

**PLAT RECORDING SHEET**

**PLAT NAME:** Tamarron Section 41

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

**ACREAGE:** 19.792

**LEAGUE:** Micajah Autrey Survey

**ABSTRACT NUMBER:** 100

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 87

**NUMBER OF RESERVES:** 2

**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 19.792 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 41, 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 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 41 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 20 DAY OF SEPTEMBER, 2021.

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.

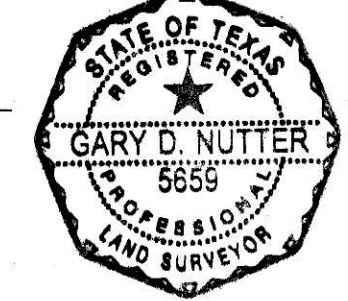
GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
THIS 20 DAY OF SEPTEMBER, 2021.

Ki Jia  
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. (SEE NOTE 20)

Gary D. Nutter  
GARY D. NUTTER, P.E.  
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. 85459



THIS PLAT OF TAMARRON SECTION 41 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 9th DAY OF April, 2021.

Amy Pearce  
AMY PEARCE, CHAIR

Dar Muhammad  
DAR MUHAMMAD, CO-CHAIR

THIS PLAT OF TAMARRON SECTION 41 WAS APPROVED ON 4-20-2021 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS 28th DAY OF September, 2021, 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  
19.792 ACRES  
TAMARRON SECTION 41

Being 19.792 acres of land located in the Micajah Autrey Survey, Abstract Number 100, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract, conveyed to D. R. Horton - Texas, Ltd., by an instrument of record in File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 19.792 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 a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set marking the northwest corner of Tamarron Wastewater Treatment Plant Site No. 1, a subdivision of record in Plat Number 20140184, of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), said treatment plant being conveyed to Fort Bend County Municipal Utility District No. 182 by an instrument of record in File Number 2015101743, F.B.C.O.P.R., said point being on the southerly line of an 80-foot wide right-of-way easement granted to Houston Lighting and Power Company in Volume 431, Page 368 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.);

Thence, South 00° 26' 26" West, along the west line of said treatment plant, 521.50 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set marking the southwest corner of said treatment plant, same being on the south line of said 631.26 acre tract and on the north line of Creek Trace at Cross Creek Ranch Section Six, a subdivision of record in Plat Number 20190069, F.B.C.P.R.;

Thence, South 87° 28' 47" West, along the south line of said 631.26 acre tract and the north line of said Creek Trace at Cross Creek Ranch Section Six, at 68.22 feet pass the common north corner of said Creek Trace at Cross Creek Ranch Section Six and Creek Trace at Cross Creek Ranch Section Two, a subdivision of record in Plat Number 20200127, F.B.C.P.R., continuing for a total distance of 1,053.01 feet to a point for corner;

Thence, North 02° 31' 13" West, departing the south line of said 631.26 acre tract and the north line of said Creek Trace at Cross Creek Ranch Section Two, 125.00 feet to a point for corner;

Thence, North 87° 28' 47" East, 39.79 feet to a point for corner;

Thence, North 02° 31' 13" West, 431.85 feet to a point for corner;

Thence, North 17° 18' 41" West, 47.54 feet to a point for corner;

Thence, North 34° 49' 39" West, 47.45 feet to a point for corner;

Thence, North 52° 11' 01" West, 47.56 feet to a point for corner;

Thence, North 67° 41' 23" West, 215.59 feet to a point for corner;

Thence, North 22° 18' 37" East, 95.00 feet to a point for corner, the beginning of a curve;

