NORTH 51° 27' 10" EAST, 303.65 FEET TO A POINT FOR CORNER;

THENCE, NORTH 71° 23' 49" EAST, 46.50 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 54' 41" EAST, 535.05 FEET TO A POINT FOR CORNER;

THENCE, NORTH 78° 01' 34" EAST, 98.83 FEET TO A POINT FOR CORNER;

THENCE, NORTH 41° 01' 38" EAST, 124.45 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 05' 01" WEST, 251.11 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 54' 59" EAST, 299.05 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

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

THENCE, SOUTH 02° 05' 01" EAST, 340.30 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 47° 58' 03" WEST, 139.55 FEET TO A POINT FOR CORNER;

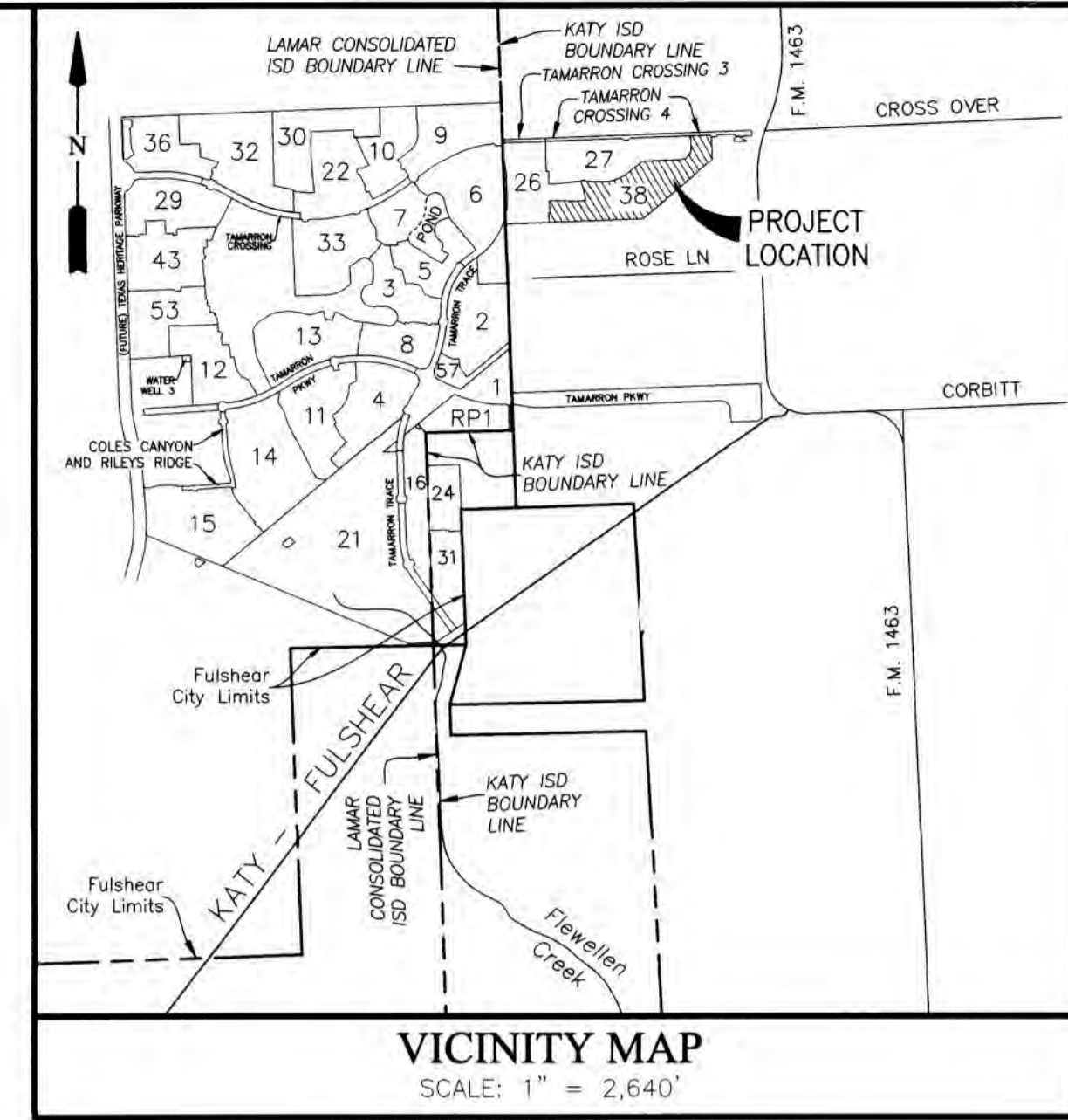
THENCE, SOUTH 47° 49' 21" WEST, 296.50 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 57' 49" WEST, 294.68 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 50° 11' 08" WEST, 294.40 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 50° 01' 26" WEST, 291.76 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 50° 33' 10" WEST, 128.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.124 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 2,640'

KEY MAP NO. 483Q

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

TAMARRON SECTION 38

A SUBDIVISION OF 33.124 ACRES OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

58 LOTS 4 RESERVES (21.391 ACRES) 2 BLOCKS

MARCH 19, 2020 JOB NO. 1931-6038C.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

