

PLAT RECORDING SHEET

PLAT NAME: Tamarron Section 27

PLAT NO: _____

ACREAGE: 27.560

LEAGUE: A.G. Sharpless Survey

ABSTRACT NUMBER: 322

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 114

NUMBER OF RESERVES: 4

OWNERS: D.R. Horton-Texas, LTD.

(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 27.560 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 27, 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, DRAINS, 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 27 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 3 DAY OF Aug, 2020.

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

BY: Jonathan Woodruff
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

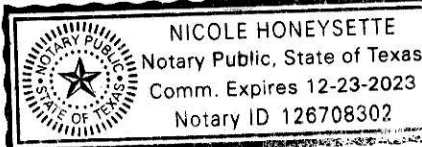
STATE OF TEXAS
COUNTY OF FORT BEND

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,

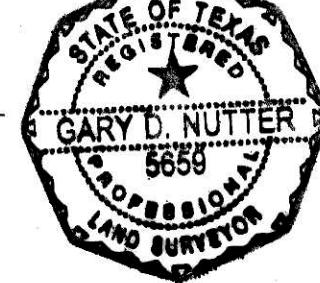
THIS 3 DAY OF Aug, 2020.

Notary Public
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
GARY D. NUTTER, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659



I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

Melony F. Gay
MELONY F. GAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 65459



THIS PLAT OF TAMARRON SECTION 27 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 15 DAY OF May, 2020.

Amy Pearce
AMY PEARCE, CHAIR

Dar Hakimzadeh
DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF TAMARRON SECTION 27 WAS APPROVED ON 5-19-2020 BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 25th DAY OF August, 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
AARON GROFF, MAYOR

Kimberly Kopecky
KIMBERLY KOPECKY, CITY SECRETARY

DESCRIPTION OF
27.560 ACRES
TAMARRON SECTION 27

BEING 27.560 ACRES 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.P.R.), SAID 27.560 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

BEGINNING AT THE NORTHEAST CORNER OF TAMARRON SEC 26, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20180243, OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.P.R.), SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF TAMARRON CROSSING (50 FEET WIDE) AS SHOWN ON TAMARRON CROSSING SECTION 3 STREET DEDICATION, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20190087, F.B.C.P.R. AND TAMARRON CROSSING SECTION 4, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20190039, F.B.C.P.R.;

THENCE, NORTH 87° 54' 59" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF TAMARRON CROSSING AS SHOWN ON TAMARRON CROSSING SECTION 4, 1,190.66 FEET TO A POINT FOR THE NORTH END OF A RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID TAMARRON CROSSING AND THE WEST RIGHT-OF-WAY LINE OF VIBRANT VIEW DRIVE AS SHOWN ON SAID TAMARRON CROSSING SECTION 4 STREET DEDICATION, THE BEGINNING OF A CURVE;

THENCE, ALONG SAID RADIAL CUT-BACK CORNER AND 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 NORTH 42° 54' 59" EAST, 42.43 FEET TO A POINT FOR CORNER AT THE SOUTH END OF SAID CUT-BACK CORNER, VIBRANT VIEW DRIVE (60 FEET WIDE AT THIS POINT) ;

THENCE, NORTH 87° 54' 59" EAST, ALONG THE SOUTH END OF VIBRANT VIEW DRIVE, 80.00 FEET TO A POINT FOR THE SOUTH END OF A RADIAL CUT-BACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID TAMARRON CROSSING AND THE EAST RIGHT-OF-WAY LINE OF VIBRANT VIEW DRIVE, THE BEGINNING OF A CURVE;

THENCE, ALONG SAID RADIAL CUT-BACK CORNER AND 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 42° 54' 59" EAST, 42.43 FEET TO A POINT FOR THE NORTH END OF SAID RADIAL CUT-BACK CORNER;

THENCE, NORTH 87° 54' 59" EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TAMARRON CROSSING, 945.01 FEET TO A POINT FOR THE MOST NORTHERLY NORTHWEST CORNER OF TAMARRON SECTION 38, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20200105;

THENCE, ALONG THE NORTHERLY LINE OF TAMARRON SECTION 38 THE FOLLOWING SEVENTEEN (17) COURSES:

