

**PLAT RECORDING SHEET**

**PLAT NAME:** Jordan Ranch Boulevard Street Dedication Section 1  
in Tamarron West

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

**ACREAGE:** 1.87

**LEAGUE:** John Jay Bond Survey and Micajah Autrey Survey

**ABSTRACT NUMBER:** A-113 and A-100

**NUMBER OF BLOCKS:** 0

**NUMBER OF LOTS:** 0

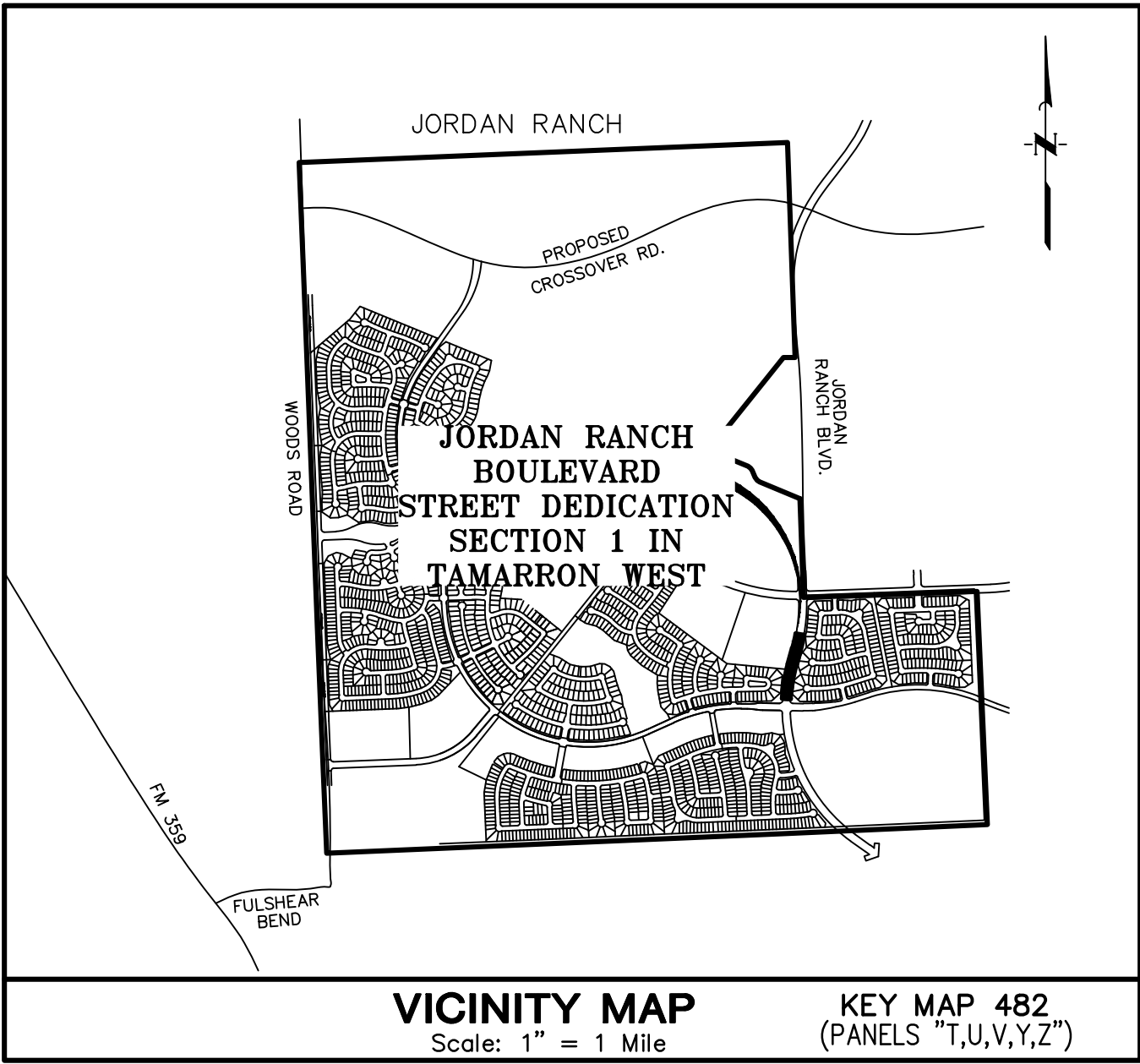
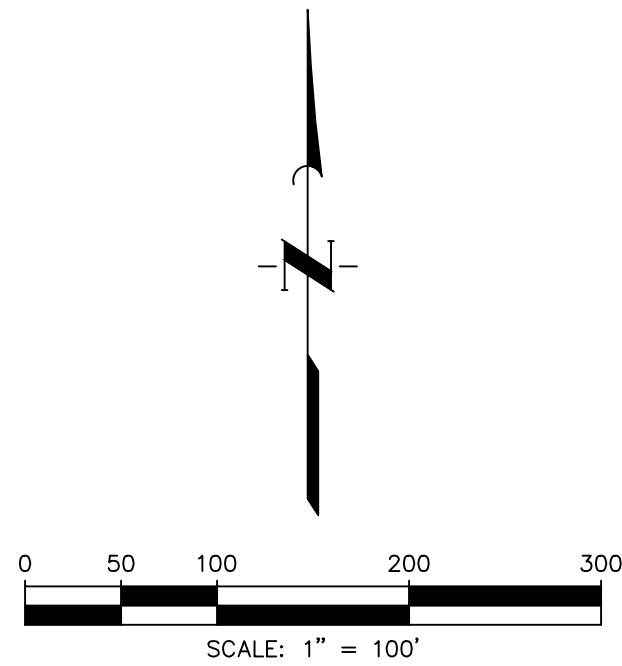
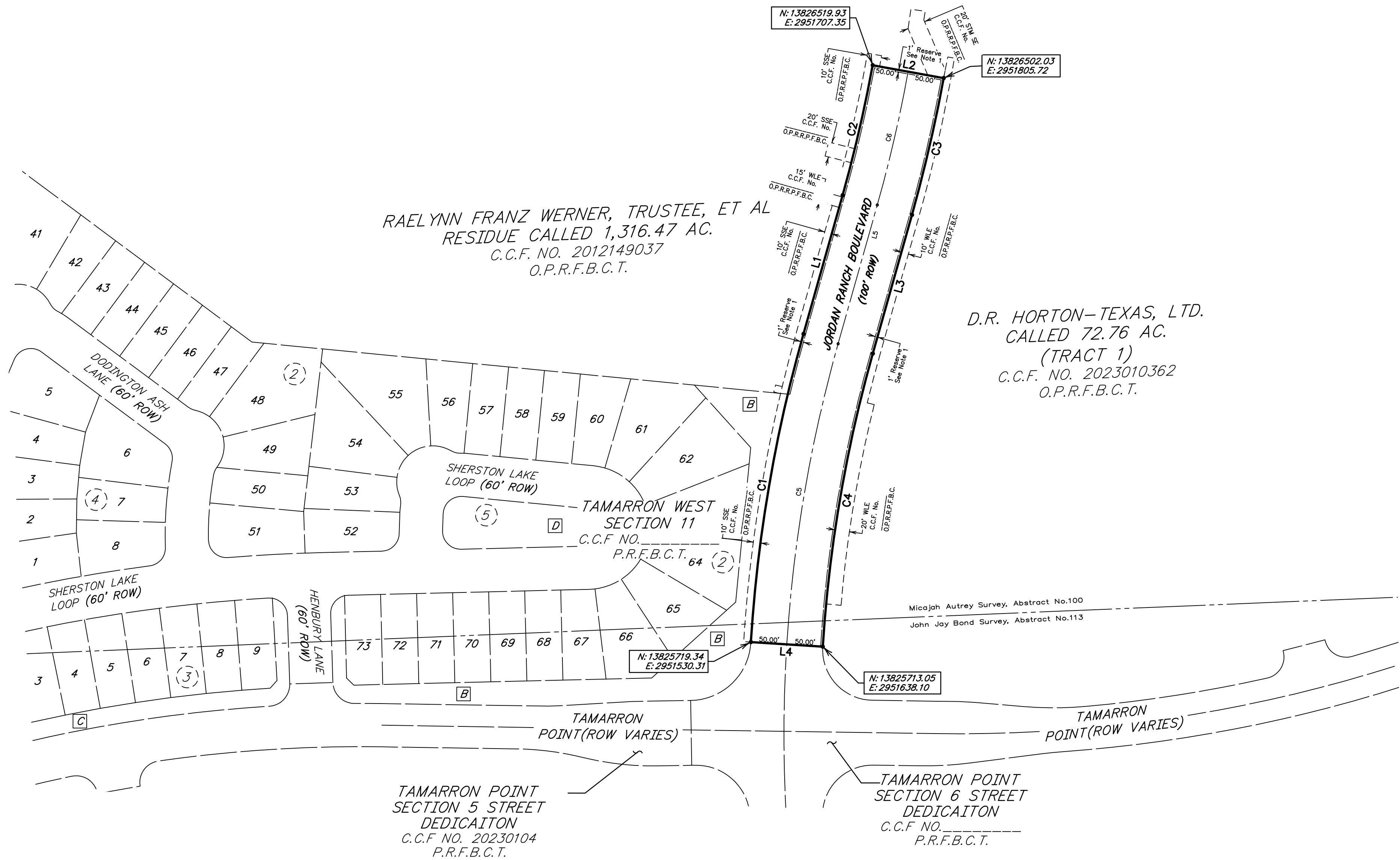
**NUMBER OF RESERVES:** 0