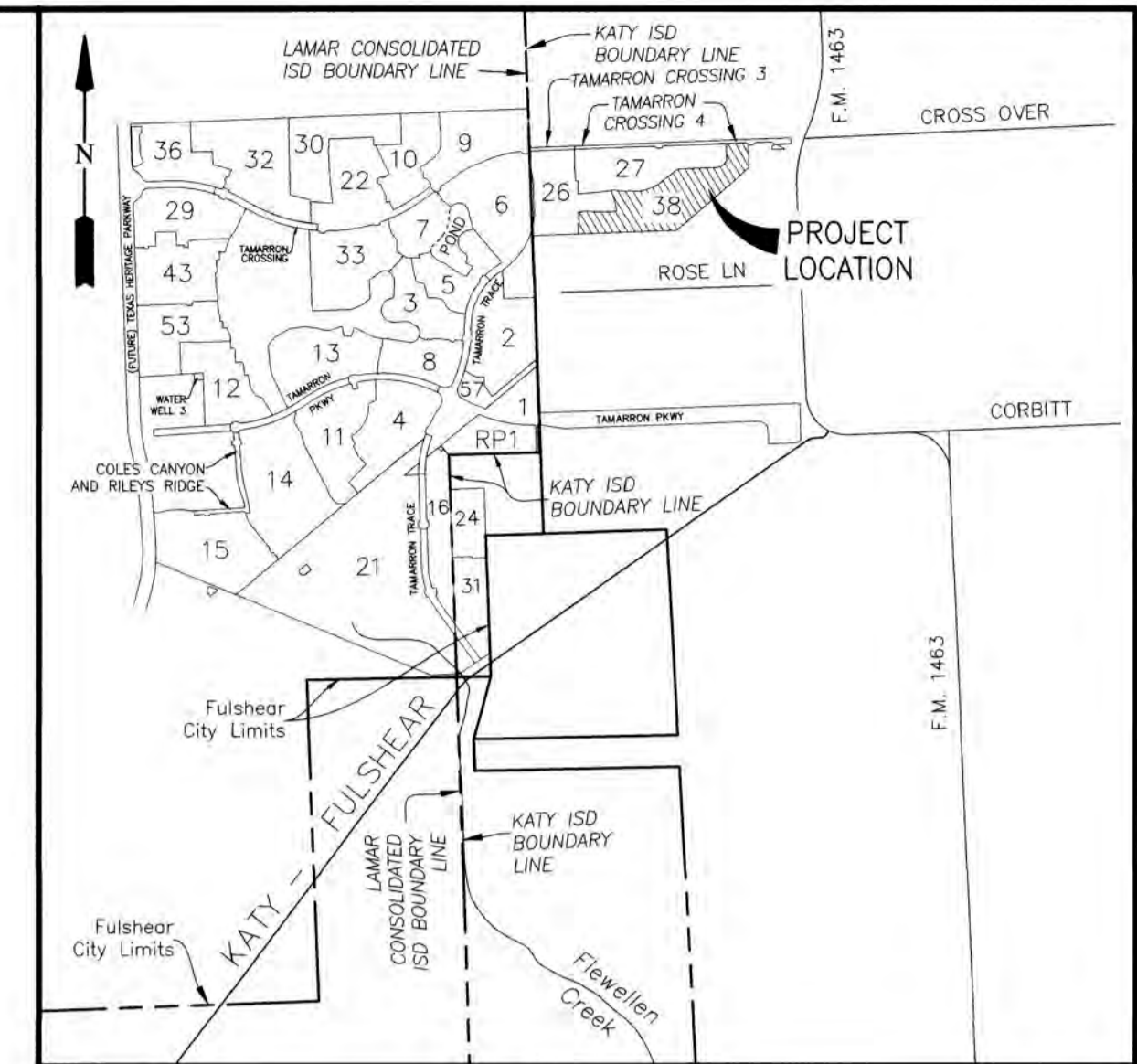
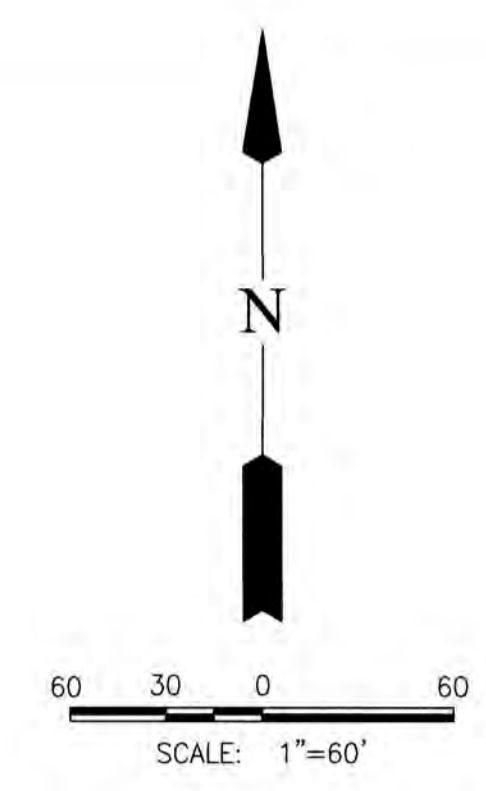
NOTES:

- 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
- 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 TITLE OF CENTRAL TEXAS, EFFECTIVE FEBRUARY 15, 2019 AND ISSUED FEBRUARY 22, 2019. 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, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY AND KATY I.S.D.
- 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; 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.
- ALL PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
- THIS PLAT IS SUBJECT TO PIPELINE EASEMENTS WHICH ARE BLANKET IN NATURE AS SET OUT IN VOL. 274, PG. 120 & 475 OF THE FORT BEND COUNTY DEEDS RECORDS.
- THE MINIMUM SLAB ELEVATION SHALL BE 144.50 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.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT 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.
- THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN RESERVES "B", "C", & "D". FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 WILL OWN AND MAINTAIN RESERVE "A".
- FIVE-EIGHTHS (5/8) INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- 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.

LINE	BEARING	DISTANCE
L1	N 74°59'39" E	60.00'
L2	S 87°34'51" E	80.18'
L3	N 86°27'53" E	58.99'
L4	N 81°55'09" E	58.96'
L5	N 76°45'36" E	58.96'
L6	N 71°36'02" E	58.96'
L7	N 66°26'28" E	58.96'
L8	N 61°18'55" E	58.96'
L9	N 56°32'45" E	58.98'
L10	N 51°23'49" E	46.50'
L11	N 46°01'34" E	98.83'
L12	N 41°01'38" E	124.45'
L13	S 47°58'03" W	139.55'
L14	S 50°33'10" W	128.51'
L15	N 04°05'49" W	149.59'
L16	N 85°54'11" E	1.45'
L17	N 03°30'52" W	185.11'
L18	N 87°18'15" E	52.43'
L19	N 88°34'36" E	52.43'
L20	N 89°58'14" E	52.43'
L21	S 88°38'33" E	52.23'
L22	S 88°03'10" E	100.00'
L23	S 88°53'58" E	98.75'
L24	N 87°54'32" E	98.25'
L25	N 85°25'04" E	71.46'
L26	N 05°19'07" W	38.57'
L27	N 16°59'24" W	184.39'
L28	S 88°03'10" E	57.30'
L29	N 84°40'53" E	103.77'
L30	S 88°42'11" E	105.42'