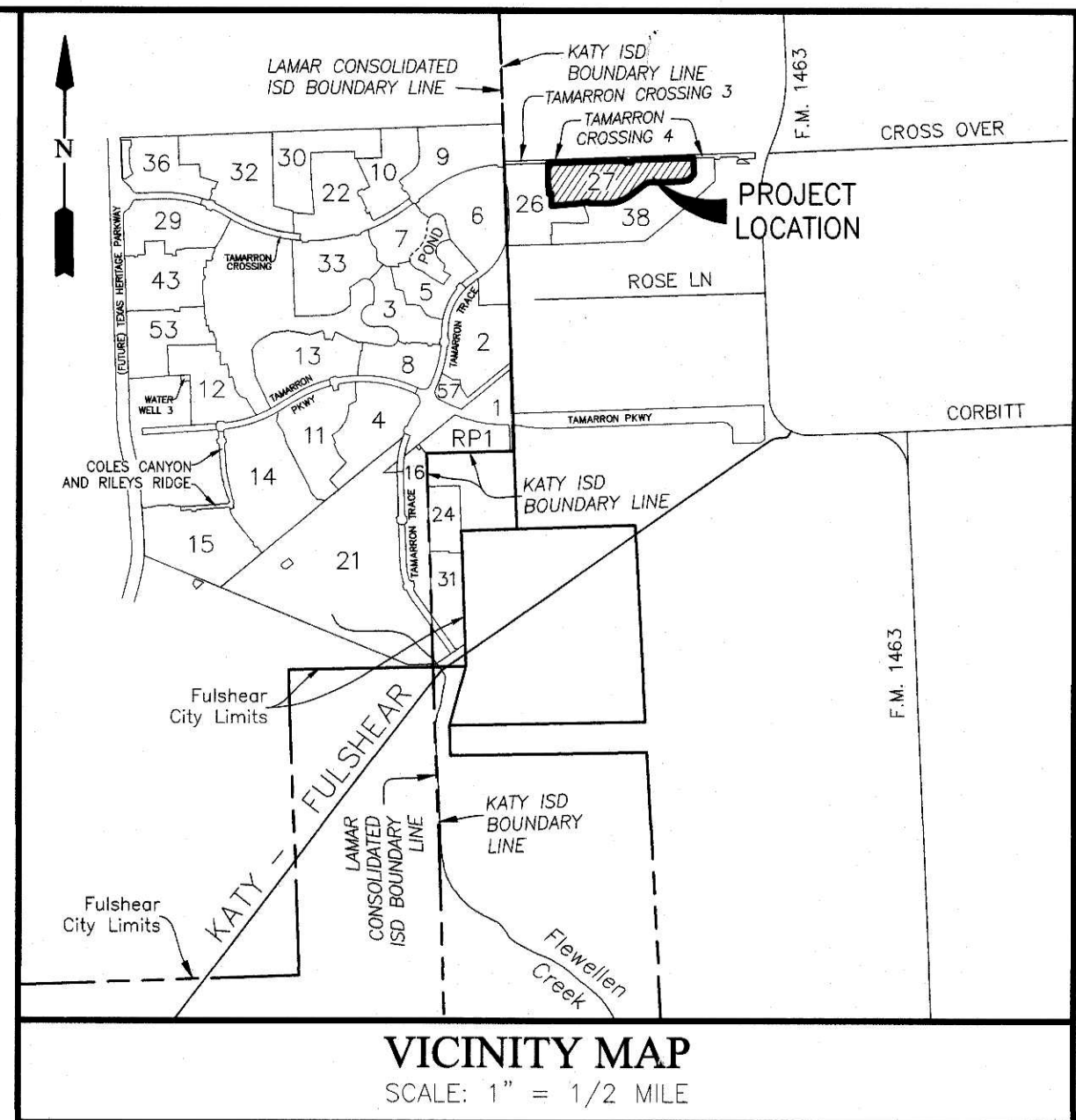
1. SOUTH 02° 05' 01" EAST, 251.11 FEET TO A POINT FOR CORNER;
2. SOUTH 41° 01' 38" WEST, 124.45 FEET TO A POINT FOR CORNER;
3. SOUTH 78° 01' 34" WEST, 98.83 FEET TO A POINT FOR CORNER;
4. SOUTH 87° 54' 41" WEST, 535.05 FEET TO A POINT FOR CORNER;
5. SOUTH 71° 23' 49" WEST, 46.50 FEET TO A POINT FOR CORNER;
6. SOUTH 51° 27' 10" WEST, 303.65 FEET TO A POINT FOR CORNER;
7. SOUTH 56° 32' 45" WEST, 58.98 FEET TO A POINT FOR CORNER;
8. SOUTH 61° 16' 55" WEST, 58.96 FEET TO A POINT FOR CORNER;
9. SOUTH 66° 26' 28" WEST, 58.96 FEET TO A POINT FOR CORNER;
10. SOUTH 71° 36' 02" WEST, 58.96 FEET TO A POINT FOR CORNER;
11. SOUTH 76° 45' 36" WEST, 58.96 FEET TO A POINT FOR CORNER;
12. SOUTH 81° 55' 09" WEST, 58.96 FEET TO A POINT FOR CORNER;
13. SOUTH 86° 27' 53" WEST, 58.99 FEET TO A POINT FOR CORNER;
14. NORTH 87° 49' 28" WEST, 204.51 FEET TO A POINT FOR CORNER;
15. NORTH 87° 34' 51" WEST, 80.18 FEET TO A POINT FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF NARROW PASS LANE (60 FEET WIDE) AS SHOWN ON SAID TAMARRON SECTION 38, THE BEGINNING OF A CURVE;
16. ALONG THE EAST RIGHT-OF-WAY OF SAID NARROW PASS LANE AND 16.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 01° 59' 02", AND A CHORD WHICH BEARS NORTH 15° 59' 52" WEST, 16.27 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID NARROW PASS LANE;
17. SOUTH 74° 59' 39" WEST, ALONG THE NORTH END OF NARROW PASS LANE, 60.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID NARROW PASS LANE, SAME BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED TAMARRON SECTION 26;

