

PLAT RECORDING SHEET

PLAT NAME: Tamarron Section 42

PLAT NO: _____

ACREAGE: 21.968

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: 100

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 48

NUMBER OF RESERVES: 6

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 21.968 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 42, 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 UNSTRUCTURED 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 UNSTRUCTURED 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 BE 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 42 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

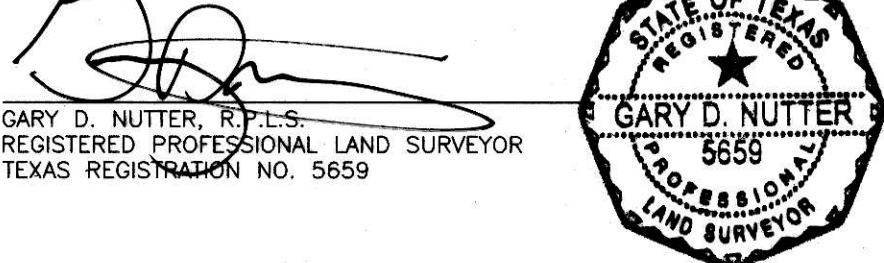
GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS 20 DAY OF SEPTEMBER, 2021.

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)



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



DESCRIPTION OF
21.968 ACRES
TAMARRON SECTION 42

Being 21.968 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 21.968 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 3/4-inch iron rod with cap stamped "DANNENBAUM ENGINEERING" found marking the northeast corner of that certain called 26.35 acre tract conveyed to Cathelia Re Holdings, LP by an instrument of record in File Number 201500989, F.B.C.O.P.R., said point being an internal corner on the south line of said 631.26 acre tract;

Thence, South 87° 32' 03" West, along the north line of said 26.35 acre tract and the south line of said 631.26 acre tract, 900.48 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found marking the southeast corner of that certain called 30.74 acre tract conveyed to Fort Bend County for Texas Heritage Parkway (width varies) as described in File Number 2020062517, F.B.C.O.P.R., the beginning of a curve;

Thence, departing the north line of said 26.35 acre tract and the south line of said 631.26 acre tract, and along the east right-of-way line of said Texas Heritage Parkway the following six (6) courses:

1. 445.72 feet along the arc of a non-tangent curve to the right, having a radius of 1,900.00 feet, a central angle of 13° 26' 28", and a chord which bears North 08° 40' 30" East, 444.70 feet to a point for corner;

2. North 15° 23' 44" East, 31.70 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for a point for corner, the beginning of a curve;

3. 77.74 feet along the arc of a tangent curve to the right, having a radius of 75.00 feet, a central angle of 59° 23' 15", and a chord which bears North 45° 05' 28" East, 74.24 feet to a point for corner, the beginning of a reverse curve;

4. 146.94 feet along the arc of a tangent curve to the left, having a radius of 270.00 feet, a central angle of 31° 10' 51", and a chord which bears North 59° 11' 42" East, 145.13 feet to a point for corner, the beginning of a reverse curve;

5. 90.04 feet along the arc of a tangent curve to the right, having a radius of 75.00 feet, a central angle of 68° 47' 15", and a chord which bears North 77° 59' 54" East, 84.73 feet to a point for corner;

6. South 67° 36' 29" East, 6.86 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for an easterly corner of said Texas Heritage Parkway;

Thence, South 87° 36' 29" East, departing the east line of said Texas Heritage Parkway, 438.51 feet to a point for corner, the beginning of a curve;

Thence, 49.05 feet along the arc of a tangent curve to the right, having a radius of 35.00 feet, a central angle of 80° 17' 20", and a chord which bears South 27° 27' 49" East, 45.13 feet to a point for corner, the beginning of a reverse curve;

Thence, 40.26 feet along the arc of a tangent curve to the left, having a radius of 340.00 feet, a central angle of 06° 47' 03", and a chord which bears South 09° 17' 19" West, 40.24 feet to a point for corner;

Thence, South 84° 05' 12" East, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 66.34 feet along the arc of a non-tangent curve to the right, having a radius of 35.00 feet, a central angle of 108° 36' 02", and a chord which bears North 60° 11' 48" East, 56.85 feet to a point for corner, the beginning of a compound curve;

