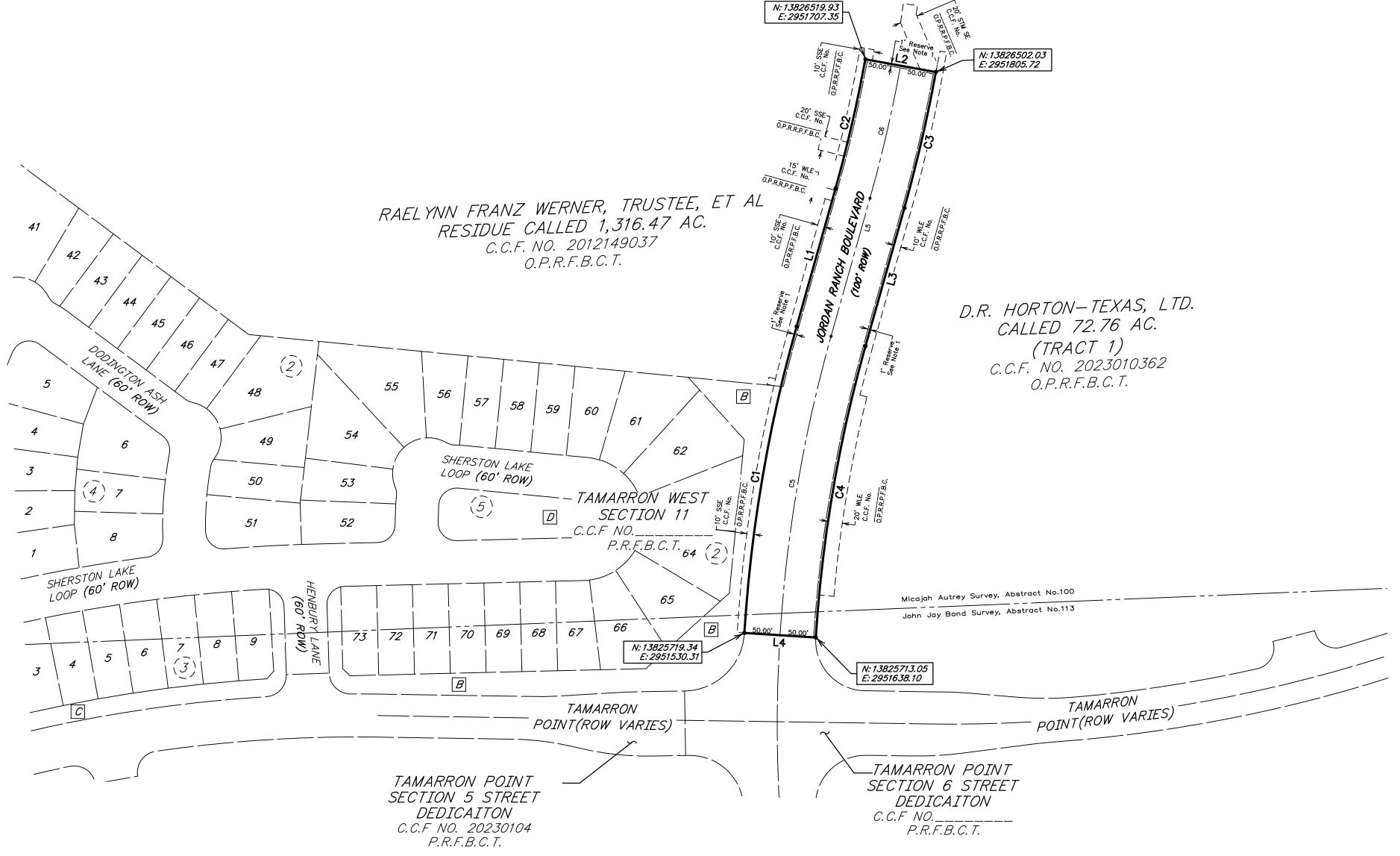
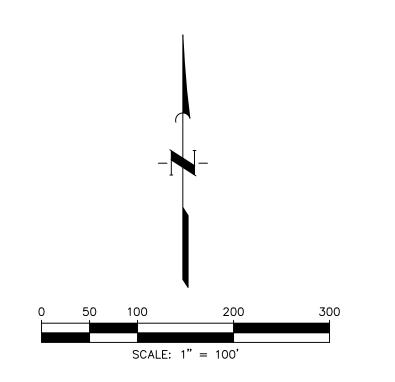
