PLAT RECORDING SHEET

PLAT NAME:	Tamarron	Section 55
PLAT NO:		
-		
ACREAGE:	68.823	
LEAGUE:	Micajah Aut	rey Survey
_		
ABSTRACT NU	JMBER: 10	0
		<u>~</u>
NIIIMDED OE D	T OCKS.	2
NUMBER OF B		3
NUMBER OF L	OTS:	169
NUMBER OF R	ESERVES:	15
OWNERS: D.I	R. Horton-Tex	xas, Ltd.
(DEPUTY CLERK)		

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 FASEMENTS 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.

HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE

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

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 55 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

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,

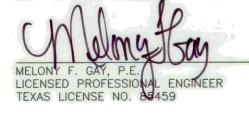
THIS DAY OF JANUARY D.R. HORTON-TEXAS, LTD. A TEXAS LIMITED PARTNERSHIP STATE OF TEXAS COUNTY OF FORT BEND

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,

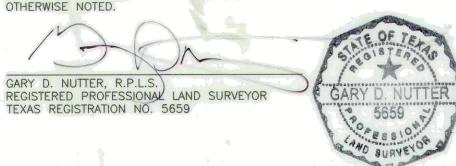


MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE





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



Being 68.823 acres (2,997,933 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 DR 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 68.823 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83);

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the southeast corner of that certain called 473.246 acre tract conveyed to Harrison Interests LTD by an instrument of record in Volume 1289, Page 625 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), described in Volume 528, Page 132, F.B.C.D.R., with fifty(50) percent interest in a called 473.25 acre tract conveyed to DJH Ranching, L.P. by an instrument of record in File Number 2017112485, F.B.C.O.P.R, same being an interior north corner of said 631.26 acre tract, an angle point on the west right-of-way line of Texas Heritage Parkway (width varies) as described in File Number 2020062517, F.B.C.O.P.R., the southeast corner of the J.G. Bennett Survey, Abstract Number 611 and an interior north corner of said Micajah Autrey

Thence, along the west right-of-way line of said Texas Heritage Parkway the following seven (7) courses;

- 1. North 87" 50' 09" East, 50.96 feet to a point for corner, the beginning of a curve;
- 2. 21.05 feet along the arc of a non-tangent curve to the right, having a radius of 1,910.00 feet, a central angle of 00° 37' 53", and a chord which bears South 04' 42' 39" East, 21.05 feet to 1/2-inch iron pipe with cap stamped
- 3. South 04' 23' 42" East, 790.57 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner, the beginning of a curve;
- 4. 315.01 feet along the arc of a tangent curve to the right, having a radius of 1,910.00 feet, a central angle of 09° 26' 59", and a chord which bears South 00' 19' 47" West, 314.66 feet to a point for corner, the beginning of a
- 5. 83.86 feet along the arc of a tangent curve to the right, having a radius of 75.00 feet, a central angle of 64 03 50", and a chord which bears South 37' 05' 12" West, 79.56 feet to a 1/2-inch iron pipe found for corner, the beginning of a reverse curve;
- 6. 187.21 feet along the arc of a tangent curve to the left, having a radius of 270.00 feet, a central angle of 39° 43' 38", and a chord which bears South 49' 15' 17" West, 183.48 feet to 1/2-inch iron rod with cap stamped "BGE INC" found for corner, the beginning of a reverse curve;
- 7. 89.47 feet along the arc of a tangent curve to the right, having a radius of 75.00 feet, a central angle of 68° 21' 10", and a chord which bears South 63' 34' 03" West, 84.26 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found for corner:

Thence, North 82' 28' 10" West, 33.62 feet to a point for corner, the beginning of a curve;

Thence, 183.46 feet along the arc of a tangent curve to the left, having a radius of 1,000.00 feet, a central angle of 10' 30' 40", and a chord which bears North 87' 43' 30' West, 183.20 feet to a point for corner, the beginning of a compound curve;

Thence, 575.13 feet along the arc of a tangent curve to the left, having a radius of 1,550.00 feet, a central angle of 21' 15' 34", and a chord which bears South 76' 23' 22" West, 571.83 feet to a point for corner;