Thence, 280.51 feet along the arc of a tangent curve to the right, having a radius of 970.00 feet, a central angle of 16° 34' 08", and a chord which bears South 57° 13' 07" East, 279.53 feet to a point for corner;

Thence, North 50° 55' 29" East, 66.81 feet to a point for corner, the beginning of a curve;

Thence, 333.13 feet along the arc of a non-tangent curve to the left, having a radius of 1,030.00 feet, a central angle of 18° 31' 51", and a chord which bears North 55° 16' 02" West, 331.68 feet to a point for corner, the beginning of a reverse curve;

Thence, 45.51 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 88° 55' 29", and a chord which bears North 21° 04' 13" West, 41.27 feet to a point for corner;

Thence, North 22° 23' 31" East, 1.53 feet to a point for corner;

Thence, North 67° 36' 29" West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 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 South 67° 23' 31" West, 42.43 feet to a point for corner;

Thence, North 67° 36' 29" West, 438.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the northern most easterly corner of said Texas Heritage Parkway, the beginning of a curve;

Thence, along the east right-of-way line of the aforementioned Texas Heritage Parkway the following four (4) courses:

94.50 feet along the arc of a tangent curve to the right, having a radius of 75.00 feet, a central angle of 72° 15' 06", and a chord which bears North 31° 28' 58" West, 88.43 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner, the beginning of a reverse curve;

256.25 feet along the arc of a tangent curve to the left, having a radius of 270.00 feet, a central angle of 54° 22' 41", and a chord which bears North 22° 32' 43" West, 246.74 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner, the beginning of a reverse curve;

72.69 feet along the arc of a tangent curve to the right, having a radius of 75.00 feet, a central angle of 50° 31' 59", and a chord which bears North 21° 58' 04" West, 69.88 feet to a point for corner, the beginning of a reverse curve, from which a found 1/2-inch iron pipe (bent) bears North 09° 11' 15" West, 0.22 feet;

76.11 feet along the arc of a tangent curve to the left, having a radius of 2,110.00 feet, a central angle of 02° 04' 00", and a chord which bears North 04° 45' 56" East, 76.10 feet to a point for corner 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.), said point also being the southeast corner of Tamararon section 15, a subdivision of record under Plat Number 20200178 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.);

Thence, South 67° 41' 23" East, departing the east right-of-way line of said Texas Heritage Parkway and along the southerly line of said 80-foot wide right-of-way easement and the south line of Tamararon Sec 15, at 1289.32 pass the southeast corner of Tamararon Section 15, 1,539.67 feet to a point for corner on the southeasterly line of that certain called 80-foot wide pipeline easement of granted to Natural Gas Pipeline Company of America in Volume 412, Page 102, F.B.C.D.R.;

Thence, South 50° 55' 29" West, departing the southerly line of said 80-foot wide right-of-way easement and along the southeasterly line of that certain called 80-foot wide pipeline easement 944.08 feet to a point for corner on the east line of the aforementioned 26.35 acre tract and on the aforementioned south line of said 631.26 acre tract;

Thence, North 02° 27' 35" West, along the east line of said 26.35 acre tract and the south line of said 631.26 acre tract, 88.57 feet to the POINT OF BEGINNING and containing 22.265 gross acres of land.

SAVE & EXCEPT 0.2978 ACRE

Being 0.2978 acre (12,971 square feet) 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, F.B.C.O.P.R., and being all of Tamararon Lift Station No. 3, a subdivision of record under Plat Number 20190089, F.B.C.P.R., said 0.2978 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 3/4-inch iron rod with cap stamped "DANNENBAUM ENGINEERING" found marking the northeast corner of that certain called 26.35 acre tract conveyed to Cathelia Re Holdings, LP by an instrument of record in File Number 201500989, F.B.C.O.P.R., said point being an internal corner on the south line of said 631.26 acre tract, from which a found 1/2-inch iron pipe with cap stamped "BGE INC" found marking the southeast corner of that certain called 30.74 acre tract conveyed to Fort Bend County for Texas Heritage Parkway (width varies) as described in File Number 2020062517, F.B.C.O.P.R. bears South 87° 32' 03" West, 900.48 feet;