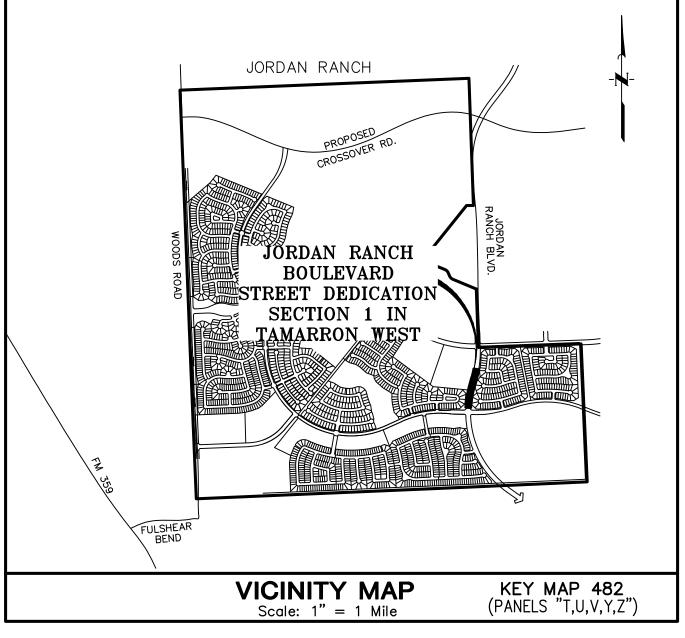
PLAT RECORDING SHEET