Thence, South 65' 45' 35" West, 38.89 feet to a point for corner, the beginning of a curve;

Thence, 109.26 feet along the arc of a tangent curve to the left, having a radius of 1,000.00 feet, a central angle of 06' 15' 36", and a chord which bears South 62' 37' 47" West, 109.21 feet to a point for corner;

Thence, South 59' 29' 59" West, 67.04 feet to a point for corner, the beginning of a curve;

Thence, 106.25 feet along the arc of a tangent curve to the right, having a radius of 600.00 feet, a central angle of 10° 08' 46", and a chord which bears South 64' 34' 22" West, 106.11 feet to a point for corner, the beginning of a compound curve;

Thence, 17.51 feet along the arc of a tangent curve to the right, having a radius of 1970.00 feet, a central angle of 00° 30' 33", and a chord which bears South 69° 54' 01" West, 17.51 feet to a point for corner, the beginning of a compound curve;

Thence, 48.21 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 92' 04' 04", and a chord which bears North 63' 48' 40" West, 43.19 feet to a point for corner;

Thence, South 72' 13' 22" West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 48.21 feet along the arc of a non-tangent curve to the right, having a radius of 30.00 feet, a central angle of 92° 04° 04", and a chord which bears South 28° 15' 24° West, 43.19 feet to a point for corner, the beginning of a compound curve;

Thence, 666.48 feet along the arc of a tangent curve to the right, having a radius of 1,970.00 feet, a central angle of 19' 23' 03", and a chord which bears South 83' 58' 57" West, 663.31 feet to a point for corner on the west line of a 30 foot wide pipeline easement granted to Dow Chemical Company by an instrument of record in Volume 1241, Page 551,

Thence, North 04' 17' 41" East, along said west line of said pipeline easement 1,663.43 feet to a point for corner on the north line of the aforementioned 631.26 acre tract and the aforementioned Micajah Autrey Survey, same being the south line of the aforementioned 473.246 acre tract and the aforementioned J. G. Bennett Survey;

Thence, North 87° 50' 23" East, departing the west line of said pipeline easement, along said common line, 1,897.46 feet to the POINT OF BEGINNING and containing 68.823 acres (2,997,933 square feet) of land.

RESERVE ACREAGE SQ.FT. TYPE									
KESEKVE	ACREAGE								
A	0.236	10,267	RESTRICTED TO LANDSCAPE / OPEN SPACE						
В	5.767	251,191	RESTRICTED TO DRAINAGE						
C.	1.103	48,037	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE						
D	0.576	25,080	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES						
Ê	1.398	60,885	RESTRICTED TO LANDSCAPE / OPEN SPACE						
F	2.473	107,739	RESTRICTED TO LANDSCAPE / OPEN SPACE / PIPELINE						
G	1.928	83,992	RESTRICTED TO LANDSCAPE / OPEN SPACE/ DRAINAGE						
	11.151	485,740	RESTRICTED TO DRAINAGE .						
	3.197	139,246	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES						
	0.518	22,553	RESTRICTED TO LANDSCAPE / OPEN SPACE / PIPELINE						
K	2.996	130,495	RESTRICTED TO LANDSCAPE / OPEN SPACE						
L	0.394	17,161	RESTRICTED TO LANDSCAPE / OPEN SPACE						
М	0.432	18,811	RESTRICTED TO LANDSCAPE / OPEN SPACE						
N	0.103	4,501	RESTRICTED TO LANDSCAPE / OPEN SPACE / PIPELINE						
0	0.421	18,338	RESTRICTED TO LANDSCAPE / OPEN SPACE / PIPELINE						
TOTAL	32.693	1,424,036							

1. BENCHMARK: NGS MONUMENT HGCSD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCSD 66 1986. THE POINT IS LOCATED $\pm 10^{-4}$ 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.

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.