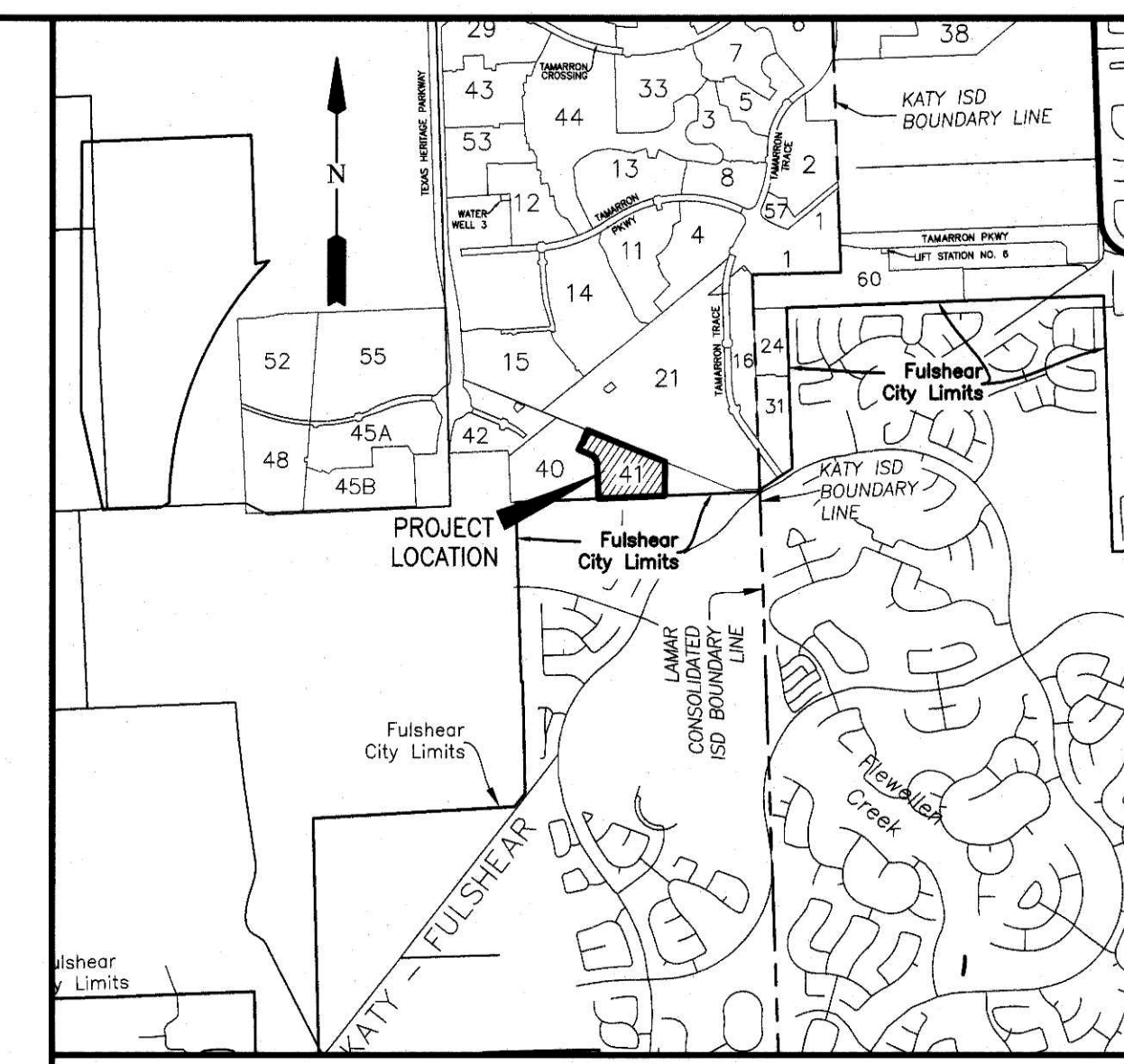
Thence, 39.27 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 67° 18' 37" East, 35.36 feet to a point for corner;

Thence, North 22° 18' 37" East, 60.00 feet to a point for corner;

Thence, North 67° 41' 23" West, 21.06 feet to a point for corner;

Thence, North 22° 18' 37" East, 149.00 feet to a point for corner on the southerly line of the aforementioned 80-foot wide right-of-way easement;

Thence, South 67° 41' 23" East, along the southerly line of the said 80-foot wide right-of-way easement 1,286.80 feet to the POINT OF BEGINNING and containing 19.792 acres of land.



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

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 \_\_\_\_\_, 2021.