**OWNERS:** D.R. Horton-Texas, Ltd.

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**(DEPUTY CLERK)**

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No 222
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO.4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 7



Line Table		
Line	Bearing	Distance
L1	N15°45'20"E	200.06'
L2	S79°41'22"E	100.00'
L3	S15°45'20"W	200.06'
L4	N86°23'33"W	100.00'
L5	N15°45'20"E	200.06'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2050.00'	12°08'53"	434.65'	N09°40'53"E	433.83'
C2	1950.00'	05°26'42"	185.32'	N13°01'59"E	185.25'
C3	2050.00'	05°26'42"	194.82'	S13°01'59"W	194.75'
C4	1950.00'	12°08'53"	413.44'	S09°40'53"W	412.67'
C5	2000.00'	12°08'53"	424.05'	N09°40'53"E	423.25'
C6	2000.00'	05°26'42"	190.07'	N13°01'59"E	190.00'

# JORDAN RANCH BOULEVARD STREET DEDICATION SECTION 1 IN TAMARRON WEST

A SUBDIVISION OF 1.87 ACRES OF LAND OUT  
OF THE JOHN JAY BOND SURVEY, A-113  
AND THE MICAHJAH AUTREY SURVEY, A-100  
FORT BEND COUNTY, TEXAS

JUNE 2023

OWNER:  
D. R. HORTON-Texas, Ltd.,  
a Texas Limited Partnership  
6744 HORTON VISTA DRIVE  
RICHMOND, TEXAS 77407  
281-269-6832

ENGINEER / SURVEYOR:





STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas Limited Partnership, by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent acting by and through Ernie S. Loeb, its Vice President of Land, owner hereinafter referred to as Owners of the 1.87 acre tract described in the above and foregoing map of Jordan Ranch Boulevard Street Dedication Section 1 In Tamarron West, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), 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, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 the 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 purpose 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 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, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, We 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, We 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 time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We 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 by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent has caused these

presents to be signed by Erine S. Loeb, its Vice President of Land, thereunto authorized,

this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

D.R. Horton – Texas, Ltd.,  
a Texas Limited Partnership

By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent.

By: \_\_\_\_\_  
Ernie S. Loeb  
Vice President of Land

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Ernie S. Loeb, Vice President of Land, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

Print Name

My commission expires: \_\_\_\_\_

I, Devin P. Espinosa, 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.