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
- 5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE AUGUST 5, 2021 AND ISSUED AUGUST 12, 2021. THE SURVEYOR HAS NOT ABSTRACTED
- SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO.S 48157C0085M, REVISED JANUARY 29, 2021, DEFINED AS AREAS OUTSIDE THE 0.2% 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.
- SHOWN HEREON
- 10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 147.71 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
- 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.

							CURVE TABLE					
	LINE TAB	LE		LINE TAB	LE		CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
INE	BEARING	DISTANCE	LINE	BEARING	DISTANCE		C1	1910.00'	0.37'53"	21.05	S 04'42'39" E	21.05
L1	N 87*50'09" E	50.96	L34	N 81*49'56" E	52.71		C2	1910.00'	9"26'59"	315.01'	S 00°19'47" W	314.66
L2	N 82*28'10" W	33.62'	L35	N 80°16'46" E	52.71'		C3	75.00'	64*03′50"	83.86'	S 37"05'12" W	79.56
L3	S 65°45'35" W	38.89'	L36	N 78*43'36" E	52.71		C4	270.00'	39*43'38"	187.21	S 49'15'17" W	183.48
L4	S 59°29'59" W	67.04	L37	N 77'10'27" E	52.71		C5	75.00'	68*21'10"	89.47	S 63"34'03" W	84.26
L5	S 72°13'22" W	80.00'	L38	N 75°37'17" E	69.08'		C6	1000.00'	10*30'40"	183.46'	N 87'43'30" W	183.20
L6	S 12'38'22" E	58.76'	L39	N 29*50'42" E	13.95		C7	1550.00'	21.15'34"	575.13	S 76°23'22" W	571.83
L7	S 54'30'21" E	10.00'	L40	S 19*15'40" W	53.42'		C8	1000.00'	6*15'36"	109.26	S 62'37'47" W	109.21
L8	S 43*57'29" W	10.00'	L41	S 15*36'20" W	55.03	-	C9	600.00'	10*08'46"	106.25	S 64*34'22" W	106.11
L9	S 12*38'22" E	72.72	L42	S 12'06'48" W	48.57		C10	1970.00'	0'30'33"	17.51	S 69*54'01" W	17.51
L10	S 04'17'17" W	4.81	L43	S 08*50'21" W	48.57		C11	30.00'	92.04,04,	48.21	N 63*48'40" W	43.19
L11	N 04"17'17" E	4.81	L44	S 05°34'50" W	48.72		C12	30.00'	92*04'04"	48.21	S 28.15'24" W	43.19
L12	S 12'38'22" E	58.76'	L45	S 09*37'26" W	52.70		C13	1970.00'	19*23'03"	666.48	S 83'58'57" W	663.31
L13	S 87*49'56" W	21.52	L46	S 06'15'06" W	48.06		C14	55.00'	73*04'21"	70.14	S 49"10'32" E	65.49
L14	N 02"09'37" W	21.50	L47	S 88°25'31" E	50.76		C15	55.00'	96"16'02"	92.41	S 35*29'39" W	81.92
L15	S 65'19'34" E	13.95	L48	N 89*52'04" E	49.25		C16	55.00'	100"39'37"	96.63	N 46'02'31" W	84.67