THENCE, ALONG THE NORTH LINE OF RESERVE "B" OF SAID TAMARRON SECTION 26 THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 83° 48' 05" WEST, 149.00 FEET TO A POINT FOR CORNER;
2. SOUTH 83° 15' 24" WEST, 100.00 FEET TO A POINT FOR CORNER;
3. SOUTH 83° 46' 41" WEST, 52.09 FEET TO A POINT FOR CORNER;
4. SOUTH 85° 09' 19" WEST, 52.43 FEET TO A POINT FOR CORNER;
5. SOUTH 86° 32' 58" WEST, 52.43 FEET TO A POINT FOR CORNER;
6. SOUTH 87° 56' 36" WEST, 52.43 FEET TO A POINT FOR CORNER;
7. SOUTH 89° 20' 15" WEST, 52.43 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 2 OF SAID TAMARRON SECTION 26;

THENCE, ALONG AN EAST LINE OF SAID TAMARRON SECTION 26 THE FOLLOWING FOUR (4) COURSES:

1. NORTH 00° 02' 04" EAST, 185.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
2. 36.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 01° 03' 17", AND A CHORD WHICH BEARS NORTH 89° 26' 18" WEST, 36.27 FEET TO A POINT FOR CORNER;
3. NORTH 03° 32' 44" WEST, 184.35 FEET TO A POINT FOR CORNER;
4. NORTH 00° 00' 12" WEST, 297.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.560 ACRES OF LAND.



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

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. COUNTY COMMISSIONER PRECINCT 1, COUNTY COMMISSIONER
GRADY PRESTAGE COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS COUNTY COMMISSIONER PRECINCT 3, COUNTY COMMISSIONER
KEN R. DEMERCHANT COUNTY COMMISSIONER 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 27

A SUBDIVISION OF 27.560 ACRES OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

114 LOTS 4 RESERVES (2,584 ACRES) 3 BLOCKS
JULY 13, 2020 JOB NO. 1931-6027F

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:

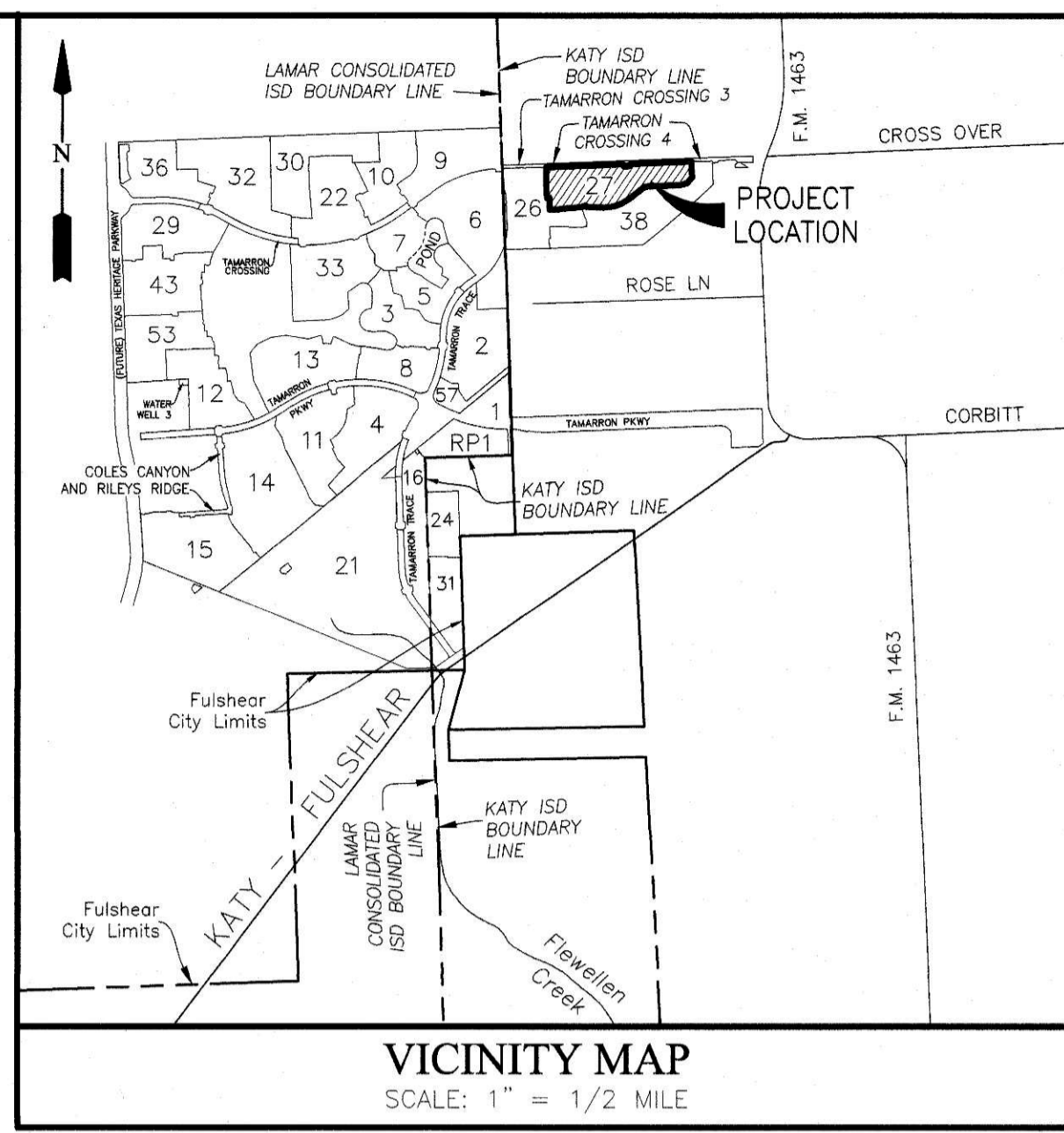
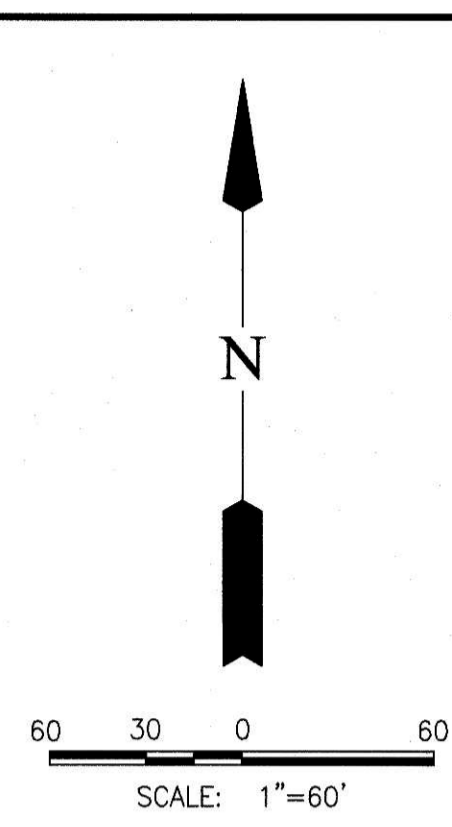
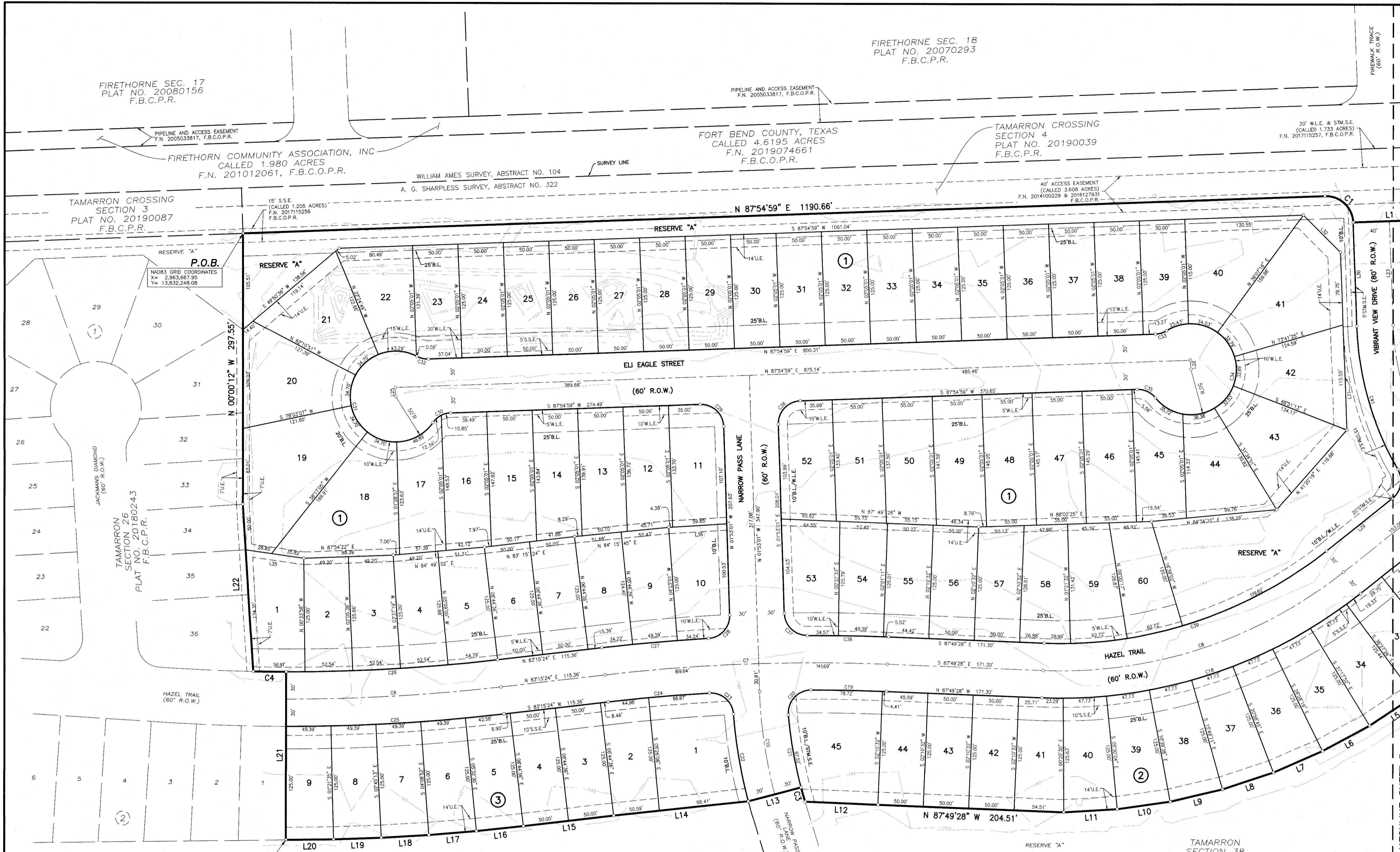
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Houston, Texas 77042 Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382