PLAT NAME:	Jordan Ranch Boulevard Street Dedication Section 1
	in Tamarron West
PLAT NO:	
ACREAGE:	1.87
ACKEAGE.	1.07
LEAGUE:	John Jay Bond Survey and Micajah Autrey Survey
ABSTRACT NU	JMBER: A-113 and A-100
NUMBER OF B	BLOCKS: 0
NUMBER OF L	
NUMBER OF R	RESERVES: 0
OWNERS: D.	R. Horton-Texas, Ltd.
(DEPUTY CLERK)	
(DELOTI CEEKK)	

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	TANGENT
C1	2050.00	12*08'53"	434.65'	N09°40'53"E	433.83'	218.14'
C2	1,950.00	05*26'42"	185.32'	N13°01'59"E	185.25	92.73'
С3	2,050.00	05*26'42"	194.82'	S13*01'59"W	194.75'	97.48'
C4	1,950.00'	12*08'53"	413.44'	S09*40'53"W	412.67	207.50'
C5	2,000.00	12*08'53"	424.05'	N09°40'53"E	423.25'	212.82'
C6	2000.00'	05*26'42"	190.07	N13°01'59"E	190.00'	95.10'

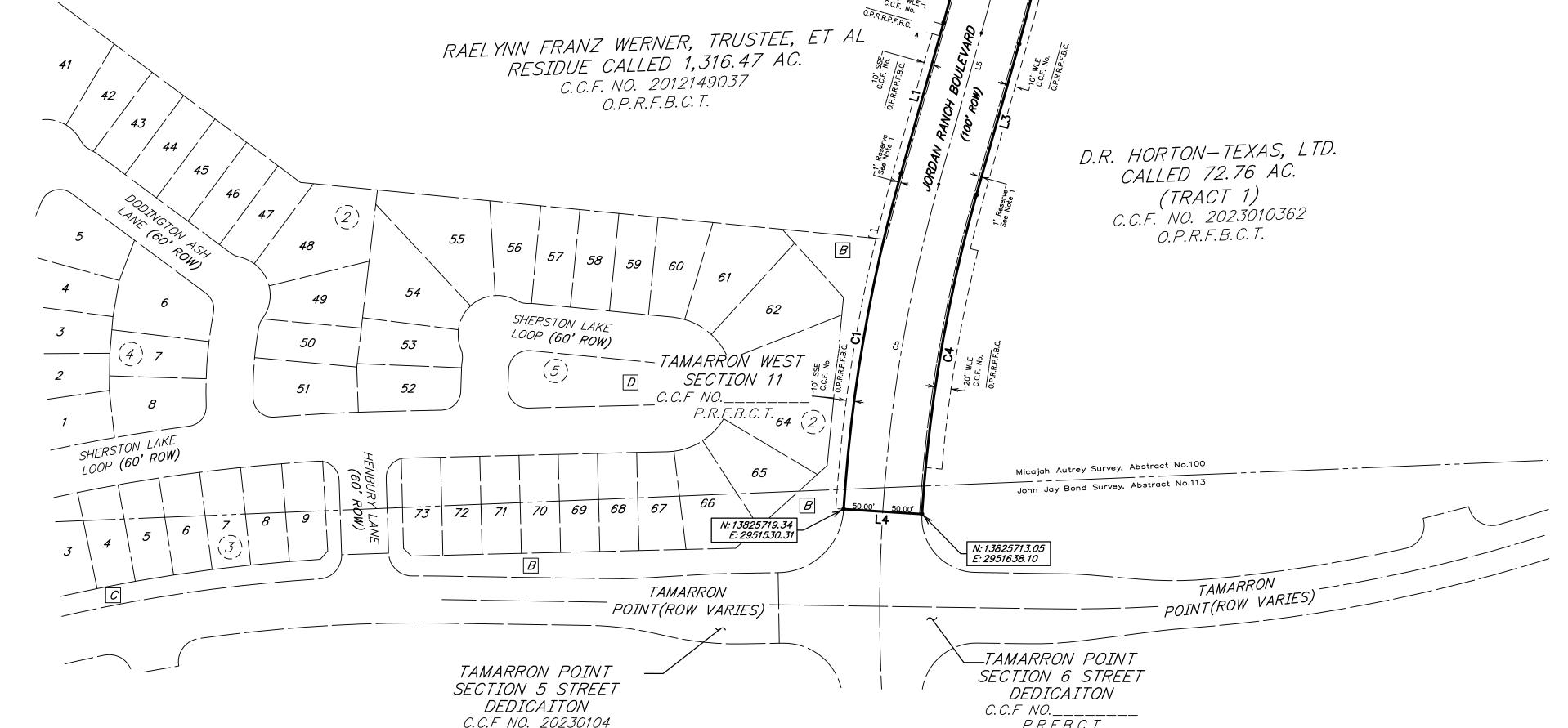
JORDAN RANCH BOULEVARD STREET DEDICATION SECTION 1

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**

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





5) Elevations shown hereon are based on NGS Monument HGCSD 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCSD 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and \pm 0.34 miles North of the intersection of F.M. Highway 1463 and Churchill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD88). 6) Sidewalks shall be built or caused to be built not less than five 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 the A.D.A. according to the "Orders for Regulation of Outdoor Lighting". 8) This plat is located in lighting zone LZ3 7) The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, NAD 83, and may be brought to surface by applying the following combined scale factor of 1.0001144934.

1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and

3) Jordan Ranch Boulevard Street Dedication Section 1 In Tamarron West lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISD, Fort Bend County, & Fort 4)

4) According to the Flood Insurance Rate Map (FIRM) No. 48157C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within Zone "X"; which includes areas of 0.2% annual chance

2) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the

8) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events. 11) This plat was prepared from information by DHI TITLE AGENCY, dated September 16, 2022 . The surveyor has not abstracted the subject trac t. 9) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any

unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing. 10) 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.