Devin P. Espinosa P.E.  
Professional Engineer No. 139534

This plat of Jordan Ranch Boulevard Street Dedication Section 1 In Tamarron West was approved by the City Planning Commission of the City of Fulshear, Texas

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Amy Pearce, Chair

Joan Berger, Co-Chair

This plat of Jordan Ranch Boulevard Street Dedication Section 1 In Tamarron West was approved on by the City of Fulshear City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Aaron Groff, Mayor

Katie Lewis, Assistant City Secretary

I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.

Chris D. Kalkomey  
Registered Professional Land Surveyor  
Texas Registration No. 5869

STATE OF TEXAS §  
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 1.87 acre tract of land in the John Jay Bond Survey, Abstract 113, and the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas, being out of and a part of a portion of that certain called 72.76 acre tract of land recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at the southwest corner of said called 72.76 acre tract, same being the southeast corner of an adjoining called 24.87 acre tract recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas, and being in the northerly line of an adjoining called 4.42 acre tract recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas, and being the southwest corner and Place of Beginning of the herein described tract, being in a non-tangent curve to the right;

Thence along the west line of the herein described tract, being the east line of said adjoining called 24.87 acre tract, and a portion of the east line of an adjoining non-contiguous portion of the residue of a called 1,316.47 acre tract (Commercial Tract No. 4, 30.56 acres) recorded under County Clerk's File Number 2012149037, Official Public Records, Fort Bend County, Texas, to points at the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 12 degrees 08 minutes 53 seconds, an arc length of 434.65 feet, a radius of 2,050.00 feet, and a chord bearing North 09 degrees 40 minutes 53 seconds East, 433.83 feet;

North 15 degrees 45 minutes 20 seconds East, 200.06 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 05 degrees 26 minutes 42 seconds, an arc length of 185.32 feet, a radius of 1,950.00 feet, and a chord bearing North 13 degrees 01 minute 59 seconds East, 185.25 feet to a point for the northwest corner of the herein described tract;

Thence South 79 degrees 41 minutes 22 seconds East crossing said called 72.76 acre tract and establishing the north line of the herein described tract, 100.00 feet to a point for the northeast corner of the herein described tract, being in a non-tangent curve to the right;

Thence establishing the east line of the herein described tract to points at the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 05 degrees 26 minutes 42 seconds, an arc length of 194.82 feet, a radius of 2,050.00 feet, and a chord bearing South 13 degrees 01 minute 59 seconds West, 194.75 feet;

South 15 degrees 45 minutes 20 seconds West, 200.06 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 12 degrees 08 minutes 53 seconds, an arc length of 413.44 feet, a radius of 1,950.00 feet, and a chord bearing South 09 degrees 40 minutes 53 seconds West, 412.67 feet to the southeast corner of the herein described tract, being a point in the south line of said called 72.76 acre tract, same being the northerly line of said adjoining 4.42 acre tract;

Thence North 86 degrees 23 minutes 33 seconds West along the south line of the herein described tract, same being the south line of said called 72.76 acre tract, 100.00 feet to the Place of Beginning and containing 1.87 acres of land, more or less;