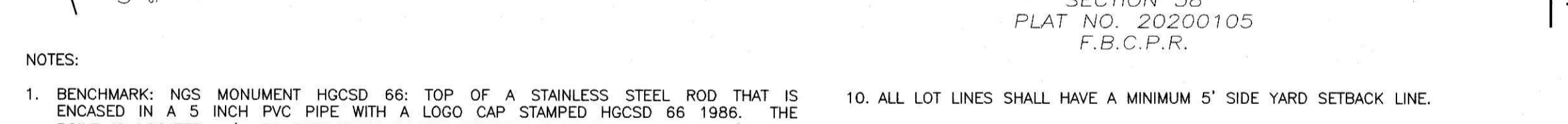
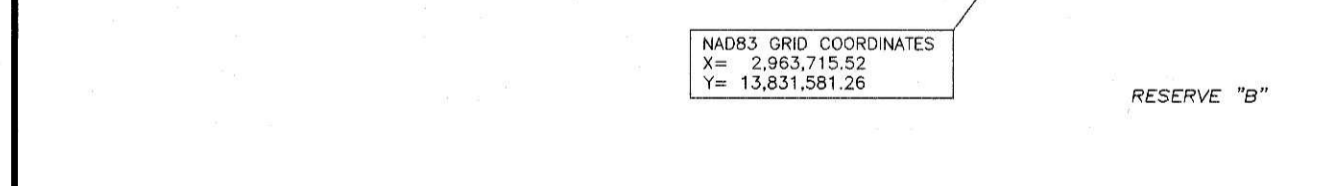
ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Houston, Texas 77042 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386





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



RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.299	56,565	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
B	0.895	38,978	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
C	0.103	4,473	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.287	12,500	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.584	112,516	

- 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
 - (F) INDICATES FOUND 5/8" IRON ROD WITH CAP STAMPED "LJA ENG"

LINE	BEARING	DISTANCE
L1	N 87°54'59" E	80.00'
L2	S 41°01'38" W	124.45'
L3	S 78°01'34" W	98.83'
L4	S 71°23'49" W	46.50'
L5	S 58°32'45" W	58.98'
L6	S 61°16'55" W	58.96'
L7	S 66°26'28" W	58.96'
L8	S 71°36'02" W	58.96'
L9	S 76°45'36" W	58.96'
L10	S 81°55'09" W	58.96'
L11	S 86°27'53" W	58.99'
L12	N 87°34'51" W	80.18'
L13	S 74°59'39" W	60.00'
L14	S 83°48'05" W	149.00'
L15	S 83°15'24" W	115.36'
L16	S 83°46'41" W	52.09'
L17	S 85°09'19" W	52.43'
L18	S 86°32'58" W	52.43'
L19	S 87°56'36" W	52.43'

LINE	BEARING	DISTANCE
L20	S 89°20'15" W	52.43'
L21	N 02°02'04" E	185.00'
L22	N 03°32'44" W	184.35'
L23	S 02°05'01" E	114.21'
L24	S 02°05'19" E	10.00'
L25	N 02°05'01" W	10.00'
L26	S 02°05'01" E	10.00'
L27	S 02°05'01" E	114.21'
L28	N 51°27'10" E	14.31'
L29	N 51°27'10" E	92.18'
L30	N 02°05'01" W	114.21'
L31	N 02°05'01" W	195.29'
L32	N 49°00'00" W	57.82'
L33	N 35°49'05" W	101.93'
L34	N 67°06'39" W	56.14'
L35	S 81°40'29" E	64.67'
L36	N 86°28'03" E	64.03'
L37	S 51°27'10" W	69.50'
L38	S 38°32'50" E	110.00'