LINE	BEARING	DISTANCE
L31	N 87°57'37" E	103.24'
L32	N 49°58'31" E	57.97'
L33	N 84°40'53" E	43.44'
L34	S 88°42'11" E	105.42'
L35	N 87°57'37" E	103.24'
L36	N 49°58'31" E	6.98'
L37	N 49°58'31" E	6.98'
L38	S 87°57'37" W	103.24'
L39	N 88°42'11" W	105.42'
L40	S 84°40'53" W	103.77'
L41	N 88°03'10" W	57.30'
L42	S 88°03'10" E	57.30'
L43	S 87°57'37" W	89.85'
L44	N 87°21'36" W	112.50'
L45	N 88°46'47" W	51.76'
L46	S 89°44'21" W	52.62'
L47	S 88°14'07" W	52.62'
L48	S 86°43'53" W	52.62'
L49	S 85°14'28" W	52.67'
L50	S 83°35'15" W	61.21'
L51	N 02°02'23" W	121.50'
L52	N 02°02'23" W	133.40'
L53	N 84°01'18" E	147.24'
L54	N 60°50'30" E	123.24'
L55	S 50°01'03" W	146.46'
L56	S 86°49'08" W	15.00'
L57	S 71°26'08" E	130.00'
L58	N 56°07'49" E	113.00'
L59	N 84°46'06" E	15.01'

RESIDUE OF
CALLED 119.4655 ACRES
(TRACT ONE)
D.R. HORTON - TEXAS LTD.
F.N. 2014039914
F.B.C.O.P.R.



VICINITY MAP
SCALE: 1" = 2,640'
KEY MAP NO. 4830

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	470.00'	1°59'02"	16.28'	16.27'	S 15°59'52" E
C2	30.00'	90°00'00"	47.12'	42.43'	S 47°05'01" E
C3	1970.00'	07°34'57"	20.03'	20.03'	N 86°11'39" E
C4	470.00'	11°40'17"	95.74'	95.58'	N 11°09'15" W
C5	530.00'	1°59'02"	18.35'	18.35'	S 15°59'52" E
C6	500.00'	1°59'02"	17.31'	17.31'	S 15°59'52" E
C7	500.00'	11°40'17"	101.85'	101.68'	S 11°09'15" E
C8	2000.00'	52°27'42"	190.64'	190.57'	N 89°12'59" E
C9	970.00'	3°55'14"	66.38'	66.36'	N 89°59'12" E
C10	970.00'	3°20'42"	56.63'	56.62'	N 86°21'14" E
C11	1850.00'	6°36'56"	213.61'	213.49'	N 87°59'21" E
C12	770.00'	3°20'12"	44.84'	44.83'	N 89°37'43" E
C13	300.00'	37°59'06"	198.89'	195.27'	N 68°58'04" E
C14	530.00'	11°40'17"	107.96'	107.78'	S 11°09'15" E
C15	25.00'	90°00'00"	39.27'	35.36'	S 50°19'07" E
C16	1880.00'	6°36'56"	217.07'	216.95'	N 87°59'21" E
C17	740.00'	3°20'12"	43.09'	43.09'	N 89°37'43" E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C18	270.00'	37°59'06"	179.00'	175.74'	N 68°58'04" E
C19	25.00'	42°50'00"	18.69'	18.26'	N 28°33'31" E
C20	50.00'	26°54'01"	231.84'	73.33'	S 40°01'29" E
C21	25.00'	42°50'00"	18.69'	18.26'	S 71°23'31" W
C22	330.00'	37°59'06"	218.78'	214.79'	S 68°58'04" W
C23	800.00'	3°20'12"	46.59'	46.58'	S 89°37'43" W
C24	1820.00'	6°36'56"	210.14'	210.03'	S 87°59'21" W
C25	1000.00'	3°20'42"	58.38'	58.37'	S 86°21'14" W
C26	1000.00'	3°55'14"	68.43'	68.41'	S 89°59'12" W
C27	1970.00'	52°27'42"	187.79'	187.71'	S 89°12'59" W
C28	2030.00'	52°27'42"	193.50'	193.43'	N 89°12'59" W
C29	940.00'	3°55'14"	64.32'	64.31'	N 89°59'12" W
C30	940.00'	01°15'58"	3.82'	3.82'	N 87°54'36" E
C31	25.00'	93°06'44"	40.63'	36.30'	N 41°14'15" E
C32	470.00'	11°49'30"	97.00'	96.83'	N 09°05'36" E
C33	485.00'	11°49'30"	100.10'	99.92'	S 09°05'36" E

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.P.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
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- EXIST. INDICATES EXISTING
- F.M.E. INDICATES FORCE MAIN EASEMENT
- ESMT. INDICATES EASEMENT

TAMARRON SECTION 38

A SUBDIVISION OF 33.124 ACRES OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

58 LOTS 4 RESERVES (21.391 ACRES) 2 BLOCKS
MARCH 19, 2020 JOB NO. 1931-6038C.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

ENGINEER:
LJA Surveying, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

ENGINEER:
LJA Surveying, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

RESERVE	ACREAGE	SQ.FT.	TYPE
A	16.059	786,672	RESTRICTED TO DETENTION
B	0.059	2,549	RESTRICTED TO OPEN SPACE/UTILITIES
C	2.619	114,082	RESTRICTED TO OPEN SPACE/PIPELINE
D	0.654	28,509	RESTRICTED TO OPEN SPACE
TOTAL	21.391	931,812	