L16	N 68"53"51" E	69.08	L49	N 88*08'49" E	49.25		C17	1000.00'	14*22'36"	250.92'	N 11'28'35" E	250.26
L17	N 67*20'41" E	26.36	L50	N 86°25'35" E	49.25		C18	500.00'	10*06'40"	88.24	N 00°46'02" W	88.12
L18	S 85'58'58" E	52.34	L51	N 84'42'21" E	49.25		C19	700.00'	12*48'38"	156.51	N 10°41'37" E	156.19
L19	N 67*41'23" W	26.75	L52	N 82*59'07" E	49.25	-	C20	400.00'	8*52'33"	61.97	N 08'43'34" E	61.90
L20	N 01'35'07" W	20.00'	L53	N 81*15'52" E	49.25		C21	1790.00'	34*59'33"	1093.21	N 76'06'57" E	1076.30
L21	N 64*47'53" E	20.00	L54	N 79°32'38" E	49.25		C22	150.00	54 19 53"	142.24	N 31'27'14" E	136.97
L22	N 01°35'07" W	20.00'	L55	N 77*49'24" E	49.25'		C23	25.00'	90.00,00	39.27	N 49'17'17" E	35.36
L23	S 64'47'53" W	20.00'	L56	N 76°06'10" E	49.25'		C24	1030.00	11'31'55"	207.31	N 10°03'15" E	206.96
L24	N 27'37'10" W	20.00	L57	N 74°22'55" E	49.25		C25	25.00'	41°25'49"	18.08	N 04*53'42" W	17.69
L25	N 72"14'23" E	20.00'	L58	N 69*47'08" E	49.25		C26	50.00'	265*37'36"	231.80	S 72*47'48" E	73.36
L26	N 43*12'55" W	20.00	L59	N 68*03'54" E	49.25'		C27	25.00'	44'21'27"	19.35	S 37°50'16" W	18.87
L27	S 63'34'48" W	13.19	L60	N 66'20'40" E	49.25		C28	970.00'	11'22'15"	192.51	S 09*58'25" W	192.19
L28	S 14*50'59" W	108.98	L61	N 64°37'26" E	49.25		C29	25.00'	90*00'00"	39.27	S 40°42'43" E	35.36
L29	N 89'35'43" E	52.71	L62	N 62*54'11" E	49.25	- 1	C30	25.00'	90°00'00"	39.27'	N 49*17'17" E	35.36
L30	N 88*02'34" E	52.71	L63	N 61°10'57" E	49.25'		C31	730.00'	8'47'28"	112.01	N 08'41'01" E	111.90
L31	N 86*29'24" E	52.71	L64	N 59*28'15" E	48.73'	,	C32	25.00'	40*51'42"	17.83	N 07*21'06" W	17.45
L32	N 84*56'15" E	52.71	L65	N 02*06'51" W	48.78'		C33	50.00'	265'35'05"	231.77	S 74*59'24" E	73.38
L33	N 83°23'05" E	52.71					C34	25.00'	45*03'09"	19.66	S 35*16'34" W	19.16
	12						C35	670.00	8*27'42"	98.95	S 08'31'08" W	98.86
		4 1 2					C36	25.00'	90'00'00"	39.27	S 40'42'43" E	35.36
PL	AT OF TAMARR	ON SECTIO	N 55 IS AP	PROVED BY TH	E CITY PL	ANNING	C37	25.00'	90'00'00"	39.27	N 49'17'17" E	35.36
	ION OF THE CI						C38	430.00'	2*01'25"	15.19	N 05'18'00" E	15.19
_ 3	DAY OF	Scotor	nber	, 2024			C39	25.00'	39'31'04"	17.24	N 13*26'49" W	16.90
	College College						C40	50.00'	265*24'49"	231.62	S 80°29'57" E	73.48
										1		1