11) Contours shown hereon are NAVD 88 datum. 12) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone based upon GPS observations.

Bend County Drainage District, Fort Bend County Assistance District No.7. and Fort Bend County Emergency Services District No.4.

LEGEND

D.R.F.B.C.T. .

P.R.F.B.C.T.

SSE . . .

. "Aerial Easement" ."County Clerk's File"

"Easement

. "Right-of-Way"

"Utility Easement ."Volume and Page"

."Waterline Easement" ."Block Number"

."Sanitary Sewer Easement

drainage easement through an approved drainage structure.

."Deed Records Fort Bend, County, Texas"

..."Plat Records, Fort Bend, County, Texas"

."Official Public Records Fort Bend County, Texas" O.P.R.R.P.F.B.C.T. ."Official Public Records of Real Property, Fort Bend County, Texas"

the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

essed; and do hereby bind ourselves, our heirs, successors, c	and assigns to warrant and forever defend the title on the land so dedicated.
ıl easements shall extend horizontally an additional eleven fe for fourteen feet (14' 0") perimeter ground easements or fi	dicate to the use of the public for public utility purpose forever unobstructed aerial easements. The eet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' ve feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen o and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) otals twenty one feet, six inches (21' 6") in width.
ll easements shall extend horizontally an additional ten feet 0") back—to—back ground easements or seven feet (7' 0")	dicate to the use of the public for public utility purpose forever unobstructed aerial easements. The (10' 0") for ten feet (10' 0") back—to—back ground easements or eight feet (8' 0") for fourteen feet for sixteen feet (16' 0") back—to—back ground easements, from a plane sixteen feet (16' 0") above ng said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated seet (30' 0") in width.
	property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic ent, road or alley, or any drainage ditch, either directly or indirectly.
atural drainage way shall hereby be restricted to keep such	erty within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to such abutting property shall not be permitted to drain directly into this easement except by means of
s and drainage ditches located in said subdivision, as easem r upon said easement at any time and all times for the purp THER, We do hereby acknowledge the receipt of the "Orders by covenant and agree and shall comply with this order	twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, ents for drainage purposes. Fort Bend County or any other governmental agency shall have the right to poses of construction and maintenance of drainage facilities and structures. If for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent
ndments. IN TESTIMONY WHEREOF, D.R. Horton — Texas, Ltd., a Tex presents to be signed by Erine S. Loeb, its Vice President of this day of	
	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 §	
	onally appeared Ernie S. Loeb, Vice President of Land, known to me to be the person whose name 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 meets all requirements of Fort Bend County, to th	registered in the State of Texas, do hereby certify that this plat ne best of my knowledge.
	Devin P. Espinosa P.E. Professional Engineer No. 139534
This plat of Jordan Ranch Boulevard Street Dedicar City Planning Commission of the City of Fulshear, Texas	tion Section 1 In Tamarron West was approved by the
This day of, 20	
Amy Pearce, Chair	
Joan Berger, Co-Chair	
This plat of Jordan Ranch Boulevard Street Dedica by the City of Fulshear City Council and signed on this	tion Section 1 In Tamarron West was approved on, 20
Aaron Groff, Mayor	
Katie Lewis, Assitant City Secretary	
Nutic Lewis, Assituit City Secretary	