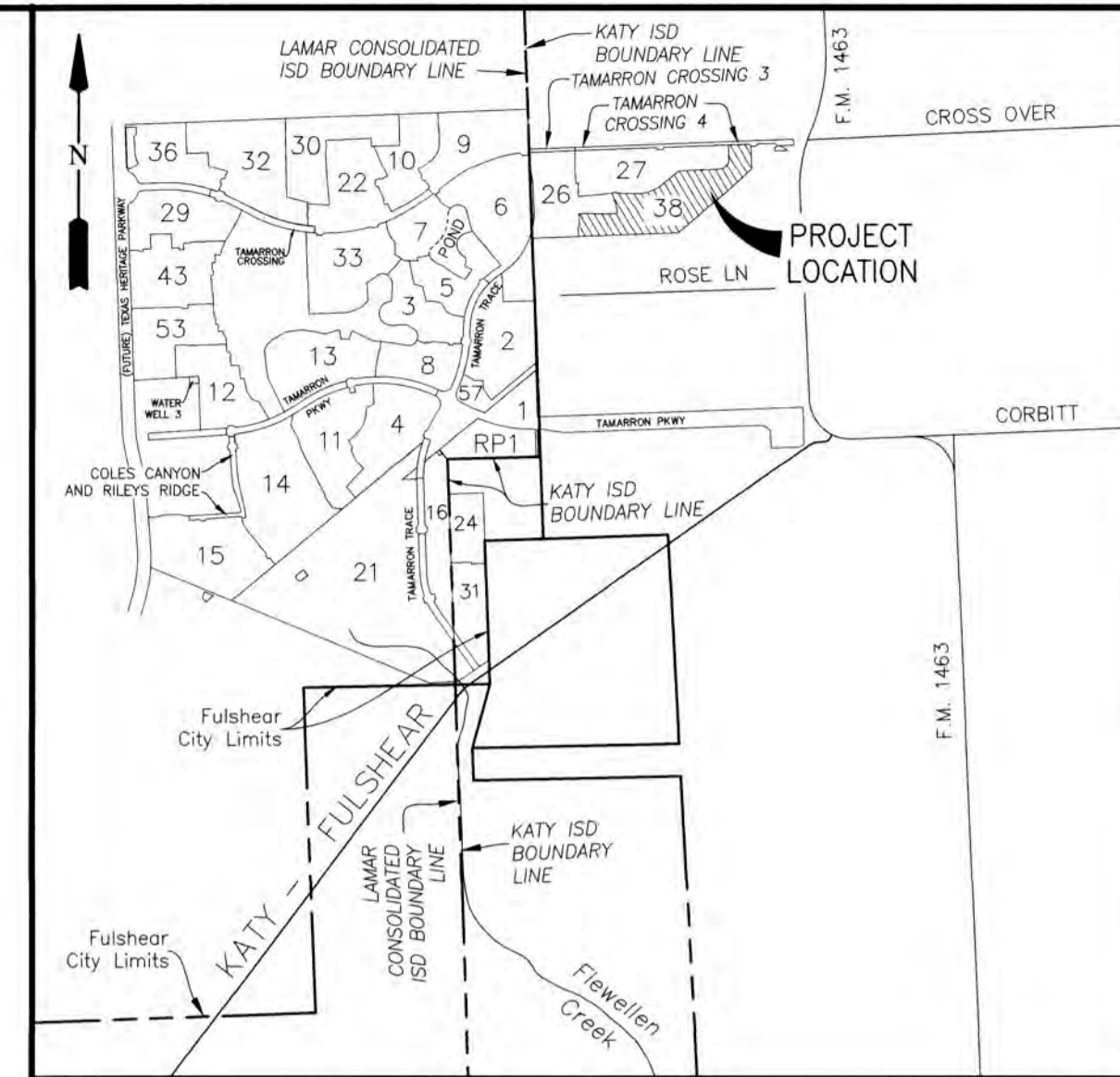
WEISS LAND AND DEVELOPMENT, L.P.
(CALLED 40.802 ACRES)
F.N. 20060482821
F.B.C.O.P.R.

WEISS LAND AND DEVELOPMENT, L.P.
(CALLED 52.585 ACRES)
F.N. 20060482822
F.B.C.O.P.R.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	18.059	786,672	RESTRICTED TO DETENTION
B	0.059	2,549	RESTRICTED TO OPEN SPACE/ UTILITIES
C	2.619	114,082	RESTRICTED TO OPEN SPACE/PIPELINE
D	0.654	28,509	RESTRICTED TO OPEN SPACE
TOTAL	21.391	931,812	