VINCENT M. MORALES, JR. GRADY PRESTAGE  
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

W. A. (ANDY) MEYERS KEN R. DEMERCHANT  
PRECINCT 3, 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 \_\_\_\_\_, 2021 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 41

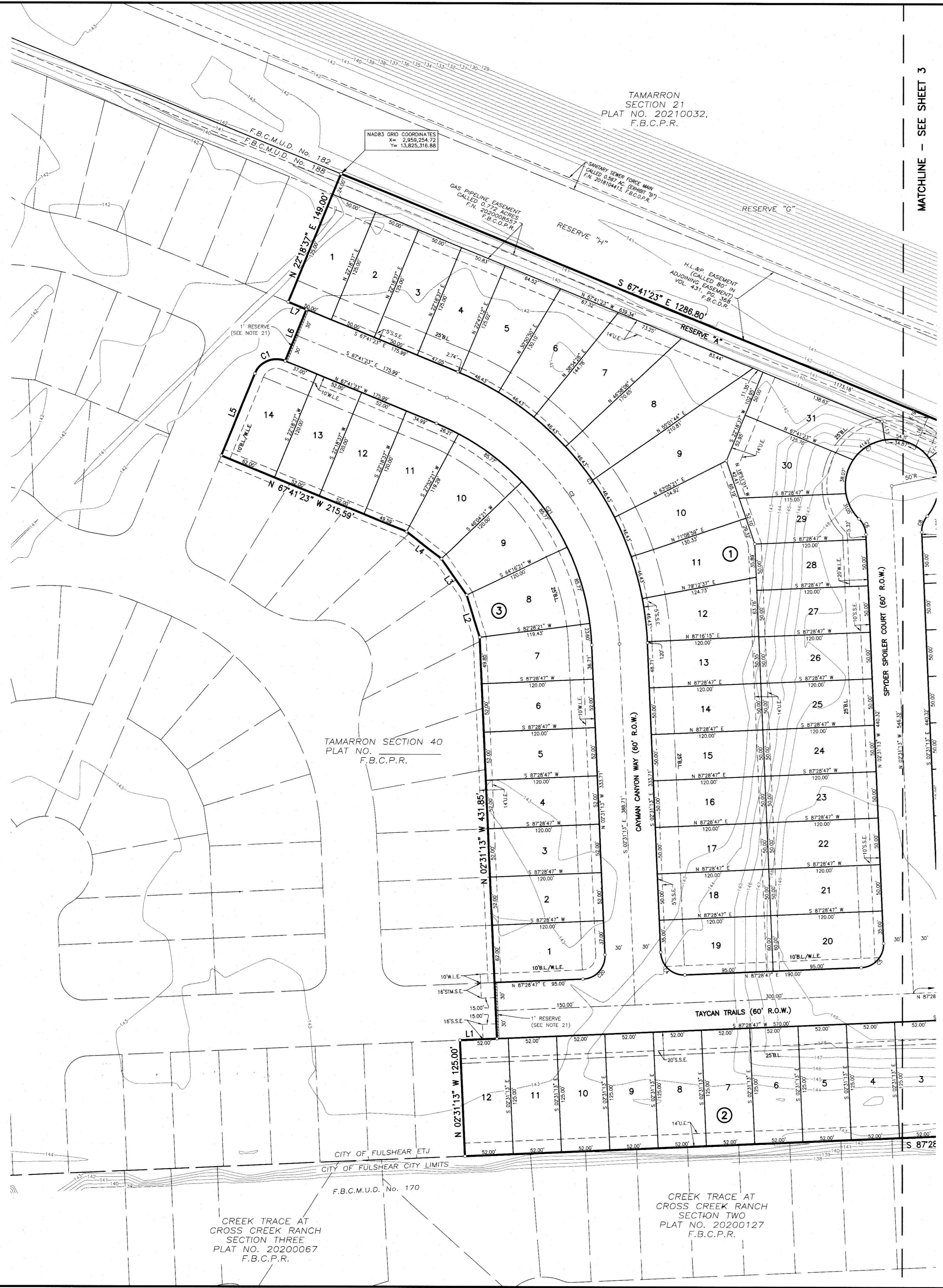
A SUBDIVISION OF 19.792 ACRES OF LAND LOCATED IN THE  
MICAJAH AUTREY SURVEY, ABSTRACT 100,  
FORT BEND COUNTY, TEXAS.