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

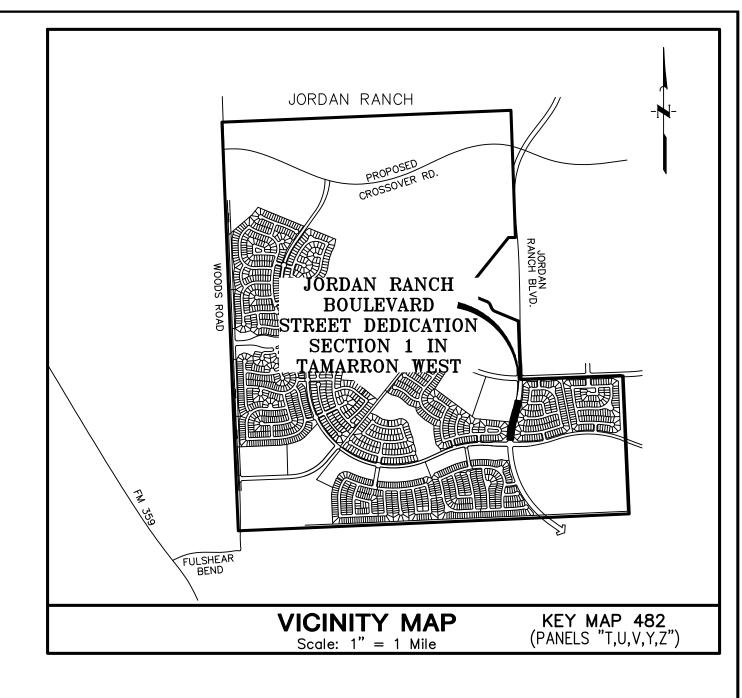
STATE OF TEXAS

COUNTY OF FORT BEND

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.

STATE	OF TEXAS §
	Y OF FORT BEND §
Abstractunder C	S & BOUNDS description of a 1.87 acre tract of land in the John Jay Bond Survey, Abstract 113, and the Micajah Autre t 100, Fort Bend County, Texas, being out of and a part of a portion of that certain called 72.76 acre tract of land county Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas, with all bearings based upon that ate System of 1983, South Central Zone, based upon GPS observations.
tract re norther! Bend Co	ng at the southwest corner of said called 72.76 acre tract, same being the southeast corner of an adjoining called 24 ecorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas, and being y line of an adjoining called 4.42 acre tract recorded under County Clerk's File Number 2022146925, Official Public Recoounty, Texas, and being the southwest corner and Place of Beginning of the herein described tract, being in a non-
the eas acres)	along the west line of the herein described tract, being the east line of said adjoining called 24.87 acre tract, and a part line of an adjoining non—contiguous portion of the residue of a called 1,316.47 acre tract (Commercial Tract No. recorded under County Clerk's File Number 2012149037, Official Public Records, Fort Bend County, Texas, to points groups courses and distances:
	nce with said non—tangent curve to the right, having a central angle of 12 degrees 08 minutes 53 seconds, an arc le 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
	th 15 degrees 45 minutes 20 seconds East, 200.06 feet to the beginning of a curve to the left;
a re	nce with said curve to the left, having a central angle of 05 degrees 26 minutes 42 seconds, an arc length of 185.32 adius of 1,950.00 feet, and a chord bearing North 13 degrees 01 minute 59 seconds East, 185.25 feet to a point for thwest corner of the herein described tract;
	South 79 degrees 41 minutes 22 seconds East crossing said called 72.76 acre tract and establishing the north line described tract, 100.00 feet to a point for the northeast corner of the herein described tract, being in a non-tangent t;
Thence	establishing the east line of the herein described tract to points at the following courses and distances:
The of 1	nce with said non—tangent curve to the right, having a central angle of 05 degrees 26 minutes 42 seconds, an arc le 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;
	th 15 degrees 45 minutes 20 seconds West, 200.06 feet to the beginning of a curve to the left;
a re corr	nce with said curve to the left, having a central angle of 12 degrees 08 minutes 53 seconds, an arc length of 413.44 adius of 1,950.00 feet, and a chord bearing South 09 degrees 40 minutes 53 seconds West, 412.67 feet to the south ner of the herein described tract, being a point in the south line of said called 72.76 acre tract, same being the north of said adjoining 4.42 acre tract;
	North 86 degrees 23 minutes 33 seconds West along the south line of the herein described tract, same being the soutled 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 certificate of authentication was filed for registration in my office on, 20, o'clockm. in Plat Number(s)of the Plat Records of said County.

Fort Bend County, Texas



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	d 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		

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