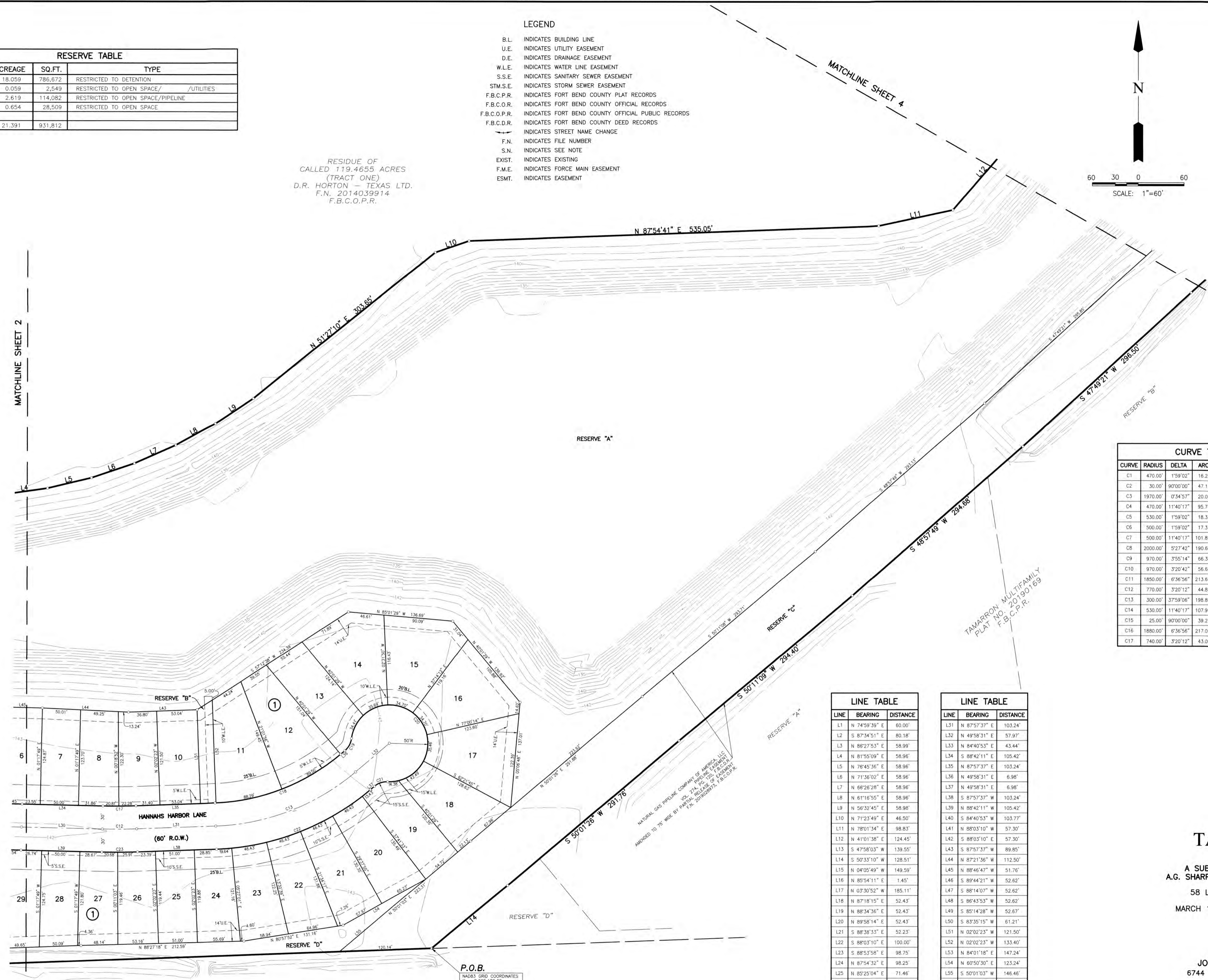
- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
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 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - EXIST. INDICATES EXISTING
 - F.M.E. INDICATES FORCE MAIN EASEMENT
 - ESMT. INDICATES EASEMENT

RESIDUE OF
CALLED 119.4655 ACRES
(TRACT ONE)
D.R. HORTON - TEXAS LTD.
F.N. 2014039914
F.B.C.O.P.R.



VICINITY MAP
SCALE: 1" = 2,640'
KEY MAP NO. 483Q

SCALE: 1"=60'



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C1	470.00'	1°59'02"	16.28'	16.27'	S 15°59'52" E
C2	30.00'	90°00'00"	47.12'	42.43'	S 47°05'01" E
C3	1970.00'	0°34'57"	20.03'	20.03'	N 86°11'39" E
C4	470.00'	11°40'17"	85.74'	85.58'	N 11°09'15" W
C5	530.00'	1°59'02"	18.35'	18.35'	S 15°59'52" E
C6	500.00'	1°59'02"	17.31'	17.31'	S 15°59'52" E
C7	500.00'	11°40'17"	101.85'	101.68'	S 11°09'15" E
C8	2000.00'	5°27'42"	190.64'	190.57'	N 89°12'59" E
C9	970.00'	3°55'14"	66.36'	66.36'	N 89°59'12" E
C10	970.00'	3°20'42"	56.63'	56.62'	N 86°21'14" E
C11	1850.00'	6°36'56"	213.61'	213.49'	N 87°59'21" E
C12	770.00'	3°20'12"	44.84'	44.83'	N 89°37'43" E
C13	300.00'	37°59'06"	198.89'	195.27'	N 68°58'04" E
C14	530.00'	11°40'17"	107.96'	107.78'	S 11°09'15" E
C15	25.00'	90°00'00"	39.27'	35.36'	S 50°19'07" E
C16	1880.00'	6°36'56"	217.07'	216.95'	N 87°59'21" E
C17	740.00'	3°20'12"	43.09'	43.09'	N 89°37'43" E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C18	270.00'	37°59'06"	179.00'	175.74'	N 68°58'04" E
C19	25.00'	42°50'00"	18.69'	18.26'	N 28°33'31" E
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C21	25.00'	42°50'00"	18.69'	18.26'	S 71°23'31" W
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C23	800.00'	3°20'12"	46.59'	46.58'	S 89°37'43" W
C24	1820.00'	6°36'56"	210.14'	210.03'	S 87°59'21" W
C25	1000.00'	3°20'42"	58.38'	58.37'	S 86°21'14" W
C26	1000.00'	3°55'14"	68.43'	68.41'	S 89°59'12" W