- NOTES:**
- BENCHMARK: NGS MONUMENT HOCSD 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HOCSD 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 JULY 1, 2020 AND ISSUED JULY 9, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBDISTRICT DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND ESD #4, 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.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 144.43 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
 - 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", "B", "C", & "D". THE MUD IS RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE CROSSING RESERVE "D".
 - 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.
 - ACCESS TO LOTS THAT BACK-UP TO TAMARRON CROSSING SHALL BE DENIED.
 - THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 20140391555 OF PUBLIC OFFICIAL 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	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	30.00'	90°00'00"	47.12'	42.43'	S 47°05'01" E
C2	30.00'	90°00'00"	47.12'	42.43'	N 42°54'59" E
C3	470.00'	1°59'02"	16.28'	16.27'	S 15°59'52" E
C4	1970.00'	1°03'11"	36.27'	36.27'	N 89°26'18" W
C5	300.00'	36°32'35"	191.34'	188.11'	S 20°21'18" E
C6	2000.00'	6°48'40"	236.59'	236.45'	N 86°38'44" E
C7	2000.00'	8°55'08"	311.33'	311.01'	N 87°42'58" E
C8	500.00'	40°43'22"	355.37'	347.94'	N 71°48'51" E
C9	500.00'	36°27'31"	318.16'	312.82'	N 69°40'55" E
C10	500.00'	13°07'20"	114.51'	114.26'	N 08°28'41" W
C11	260.00'	23°01'58"	104.52'	103.82'	S 13°36'00" E
C12	25.00'	103°25'50"	45.13'	39.25'	S 76°49'58" E
C13	530.00'	36°27'31"	337.25'	331.59'	N 69°40'55" E
C14	25.00'	29°55'35"	13.06'	12.91'	N 72°56'53" E
C15	50.00'	26°03'24"	229.56'	74.86'	S 09°30'47" W
C16	25.00'	53°07'48"	23.18'	22.36'	N 65°31'25" W
C17	470.00'	36°27'31"	299.07'	294.05'	S 69°40'55" W
C18	530.00'	40°43'22"	376.70'	368.82'	S 71°48'51" W
C19	1970.00'	22°05'05"	83.14'	83.13'	N 89°02'01" W
C20	25.00'	94°51'35"	41.39'	36.82'	S 42°19'40" W
C21	470.00'	9°54'13"	81.24'	81.14'	S 10°03'15" E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C22	530.00'	102°32'45"	97.55'	97.41'	N 09°43'59" W
C23	25.00'	89°01'38"	38.85'	35.05'	N 48°58'25" W
C24	1970.00'	3°15'21"	111.95'	111.93'	S 84°53'04" W
C25	2030.00'	6°46'40"	240.14'	240.00'	S 86°38'44" W
C26	1970.00'	6°46'40"	233.04'	232.90'	N 86°38'44" E
C27	2030.00'	3°19'34"	117.85'	117.83'	N 84°55'11" E
C28	25.00'	88°27'59"	38.60'	34.88'	N 42°20'50" E
C29	25.00'	90°12'00"	39.36'	35.42'	N 46°59'01" W
C30	25.00'	53°07'48"	23.18'	22.36'	S 61°21'05" W
C31	50.00'	26°03'24"	229.56'	74.86'	N 13°41'07" W
C32	25.00'	29°55'35"	13.06'	12.91'	S 77°07'13" E
C33	25.00'	29°55'35"	13.06'	12.91'	N 72°57'12" E
C34	50.00'	26°03'24"	229.56'	74.86'	S 09°31'06" W
C35	25.00'	53°07'48"	23.18'	22.36'	N 65°31'07" W
C36	25.00'	89°48'00"	39.18'	35.29'	S 43°00'59" W
C37	25.00'	88°27'59"	38.60'	34.88'	S 46°07'00" E
C38	2030.00'	23°13'32"	89.48'	89.47'	S 89°05'14" E
C39	470.00'	40°43'22"	334.05'	327.06'	N 71°48'51" E
C40	25.00'	81°23'58"	35.52'	32.60'	N 10°45'11" E
C41	340.00'	27°51'47"	165.34'	163.72'	N 16°00'54" W

TAMARRON SECTION 27

A SUBDIVISION OF 27.560 ACRES OF LAND SITUATED IN THE
A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.
114 LOTS 4 RESERVES (2,584 ACRES) 3 BLOCKS