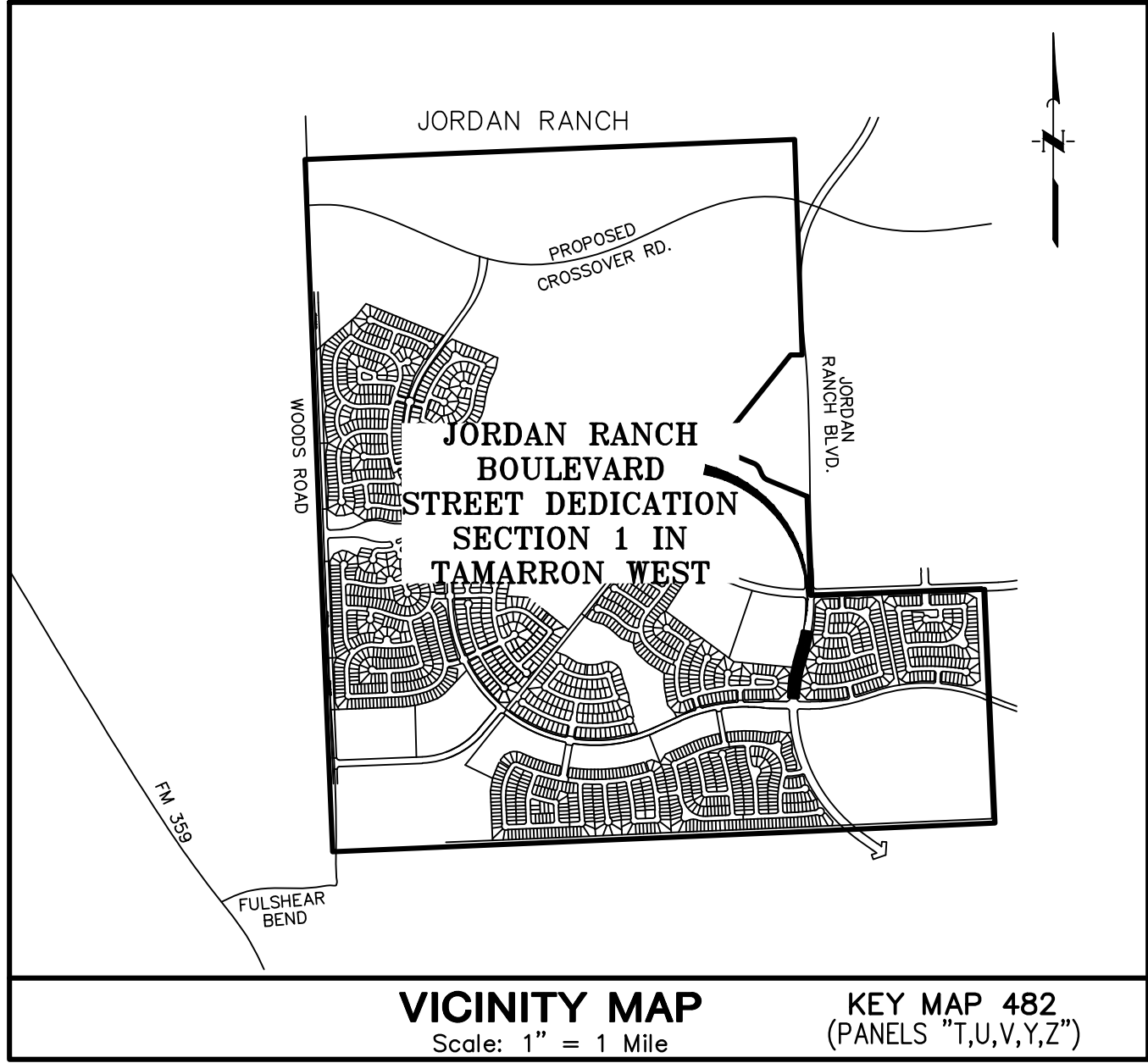
THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

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 registration in my office on \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_m. in Plat Number(s) \_\_\_\_\_ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard  
Fort Bend County, Texas  
Deputy

By: \_\_\_\_\_



I, J. Stacy Slawinski, P.E., 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

Date

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Vincent M. Morales, Jr.  
Commissioner, Precinct 1

Grady Prestage  
Commissioner, Precinct 2

KP George  
County Judge

W.A. "Andy" Meyers  
Commissioner, Precinct 3

Dexter L. McCoy  
Commissioner, Precinct 4


# JORDAN RANCH BOULEVARD STREET DEDICATION SECTION 1 IN TAMARRON WEST

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AND THE MICAHJAH AUTREY SURVEY, A-100  
FORT BEND COUNTY, TEXAS  
JUNE 2023

OWNER:

D. R. HORTON–Texas, Ltd.,  
a Texas Limited Partnership  
6744 HORTON VISTA DRIVE  
RICHMOND, TEXAS 77407  
281–269–6832

ENGINEER / SURVEYOR:

 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23390 & 10046100  
61229 Corporate Drive • Rosenberg, Texas 77471 • 281-342-2033