C27	1970.00'	5°27'42"	187.79'	187.71'	S 89°12'59" W
C28	2030.00'	5°27'42"	193.50'	193.43'	N 89°12'59" E
C29	940.00'	3°55'14"	64.32'	64.31'	N 89°59'12" E
C30	940.00'	0°13'58"	3.82'	3.82'	N 87°54'36" E
C31	25.00'	93°06'44"	40.63'	36.30'	N 41°14'15" E
C32	470.00'	11°49'30"	97.00'	96.83'	N 09°05'36" W
C33	485.00'	11°49'30"	100.10'	99.92'	S 09°05'36" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°59'39" E	60.00'
L2	S 87°34'51" E	80.18'
L3	N 86°27'53" E	58.99'
L4	N 81°55'09" E	58.96'
L5	N 76°45'36" E	58.96'
L6	N 71°36'02" E	58.96'
L7	N 66°26'28" E	58.96'
L8	N 61°16'55" E	58.96'
L9	N 56°32'45" E	58.98'
L10	N 71°23'49" E	46.50'
L11	N 78°01'34" E	98.83'
L12	N 41°01'38" E	124.45'
L13	S 47°58'03" W	139.55'
L14	S 50°33'10" W	128.51'
L15	N 04°05'49" W	149.59'
L16	N 85°54'11" E	1.45'
L17	N 03°30'52" W	185.11'
L18	N 87°18'15" E	52.43'
L19	N 86°34'36" E	52.43'
L20	N 89°58'14" E	52.43'
L21	S 88°38'33" E	52.23'
L22	S 88°03'10" E	100.00'
L23	S 88°53'58" E	98.75'
L24	N 87°54'32" E	98.25'
L25	N 85°25'04" E	71.46'
L26	N 05°19'07" W	38.57'
L27	N 16°59'24" W	164.39'
L28	S 86°03'10" E	57.30'
L29	N 84°40'53" E	103.77'
L30	S 88°42'11" E	105.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N 87°57'37" E	103.24'
L32	N 49°58'31" E	57.97'
L33	N 84°40'53" E	43.44'
L34	N 88°42'11" E	105.42'
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L41	N 88°03'10" W	57.30'
L42	S 88°03'10" E	57.30'
L43	S 87°57'37" W	89.85'
L44	N 87°21'36" W	112.50'
L45	N 88°46'47" W	51.76'
L46	S 89°44'21" W	52.62'
L47	S 88°14'07" W	52.62'
L48	S 86°43'53" W	52.62'
L49	S 85°14'28" W	52.67'
L50	S 83°35'15" W	61.21'
L51	S 82°02'23" W	121.50'
L52	N 02°02'23" W	133.40'
L53	N 84°01'18" E	147.24'
L54	N 60°50'30" E	123.24'
L55	S 50°01'03" W	146.46'
L56	S 86°49'08" W	15.00'
L57	S 71°26'08" E	130.00'
L58	N 56°07'49" E	113.00'
L59	N 84°46'06" E	15.01'