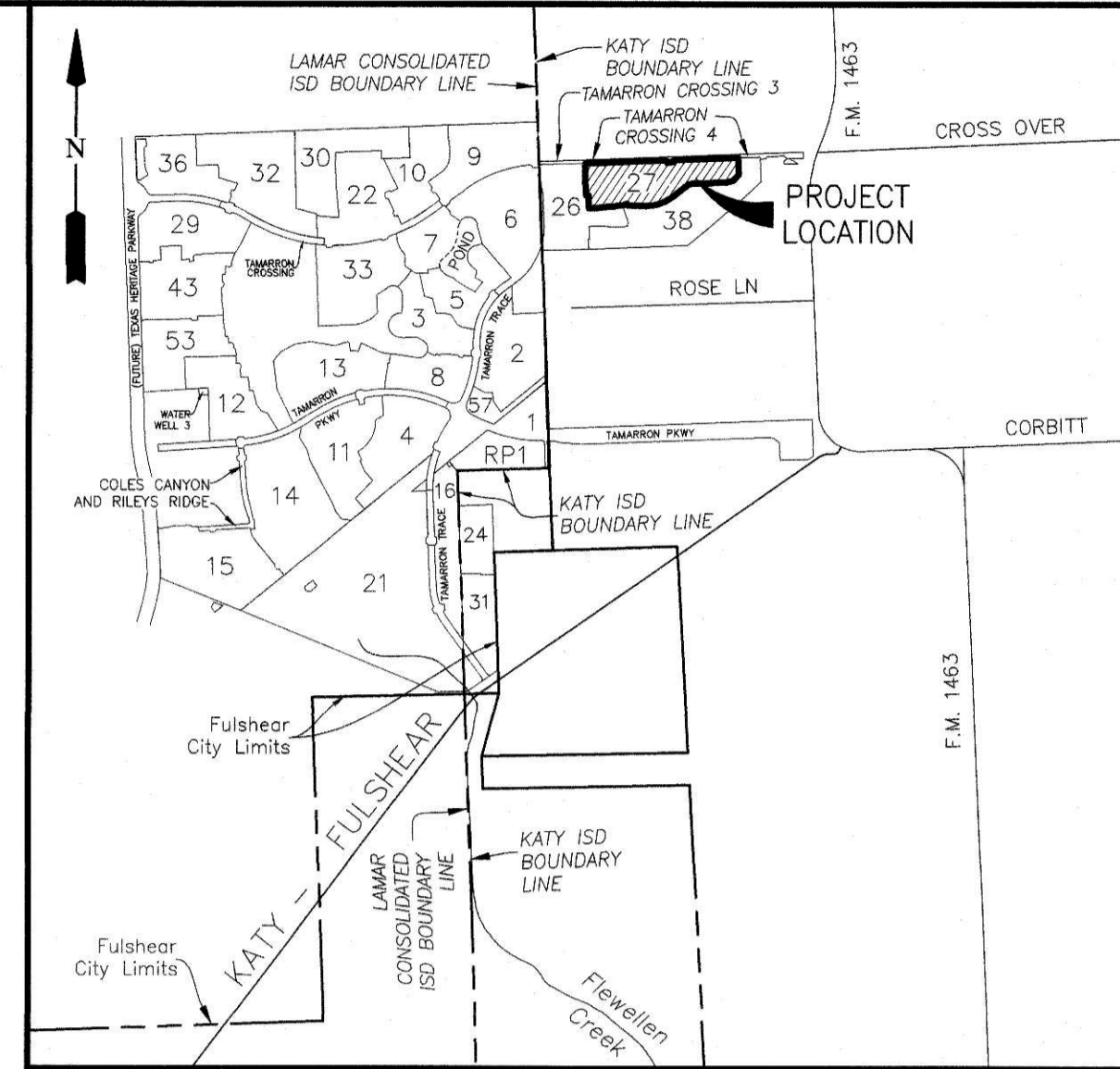
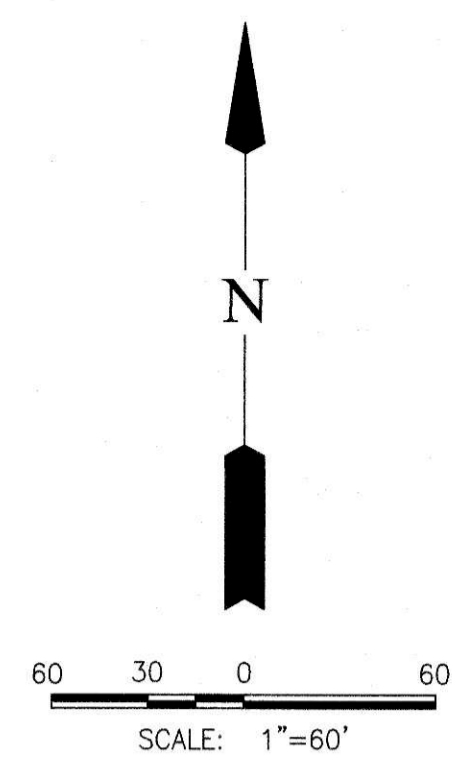
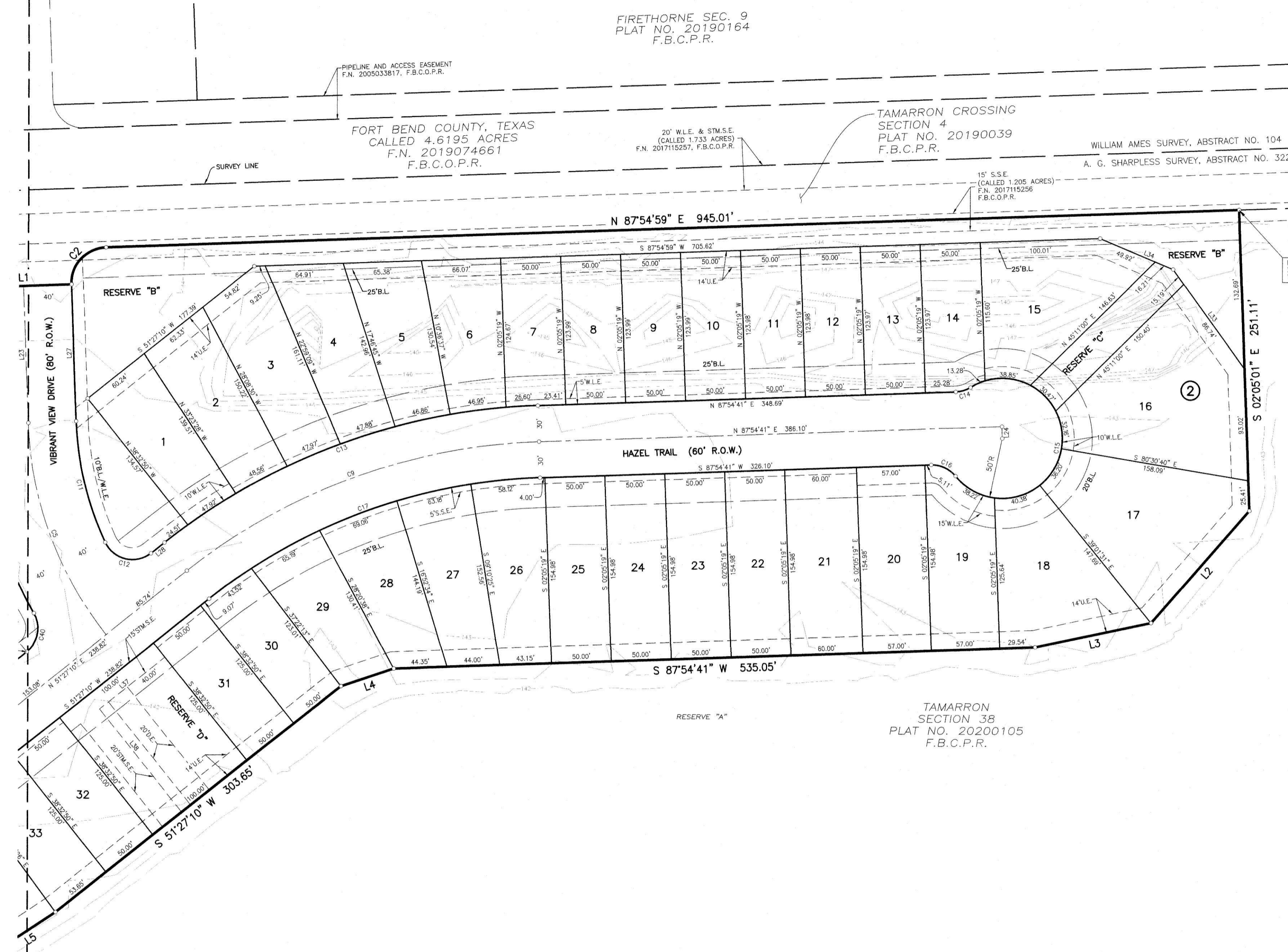
JULY 13, 2020 JOB NO. 1931-6027F