87 LOTS 2 RESERVES (1.792 ACRES) 3 BLOCKS  
AUGUST 31, 2021 JOB NO. 1931-6041C

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  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
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-1366



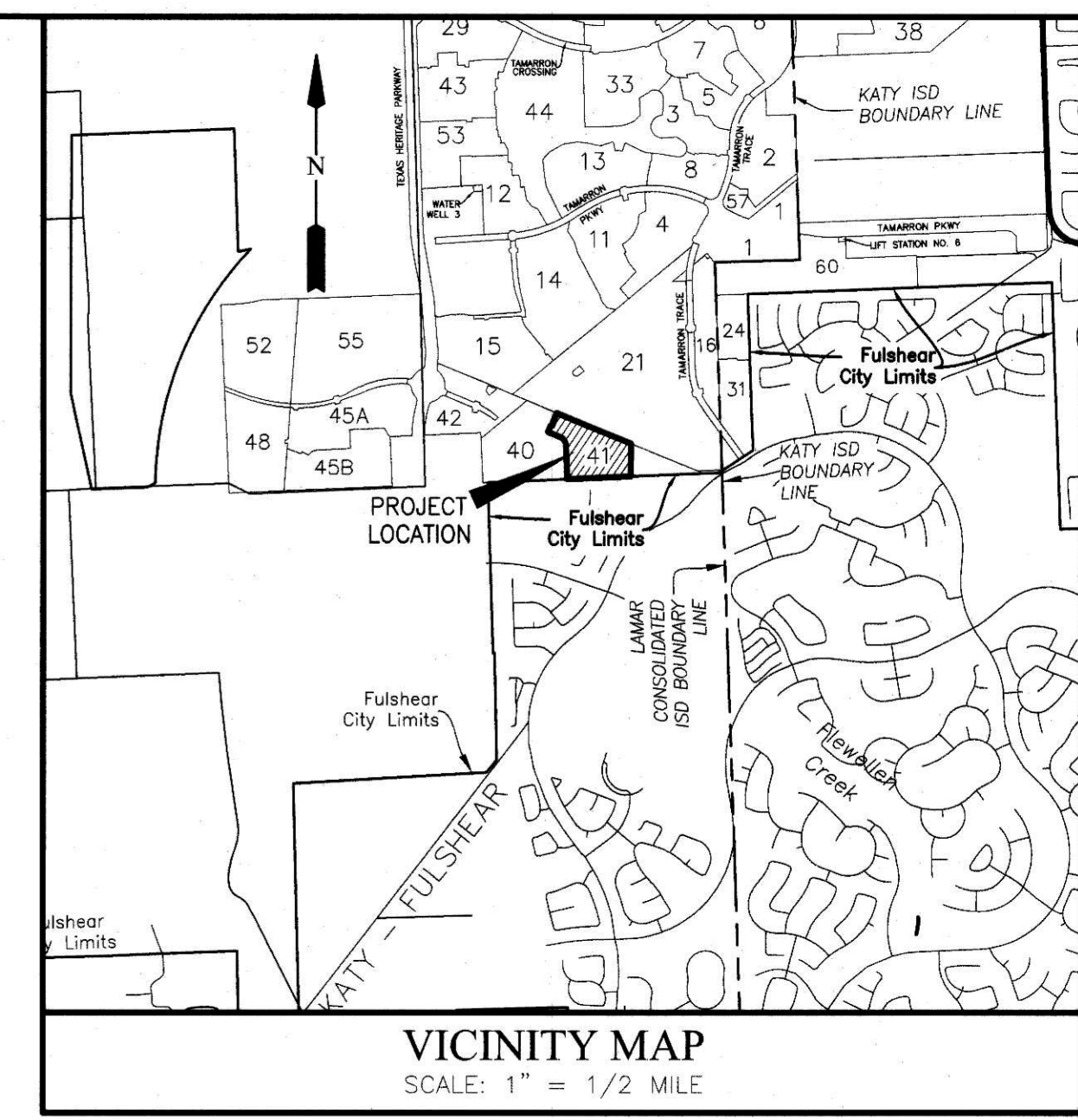
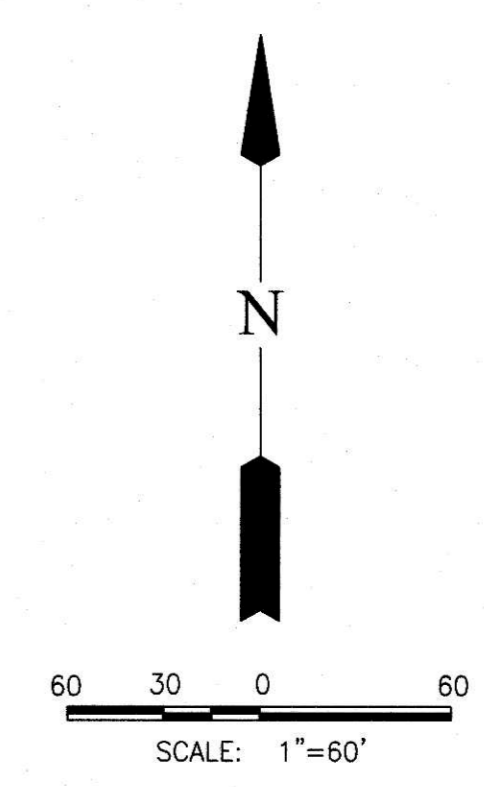
MATCHLINE - SEE SHEET 3