TAMARRON SECTION 38

A SUBDIVISION OF 33.124 ACRES OF LAND SITUATED IN THE
A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

58 LOTS 4 RESERVES (21.391 ACRES) 2 BLOCKS
MARCH 19, 2020 JOB NO. 1931-6038C.310C

OWNERS:
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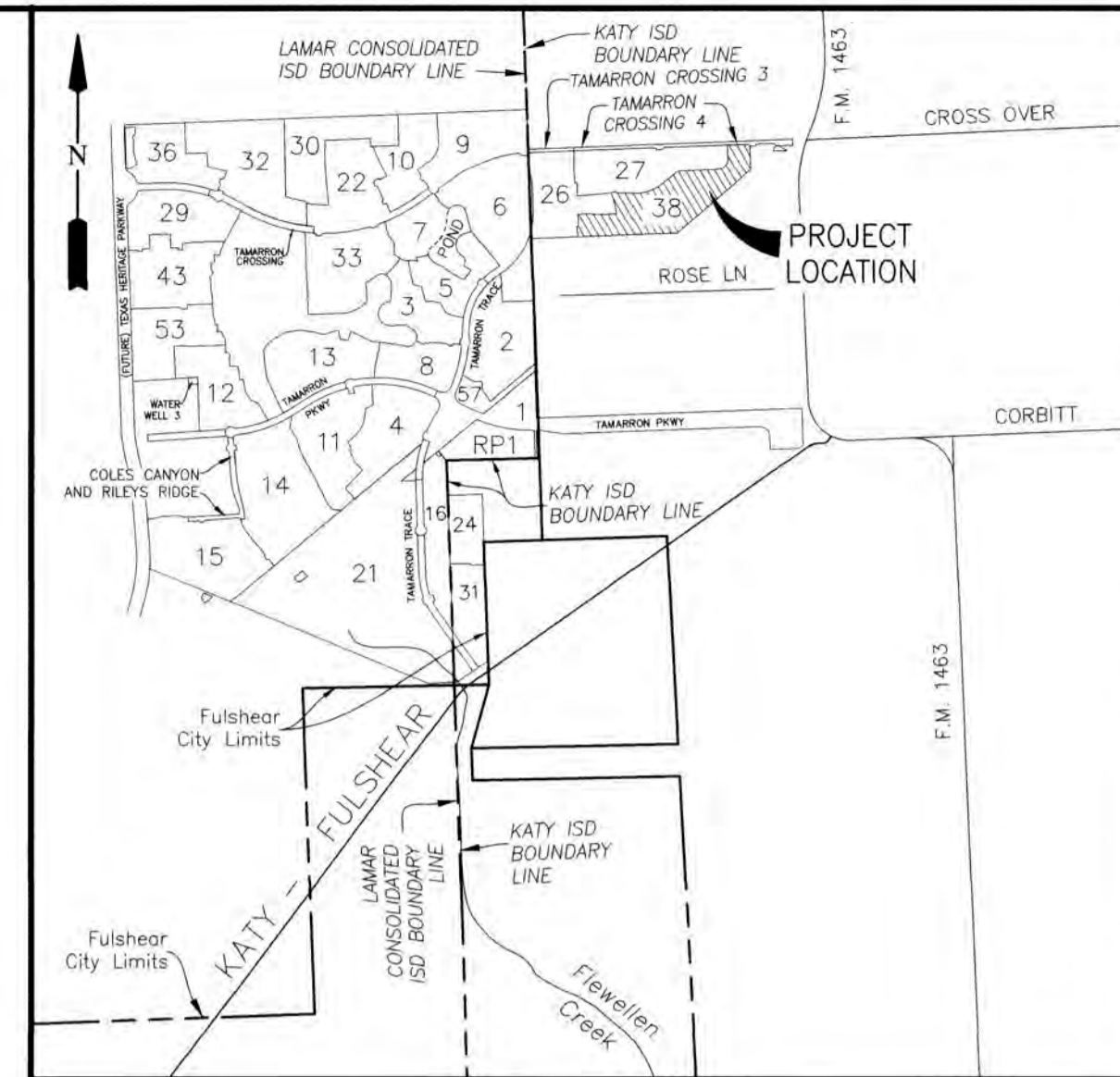
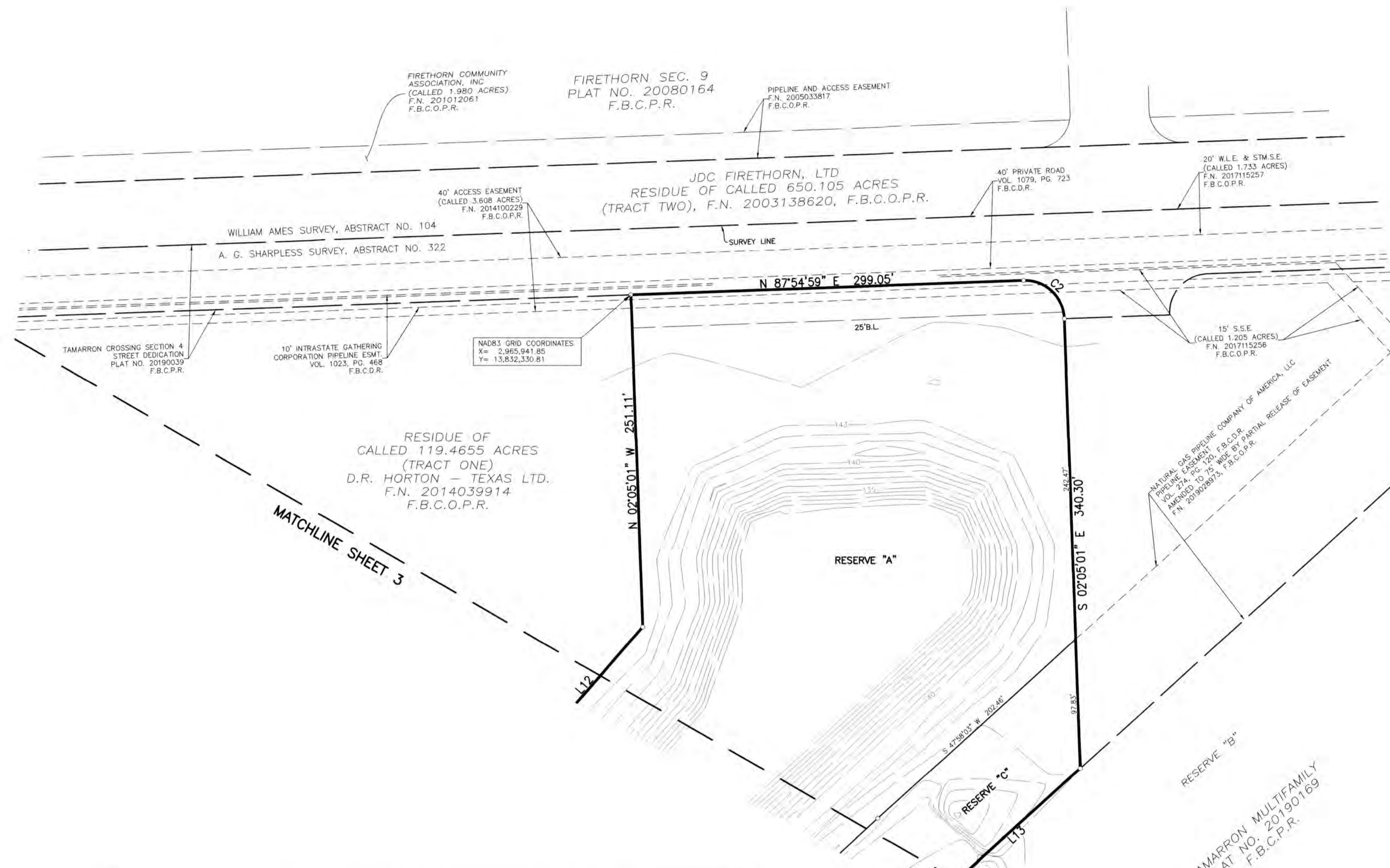
SURVEYOR:
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2929 Briarpark Drive
Suite 175
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Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