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

3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382 Katy, Texas 77449 FRN-F-1386

Date/Time : Mon, 13 Jul 2020 12:10pm File Name : R:\Projects\PLATTING\1931\JOB_PLATS\TAMARRON\TAMARRON SEC-27.dwg CAD: JAP MISC CHECK:



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 483Q/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.P.R. INDICATES FORT BEND COUNTY OFFICIAL 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
 - (F) INDICATES FOUND 5/8" IRON ROD WITH CAP STAMPED
 - "LIA ENG"

RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.299	56,565	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
B	0.895	38,978	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
C	0.103	4,473	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.287	12,500	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.584	112,516	

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	30.00	90°00'00"	47.12'	42.43'	S 47°05'01" E
C2	30.00	90°00'00"	47.12'	42.43'	N 42°54'59" E
C3	470.00	1°59'02"	16.28'	16.27'	S 19°59'52" E
C4	1970.00	1°03'17"	36.27'	36.27'	N 89°26'18" W
C5	300.00	36°32'35"	191.34'	188.11'	S 20°21'18" E
C6	2000.00	6°46'40"	236.59'	236.45'	N 86°38'44" E
C7	2000.00	8°55'08"	311.33'	311.01'	N 87°42'58" E
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C40	25.00	81°23'38"	35.52'	32.60'	N 10°45'11" E
C41	340.00	27°51'47"	165.34'	163.72'	N 16°00'54" W

LINE	BEARING	DISTANCE
L1	N 87°54'59" E	80.00'
L2	S 41°01'38" W	124.45'
L3	S 78°01'34" W	98.83'
L4	S 71°23'49" W	46.50'
L5	S 56°32'45" W	58.98'
L6	S 61°16'55" W	58.96'
L7	S 66°28'28" W	58.96'
L8	S 71°36'02" W	58.96'
L9	S 76°45'36" W	58.96'
L10	S 81°55'09" W	58.96'
L11	S 86°27'53" W	58.99'
L12	N 87°34'51" W	80.18'
L13	S 74°59'39" W	60.00'
L14	S 83°48'05" W	149.00'
L15	S 83°15'24" W	100.00'
L16	S 83°46'41" W	52.09'
L17	S 85°09'10" W	52.43'
L18	S 86°32'58" W	52.43'
L19	S 87°56'36" W	52.43'

LINE	BEARING	DISTANCE
L20	S 89°20'15" W	52.43'
L21	N 02°02'04" E	185.00'
L22	N 03°32'44" W	184.35'
L23	S 02°05'01" E	114.21'
L24	S 02°05'18" E	10.00'
L25	N 02°05'01" W	10.00'
L26	S 02°05'01" E	10.00'
L27	S 02°05'01" E	114.21'
L28	N 51°27'10" E	14.31'
L29	N 51°27'10" E	92.18'
L30	N 02°05'01" W	114.21'
L31	N 02°05'01" W	195.29'
L32	N 45°00'00" W	57.82'
L33	N 35°49'05" W	101.93'
L34	N 67°06'38" W	66.14'
L35	S 81°40'28" E	64.67'
L36	N 86°28'03" E	64.03'
L37	S 51°27'10" W	69.50'
L38	S 38°32'50" E	110.00'

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 Houston, Texas 77042
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 T.B.P.E.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