- NOTES:
- BENCHMARK: NGS MONUMENT HCCSD 86: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HCCSD 86 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 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. LIA 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 AGENCY, EFFECTIVE MARCH 03, 2021 AND ISSUED MARCH 12, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICE DISTRICT #3, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, 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.S 48157C0085M, REVISED JANUARY 29, 2021 & 48157C0105L REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
  - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
  - THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 141.55 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 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 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 1.00011591065.
  - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
  - OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & 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 "LIA 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 ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
  - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

LINE	BEARING	DISTANCE
L1	N 87°28'47" E	39.79'
L2	N 17°18'41" W	47.54'
L3	N 34°49'39" W	47.45'
L4	N 52°11'01" W	47.56'
L5	N 22°18'37" E	95.00'
L6	N 22°18'37" E	60.00'
L7	N 67°41'23" W	21.06'
L8	N 02°31'13" W	10.00'
L9	N 87°28'47" E	15.00'
L10	N 53°18'47" E	20.00'
L11	N 08°41'33" W	20.00'
L12	N 53°18'47" E	20.00'
L13	N 08°41'33" W	20.00'
L14	S 22°18'37" W	48.12'
L15	N 58°13'41" W	20.00'
L16	N 22°18'37" E	30.59'
L17	N 22°18'37" E	30.56'
L18	N 37°18'37" E	4.15'
L19	N 37°09'07" E	4.16'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	N 67°18'37" E	35.36'
C2	300.00'	65°10'10"	341.23'	S 35°06'18" E	323.13'
C3	330.00'	65°10'10"	375.35'	S 35°06'18" E	355.44'
C4	25.00'	90°00'00"	39.27'	S 47°31'13" E	35.36'
C5	25.00'	90°00'00"	39.27'	N 42°28'47" E	35.36'
C6	25.00'	42°50'00"	18.69'	N 23°58'13" W	18.26'
C7	50.00'	265°40'01"	231.84'	N 87°28'47" E	73.33'
C8	25.00'	42°50'00"	18.69'	S 18°53'47" W	18.26'
C9	25.00'	90°00'00"	39.27'	S 47°31'13" E	35.36'
C10	25.00'	90°00'00"	39.27'	N 42°28'47" E	35.36'
C11	25.00'	21°02'22"	9.18'	N 13°02'24" W	9.13'
C12	50.00'	258°48'31"	225.85'	S 74°09'20" E	77.27'
C13	25.00'	57°46'09"	25.21'	S 26°21'51" W	24.15'
C14	25.00'	90°00'00"	39.27'	S 47°31'13" E	35.36'
C15	25.00'	53°07'48"	23.18'	N 60°54'53" E	22.36'
C16	50.00'	283°03'24"	229.56'	S 14°07'20" E	74.88'
C17	25.00'	29°55'35"	13.06'	N 77°33'25" W	12.91'
C18	25.00'	90°00'00"	39.27'	S 42°28'47" W	35.36'
C19	25.00'	90°00'00"	39.27'	N 47°31'13" W	35.36'
C20	25.00'	90°00'00"	39.27'	N 42°28'47" E	35.36'
C21	270.00'	65°10'10"	307.10'	N 35°06'18" W	290.81'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.686	29,896	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
B	1.106	48,171	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
TOTAL	1.792	78,067	



- 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.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
  - INDICATES STREET NAME CHANGE
  - F.N. INDICATES FILE NUMBER
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  - EXIST. INDICATES EXISTING
  - F.M.E. INDICATES FORCE MAIN EASEMENT
  - R.O.W. INDICATES RIGHT-OF-WAY

## TAMARRON SECTION 41

A SUBDIVISION OF 19.792 ACRES OF LAND LOCATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