20.47' S 28'45'02" W

6.49' S 04'47'27" W

S 40'42'43" E

N 49°17'17" E

39.27'

25.00' 46*54'51"

25.00' 90'00'00"

1'00'19"

370.00'

25.00

CURVE TABLE										
URVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD					
C45	25.00'	42'50'00"	18.69'	N 17°07'43" W	18.26					
C46	50.00'	265'40'01"	231.84'	S 85°42'43" E	73.33					
C47	25.00'	42'50'00"	18.69	S 25'42'18" W	18.26					
C48	25.00'	90.00,00,	39.27	S 40°42'43" E	35.36					
C49	85.00	73'04'21"	108.41	S 49'10'32" E	101.21					
C50	25.00	27'20'42"	11.93	S 26*18'43" E	11.82					
C51	50.00'	150*57'26"	131.73'	S 35*29'39" W	96.81					
C52	25.00'	27*20'42"	11.93	N 82'41'59" W	11.82					
C53	25.00'	24'01'04"	10.48	S 71'37'08" W	10.40					
C54	50.00'	148'41'45"	129.76	N 46°02'31" W	96.29					
C55	25.00	24'01'04"	10.48	N 16'17'49" E	10.40					
C56	25.00	90'00'00"	39.27'	N 40'42'43" W	35.36					
C57	25.00'	90'00'00"	39.27	S 49'17'17" W	35.36					
C58	180.00	54'19'53"	170.69	S 31'27'14" W	164.36					
C59	1820.00	11'35'03"	367.97	S 64'24'42" W	367.34					
C60	25.00	87*58'52"	38.39'	S 26'12'48" W	34.73					
C61	25.00'	87*58'52"	38.39	N 61'46'04" W	34.73					
C62	1820.00'	19*22'54"	615.66	S 83'55'57" W	612.73					
C63	1760.00'	34'58'51"	1074.54	N 76'06'36" E	1057.92					
C64	120.00'	54'19'53"	113.79	N 31'27'14" E	109.58					
C65	25.00'	90.00,00,	39.27	N 40'42'43" W	35.36					
C66	25.00'	90'00'00"	39.27	S 49'17'17" W	35.36					
C67	25.00'	42*50'00"	18.69'	S 17'07'43" E	18.26					
C68	50.00'	265'40'01"	231.84	N 85'42'43" W	73.33					
C69	25.00	42*50'00"	18.69	N 25'42'18" E	18.26					
C70	25.00'	90'00'00"	39.27	N 40°42'43" W	35.36					
C71	25.00'	90'00'00"	39.27	S 49'17'17" W	35.36					
C72	470.00'	3'54'52"	32,11	S 02°19'52" W	32.10					
C73	25.00'	46'01'19"	20.08	S 22°38′14" E	19.55					
C74	50.00	265'30'19"	231.70	S 87'06'16" W	73.43					
C75	25.00	40.07.54"	17.51	N 19*47'28" E	17.16					
C76	530.00'	4.33,46,	42.21	N 02*00'24" E	42.20					
C77	25.00'	90'00'00"	39.27	N 40°42'43" W	35.36					
C78	25.00'	90'00'00"	39.27	S 49'17'17" W	35.36					
C79	25.00'	42*50'00"	18.69	S 17'07'43" E	18.26					
C80	50.00	265'40'01"	231.84	N 85'42'43" W	73.33					
C81	25.00'	42*50'00"	18.69	N 25'42'18" E	18.26					
C82	25.00'	90'00'00"	39.27	N 40°42'43" W	35.36					
C83	25.00'	90.00,00	39.27	N 49'17'17" E	35.36					
C84	25.00'	73'04'21"	31.88	S 49'10'32" E	29.7					
C85	25.00'	96'16'02"	42.00'	S 35'29'39" W	37.2					
C86	25.00'	100'39'37"	43.92'	N 46*02'31" W	38.49					
C87	1888.50	2'31'07"	83.01'	S 03*08'09" E	83.0					
	Accessed the Control of the Control			A	1					

13. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF

14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER

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

17. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH

18. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH

19. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED

20. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED

21. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE

22. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE

23. THE FORT BEND COUNTY DRAINAGE DISTRICT HAS THE RIGHT TO ACCESS THEIR DRAINAGE

EASEMENTS, RECORDED IN F.B.C.C.F. No. 2021184936 & 2021184937, ALONG FLEWELLEN CREEK.

PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

"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

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

JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE

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

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

OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

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

IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188.

THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

INTENSE RAINFALL EVENTS.

THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING

PROJECT LOCATION 52 55 45A 48 45B	LAMAR CONSOLIDATED ISD BOUNDARY LINE 36 32 30 9 22 10 6 26 43 44 3 3 5 5 7 WATER 12 WELL 3 1 4 1 60 15 21 WELL 3 1							
VICINITY MAP SCALE: 1" = 2000'								
KEY MAP NO. 483S&W								

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 FFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

STACY SLAWINSKI, P.E. FORT BEND COUNTY ENGINEER

PRECINCT 1, COUNTY COMMISSIONER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS ______, 2022.