North 13° 14' 32" East, 603.53 feet to the southeast corner of said Tamararon Lift Station No. 3 and the POINT OF BEGINNING of the herein described tract;

Thence, North 38° 31' 16" West, along the southwest line of said Tamararon Lift Station No. 3, 86.59 feet to a point for corner;

Thence, North 22° 18' 37" East, along the west line of said Tamararon Lift Station No. 3, 88.67 feet to a point for corner;

Thence, South 67° 41' 23" East, along the north line of said Tamararon Lift Station No. 3, 147.01 feet to a point for corner;

Thence, South 50° 55' 29" West, along the east line of said Tamararon Lift Station No. 3, 149.08 feet to the POINT OF BEGINNING and containing 0.2978 acre (12,971 square feet) of land.

Resulting in 21.968 net acres of land.

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	2,212	96,349	RESTRICTED TO LANDSCAPE/OPEN SPACE/ACCESS	
B	3,531	153,828	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRILL SITE/PIPELINE	
C	0,919	40,026	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE	
D	0,603	26,276	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE	
E	3,135	136,578	RESTRICTED TO LANDSCAPE/OPEN SPACE	
F	0,485	21,143	RESTRICTED TO LANDSCAPE/OPEN SPACE	
TOTAL	10,886	474,200		

NOTES:

1. BENCHMARK: NGS MONUMENT HGCD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH 1000 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 NAVD83

2. 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 NAVD83

TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.

3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.

4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, EFFECTIVE MARCH 3, 2021 AND ISSUED MARCH 10, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. 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, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETU OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.

7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NOS. 48157C0085M, REVISED JANUARY 29, 2021, DEFINED AS AREA OUTSIDE THE ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

8. 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.

9. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.

10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 144.90 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.

11. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.

12. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

13. 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.

14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

16. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.

17. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4024 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591095.

18. 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.

19. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.

20. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.

21. 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.

22. 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.

THIS PLAT OF TAMARRON SECTION 42 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 9th DAY OF April, 2021.