87 LOTS 2 RESERVES (1.792 ACRES) 3 BLOCKS

AUGUST 31, 2021 JOB NO. 1931-6041C

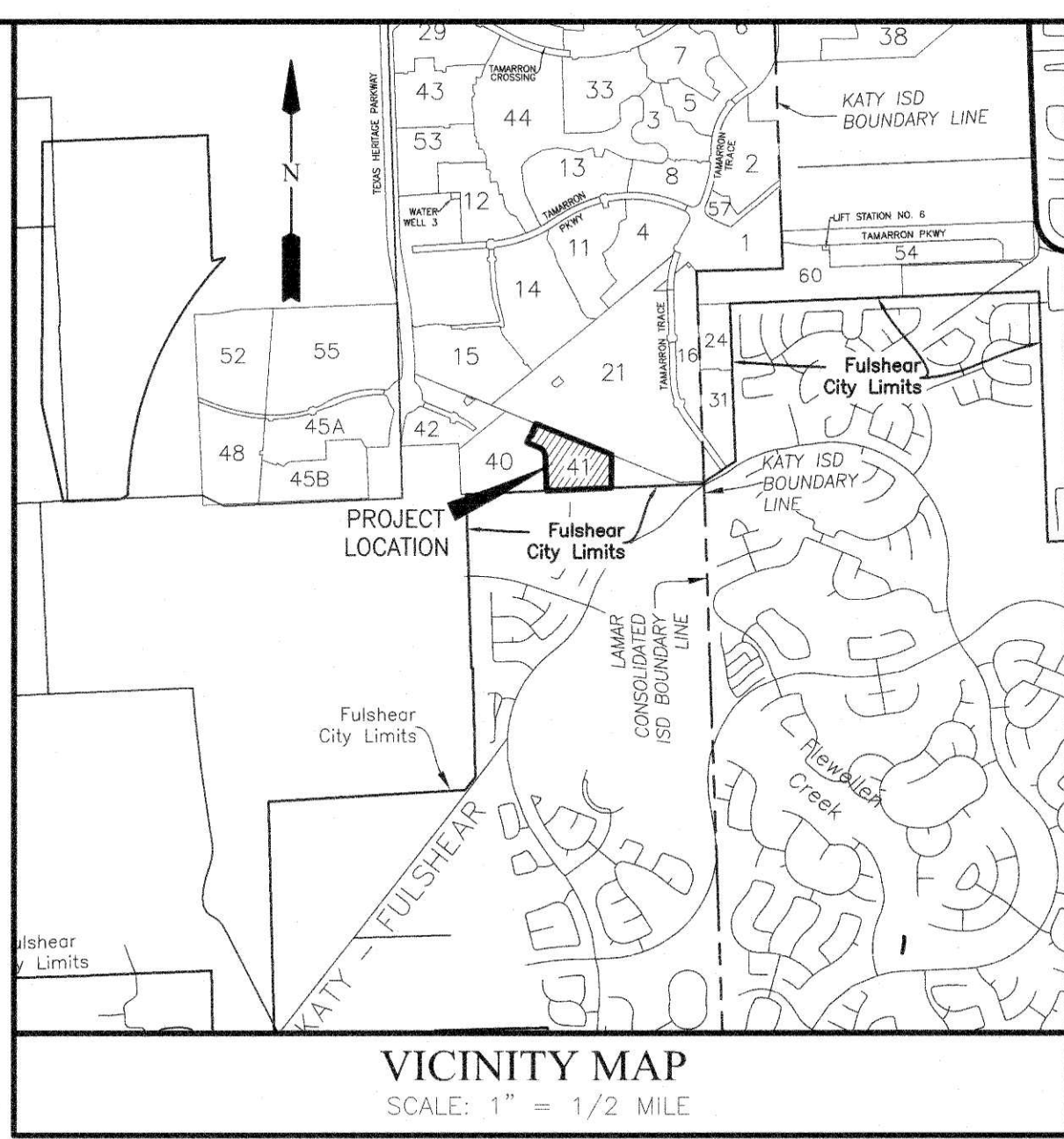
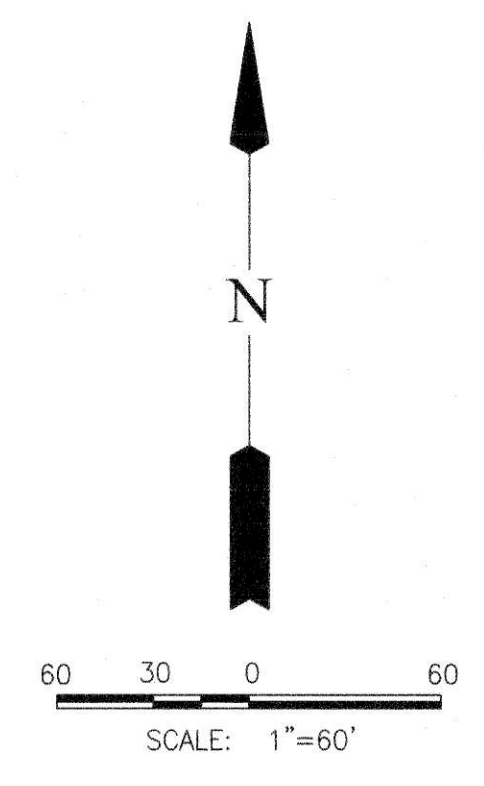
OWNERS:  
**D.R. HORTON - TEXAS, LTD.**  
 A TEXAS LIMITED PARTNERSHIP  
 JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT  
 6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407  
 PH: 281-566-2100