VINCENT M. MORALES, JR. GRADY PRESTAGE

KP GEORGE

COUNTY JUDGE

W. A. (ANDY) MEYERS

KEN R. DEMERCHANT

PRECINCT 2, 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

_______, 2022 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

TAMARRON SECTION 55

A SUBDIVISION OF 68.823 ACRES OF LAND LOCATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

169 LOTS 15 RESERVES (32.693 ACRES) 3 BLOCKS

JANUARY 10, 2022

JOB NO. 1931-6055C

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:

Suite 175

Houston, Texas 77042

ENGINEER:

LJA Surveying, Inc. 3600 W. Sam Houston Parkway S. Phone 713.953.5200 Fax 713.953.5026

Suite 100 T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc. 1904 W. Grand Parkway North Katy, Texas 77449

Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386

SHEET 1 OF 5

NOTES:

ELEV. = 136.21 FEET NAVD88

FLEV. = 142.94 FEET NAVD88

REQUIREMENTS.

THE ABOVE PROPERTY 6. THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188, FORT BEND

- DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT #4, LAMAR CONSOLIDATED 7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT
- 9. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN
- ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

LINE TABLE					LINE TAB	LE
=	BEARING	DISTANCE	Ш	NE	BEARING	DISTAN
	N 87'50'09" E	50.96	L	34	N 81°49'56" E	52.7
1	N 82*28'10" W	33.62	L	35	N 80°16'46" E	52.7
	S 65°45'35" W	38.89	T.	36	N 78*43'36" E	52.7
	S 59°29'59" W	67.04	C	37	N 77'10'27" E	52.7
1	S 72*13'22" W	80.00'	ī	38	N 75°37'17" E	69.0
	S 12'38'22" E	58.76	t	39	N 29*50'42" E	13.9
CART.	S 54'30'21" E	10.00'	L	40	S 19'15'40" W	53.4
	S 43*57'29" W	10.00'	T.	41	S 15*36'20" W	55.0
	S 12'38'22" E	72.72	L	42	S 12'06'48" W	48.5
)	S 04'17'17" W	4.81	1	43	S 08*50'21" W	48.5
	N 04'17'17" E	4.81	L	44	S 05°34'50" W	48.7
	S 12°38'22" E	58.76	L	45	S 09*37'26" W	52.7
5	S 87*49'56" W	21.52	L	46	S 06'15'06" W	48.0
	N 02"09'37" W	21.50	ī	47	S 88°25'31" E	50.7
5	S 65'19'34" E	13.95	ı	48	N 89*52'04" E	49.2
5	N 68"53"51" E	69.08	C	49	N 88'08'49" E	49.2
7	N 67*20'41" E	26.36	L	.50	N 86°25'35" E	49.2
3	S 85'58'58" E	52.34	7	.51	N 84'42'21" E	49.2
)	N 67*41'23" W	26.75	L	.52	N 82*59'07" E	49.2
)	N 01'35'07" W	20.00'	i	.53	N 81°15′52" E	49.2
1	N 64*47'53" E	20.00	Ĺ	.54	N 79°32'38" E	49.2
2	N 01'35'07" W	20.00'	ı	55	N 77°49'24" E	49.2
3	S 64'47'53" W	20.00'	L	.56	N 76°06'10" E	49.2
+	N 27°37'10" W	20.00'	Ĺ	.57	N 74°22'55" E	49.2
5	N 72"14'23" E	20.00'	L	.58	N 69°47'08" E	49.2
3	N 43*12'55" W	20.00'	L	.59	N 68*03'54" E	49.2
7	S 63'34'48" W	13.19		.60	N 66'20'40" E	49.2
3	S 14*50'59" W	108.98	i	61	N 64°37'26" E	49.2
9	N 89'35'43" E	52.71	1	.62	N 62°54'11" E	49.2
-			1			

		4 1 2						
		RRON SECTION			BY	THE	CITY	PLANNING
THIS 3rd	DAY	OF Septem	oer	, 20	24			

THIS PLAT OF TAMARRON SECTION 55 WAS APPROVED ON SEPTEMBER 21,2021 BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 8th DAY OF rebray, 2022, 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.