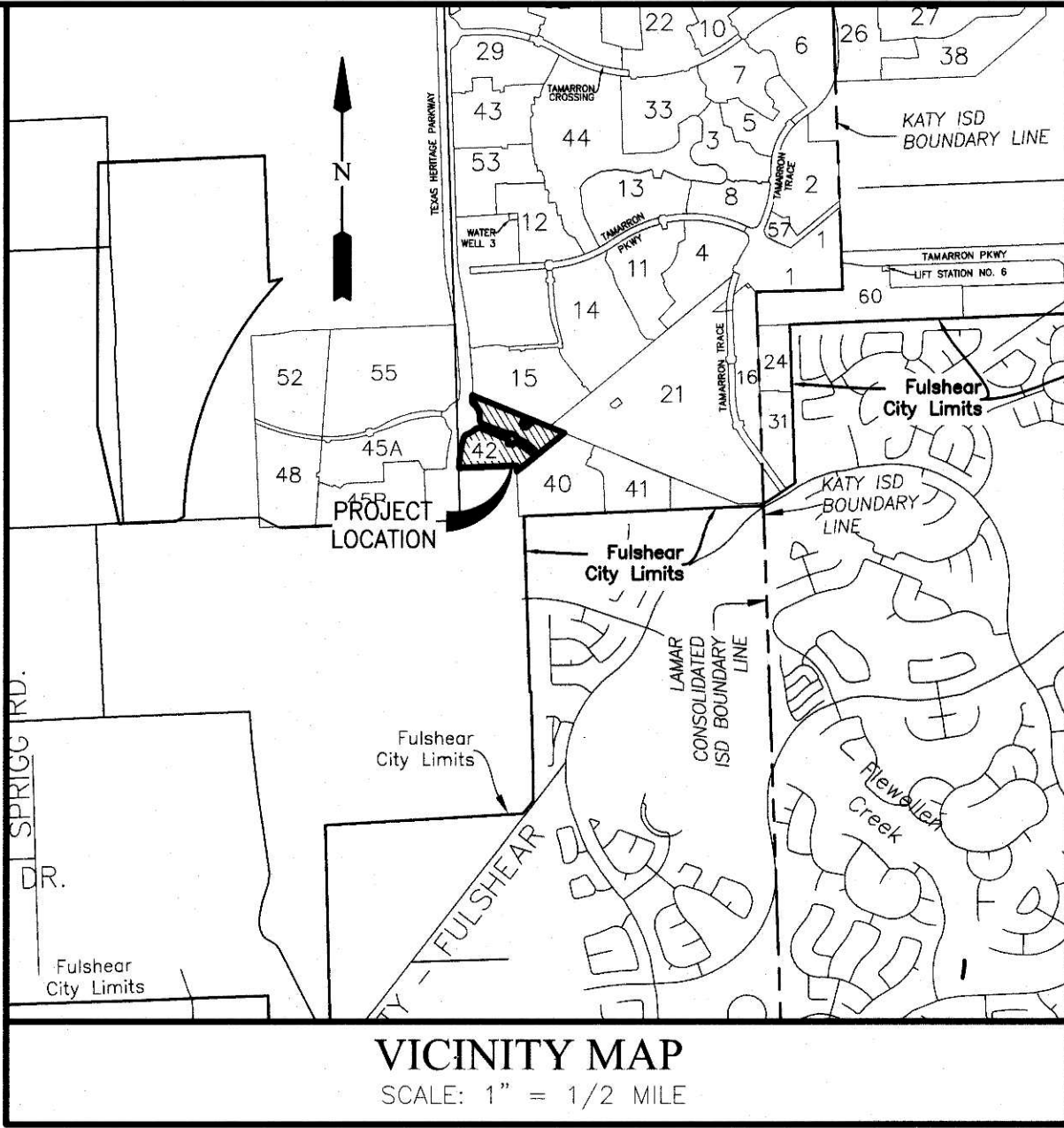
Amy Pearson
AMY PEARCE, CHAIR

Dar Maxmudeh
DAR MAXMUDEH, CO-CHAIR

THIS PLAT OF TAMARRON SECTION 42 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



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 483T/W/X

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLES WITH ALL 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.
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 _____, 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 42

A SUBDIVISION OF 21.968 ACRES OF LAND LOCATED IN THE
MICAHAH AUTREY SURVEY, ABSTRACT 100,
FORT BEND COUNTY, TEXAS.

48 LOTS 6 RESERVES (10.886 ACRES) 3 BLOCKS

AUGUST 31, 2021

JOB NO. 1931-6042C

OWNERS:

D.R. HORTON - TEXAS, LTD.

A TEXAS LIMITED PARTNERSHIP

D.R. HORTON - TEXAS, LTD
RESIDUE OF
CALLED 631.26 ACRES
F.N. 2013000056
F.B.C.O.P.R.

TEXAS HERITAGE PARKWAY
CALLED (WIDTH VARIES)
F.N. 2020062517
F.B.C.O.P.R.

TAMARRON
SECTION 15
PLAT NO. 20200178,
F.B.C.P.R.

Drainage Easement to
Fort Bend County
Drainage District
Called 51.610 Ac.
File No. 2020172662
F.B.C.O.P.R.

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.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
- R.O.W. INDICATES RIGHT-OF-WAY

60 30 0 60
SCALE: 1"=60'

TAMARRON
SECTION 15
PLAT NO. 20200178
F.B.C.P.R.

VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 483T/W/X

TAMARRON SECTION 42

A SUBDIVISION OF 21.968 ACRES OF LAND LOCATED IN THE
MICAHAH AUTREY SURVEY, ABSTRACT 100,
FORT BEND COUNTY, TEXAS.

48 LOTS 6 RESERVES (10.886 ACRES) 3 BLOCKS

AUGUST 31, 2021 JOB NO. 1931-6042C

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

SHEET 2 OF 2