SURVEYOR:  
**LJA Surveying, Inc.**  
 3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042  
 Phone 713.953.5200 Fax 713.953.5026 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



- NOTES:
- BENCHMARK: NGS MONUMENT HGSD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGSD 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 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 AGENCY, EFFECTIVE MARCH 03, 2021 AND ISSUED MARCH 12, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICE DISTRICT #3, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, 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.S 48157C0085M, REVISED JANUARY 29, 2021 & 48157C0105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
  - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
  - THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 141.55 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 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 1.00011591065.
  - SIDEWALKS SHALL BE BUILT OR CAULKED 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 DRAINAGE & 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 "LIA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
  - ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ADJACENT 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.



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
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°28'47" E	39.79'
L2	N 17°18'41" W	47.54'
L3	N 34°49'39" W	47.45'
L4	N 52°11'01" W	47.56'
L5	N 22°18'37" E	95.00'
L6	N 22°18'37" E	60.00'
L7	N 67°41'23" W	21.06'
L8	N 02°31'13" W	10.00'
L9	N 87°28'47" E	15.00'
L10	N 53°18'47" E	20.00'
L11	N 08°41'33" W	20.00'
L12	N 53°18'47" E	20.00'
L13	N 08°41'33" W	20.00'
L14	S 22°18'37" W	48.12'
L15	N 56°13'41" W	20.00'
L16	N 22°18'37" E	30.59'
L17	N 22°18'37" E	30.56'
L18	N 37°18'37" E	4.15'
L19	N 37°09'07" E	4.16'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	N 67°18'37" E	35.36'
C2	300.00'	65°10'10"	341.23'	S 35°06'18" E	323.13'
C3	330.00'	65°10'10"	375.35'	S 35°06'18" E	355.44'
C4	25.00'	90°00'00"	39.27'	S 47°31'13" E	35.36'
C5	25.00'	90°00'00"	39.27'	N 42°28'47" E	35.36'
C6	25.00'	42°50'00"	18.69'	N 23°56'13" W	18.26'
C7	50.00'	265°40'01"	231.84'	N 87°28'47" E	73.33'
C8	25.00'	42°50'00"	18.69'	S 18°53'47" W	18.26'
C9	25.00'	90°00'00"	39.27'	S 47°31'13" E	35.36'
C10	25.00'	90°00'00"	39.27'	N 42°28'47" E	35.36'
C11	25.00'	21°02'22"	9.18'	N 13°02'24" W	9.13'
C12	50.00'	258°48'31"	225.85'	S 74°09'20" E	77.27'
C13	25.00'	57°46'09"	25.21'	S 26°21'51" W	24.15'
C14	25.00'	90°00'00"	39.27'	S 47°31'13" E	35.36'
C15	25.00'	53°07'48"	23.18'	N 60°54'53" E	22.36'
C16	50.00'	263°03'24"	229.56'	S 14°07'20" E	74.86'
C17	25.00'	29°55'35"	13.06'	N 77°33'25" W	12.91'
C18	25.00'	90°00'00"	39.27'	S 42°28'47" W	35.36'
C19	25.00'	90°00'00"	39.27'	N 47°31'13" W	35.36'
C20	25.00'	90°00'00"	39.27'	N 42°28'47" E	35.36'
C21	270.00'	65°10'10"	307.10'	N 35°06'18" W	290.81'

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.686	29,896	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
B	1.106	48,171	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
TOTAL	1.792	78,067	

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