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

WEISS LAND AND DEVELOPMENT, L.P.
CALLED 52.585 ACRES
F.N. 2006048282
F.B.C.O.P.R.

P.O.B.
NAD83 GRID COORDINATES
X= 2,865,189.62
Y= 13,831,026.26

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	18.059	786,672	RESTRICTED TO DETENTION
B	0.059	2,549	RESTRICTED TO OPEN SPACE/ UTILITIES
C	2.619	114,082	RESTRICTED TO OPEN SPACE/PIPELINE
D	0.654	28,509	RESTRICTED TO OPEN SPACE
TOTAL	21.391	931,812	



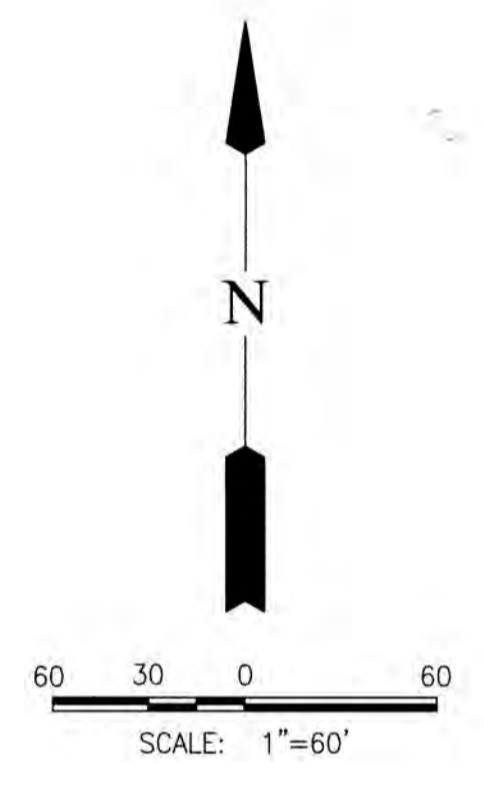
- NOTES:
- BENCHMARK: NGS MONUMENT HGCD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, 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 TITLE OF CENTRAL TEXAS, EFFECTIVE FEBRUARY 15, 2019 AND ISSUED FEBRUARY 22, 2019. 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, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY AND KATY I.S.D.
 - 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; 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.
 - ALL PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
 - THIS PLAT IS SUBJECT TO PIPELINE EASEMENTS WHICH ARE BLANKET IN NATURE AS SET OUT IN VOL. 274, PG. 120 & 475 OF THE FORT BEND COUNTY DEEDS RECORDS.
 - THE MINIMUM SLAB ELEVATION SHALL BE 144.50 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.
 - 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.
 - 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 "B", "C", & "D". FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 WILL OWN AND MAINTAIN RESERVE "A".
 - FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 - THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
 - 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.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	470.00	1'59.02"	16.28'	S 15'59.52" E
C2	30.00	90'00.00"	47.12'	S 47'05.01" E
C3	1970.00	0'34.57"	20.03'	N 86°11'39" E
C4	470.00	1'14'01.17"	95.74'	N 11°09'15" W
C5	530.00	1'59.02"	18.35'	S 15'59.52" E
C6	500.00	1'59.02"	17.31'	S 15'59.52" E
C7	500.00	1'14'01.17"	101.85'	S 11°09'15" E
C8	2000.00	5'27.42"	190.64'	N 89°12'59" E
C9	970.00	3'55.14"	66.38'	N 89°59'12" E
C10	970.00	3'20.42"	56.63'	N 86°21'14" E
C11	1850.00	6'36.56"	213.61'	N 87°59'21" E
C12	770.00	3'20.12"	44.84'	N 89°37'43" E
C13	300.00	3'75.906"	198.89'	N 88°58'04" E
C14	530.00	1'14'01.17"	107.96'	S 11°09'15" E
C15	25.00	90'00.00"	39.27'	S 50°19'07" E
C16	1880.00	6'36.56"	217.07'	N 87°59'21" E
C17	740.00	3'20.12"	43.09'	N 89°37'43" E

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C18	270.00	3'75.906"	179.00'	N 68°58'04" E
C19	25.00	42'50.00"	18.69'	N 28°33'31" E
C20	50.00	265'40.01"	231.84'	S 40°01'29" E
C21	25.00	42'50.00"	18.69'	S 71°23'31" W
C22	330.00	3'75.906"	218.78'	S 68°58'04" W
C23	900.00	3'20.12"	46.59'	S 89°37'43" W
C24	1820.00	6'36.56"	210.14'	S 87°59'21" W
C25	1000.00	3'20.42"	58.38'	S 86°21'14" W
C26	1000.00	3'55.14"	68.43'	S 89°59'12" W
C27	1970.00	5'27.42"	187.79'	S 89°12'59" W
C28	2030.00	5'27.42"	193.50'	N 89°12'59" E
C29	940.00	3'55.14"	64.32'	N 89°59'12" E
C30	940.00	0'13.58"	3.82'	N 87°54'36" E
C31	25.00	93'00.44"	40.63'	N 41°14'15" E
C32	470.00	1'14'01.17"	97.00'	N 09°05'36" W
C33	485.00	1'14'01.17"	100.10'	S 09°05'36" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°59'39" E	60.00'
L2	S 87°34'51" E	80.18'
L3	N 86°27'53" E	58.99'
L4	N 81°55'09" E	58.96'
L5	N 76°45'36" E	58.96'
L6	N 71°36'02" E	58.96'
L7	N 66°26'28" E	58.96'
L8	N 61°16'55" E	58.96'
L9	N 56°32'45" E	58.96'
L10	N 71°23'49" E	46.50'
L11	N 78°01'34" E	98.83'
L12	N 41°01'38" E	124.45'
L13	S 47°58'03" W	139.55'
L14	S 50°33'10" W	128.51'
L15	N 04°05'49" W	149.59'
L16	N 85°41'11" E	1.45'
L17	N 03°30'52" W	185.11'
L18	N 87°18'15" E	52.43'
L19	N 88°34'36" E	52.43'
L20	N 89°58'14" E	52.43'
L21	S 88°38'33" E	52.23'
L22	S 88°03'10" E	100.00'
L23	S 88°53'58" E	98.75'
L24	N 87°54'32" E	98.25'
L25	N 85°25'04" E	71.46'
L26	N 05°19'07" W	38.57'
L27	N 16°59'24" W	164.39'
L28	S 88°03'10" E	57.30'
L29	N 84°40'53" E	103.77'
L30	S 88°42'11" E	105.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N 87°57'37" E	103.24'
L32	N 49°58'31" E	57.97'
L33	N 84°40'53" E	43.44'
L34	S 88°42'11" E	105.42'
L35	N 87°57'37" E	103.24'
L36	N 49°58'31" E	6.98'
L37	N 49°58'31" E	6.98'
L38	S 87°57'37" W	103.24'
L39	N 88°42'11" W	105.42'
L40	S 84°40'53" W	103.77'
L41	N 88°03'10" W	57.30'
L42	S 88°03'10" E	57.30'
L43	S 87°57'37" W	89.85'
L44	N 87°21'36" W	112.50'
L45	N 88°46'47" W	51.76'
L46	S 89°44'21" W	52.62'
L47	S 88°14'07" W	52.62'
L48	S 86°45'53" W	52.62'
L49	S 85°14'28" W	52.62'
L50	S 83°35'15" W	61.21'
L51	N 02°02'23" W	121.50'
L52	N 02°02'23" W	133.40'
L53	N 84°01'18" E	147.24'
L54	N 60°50'30" E	123.24'
L55	S 50°01'03" W	146.46'
L56	S 86°49'08" W	15.00'
L57	S 71°26'08" W	130.00'
L58	N 56°07'49" E	113.00'
L59	N 84°46'06" E	15.01'



- LEGEND
- B.L. INDICATES BUILDING LINE
 - D.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.P.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.D.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
 - ESMT. INDICATES EASEMENT

TAMARRON SECTION 38

A SUBDIVISION OF 33.124 ACRES OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

58 LOTS 4 RESERVES (21.391 ACRES) 2 BLOCKS
MARCH 19, 2020 JOB NO. 1931-6038C.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
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