

**PLAT RECORDING SHEET**

**PLAT NAME:** Jordan Ranch Boulevard Street Dedication Section 2 in Tamarron West

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

**ACREAGE:** 3.74

**LEAGUE:** John Jay Bond Survey

**ABSTRACT NUMBER:** A-113

**NUMBER OF BLOCKS:** 0

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 0

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

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

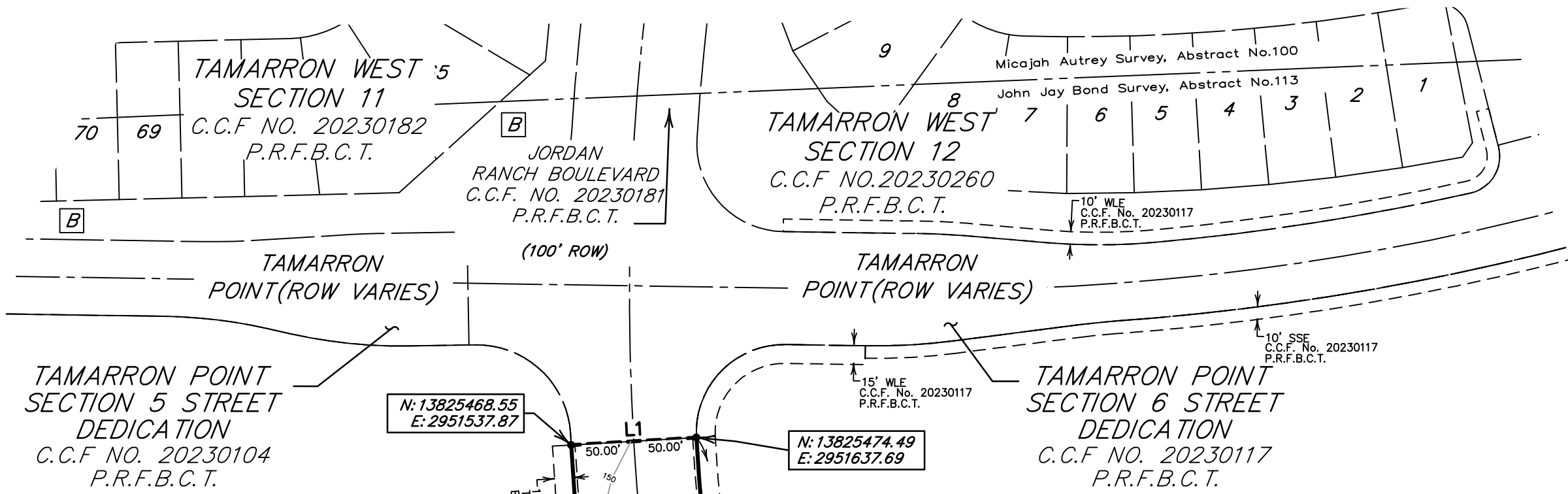
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\_\_\_\_\_  
**(DEPUTY CLERK)**

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



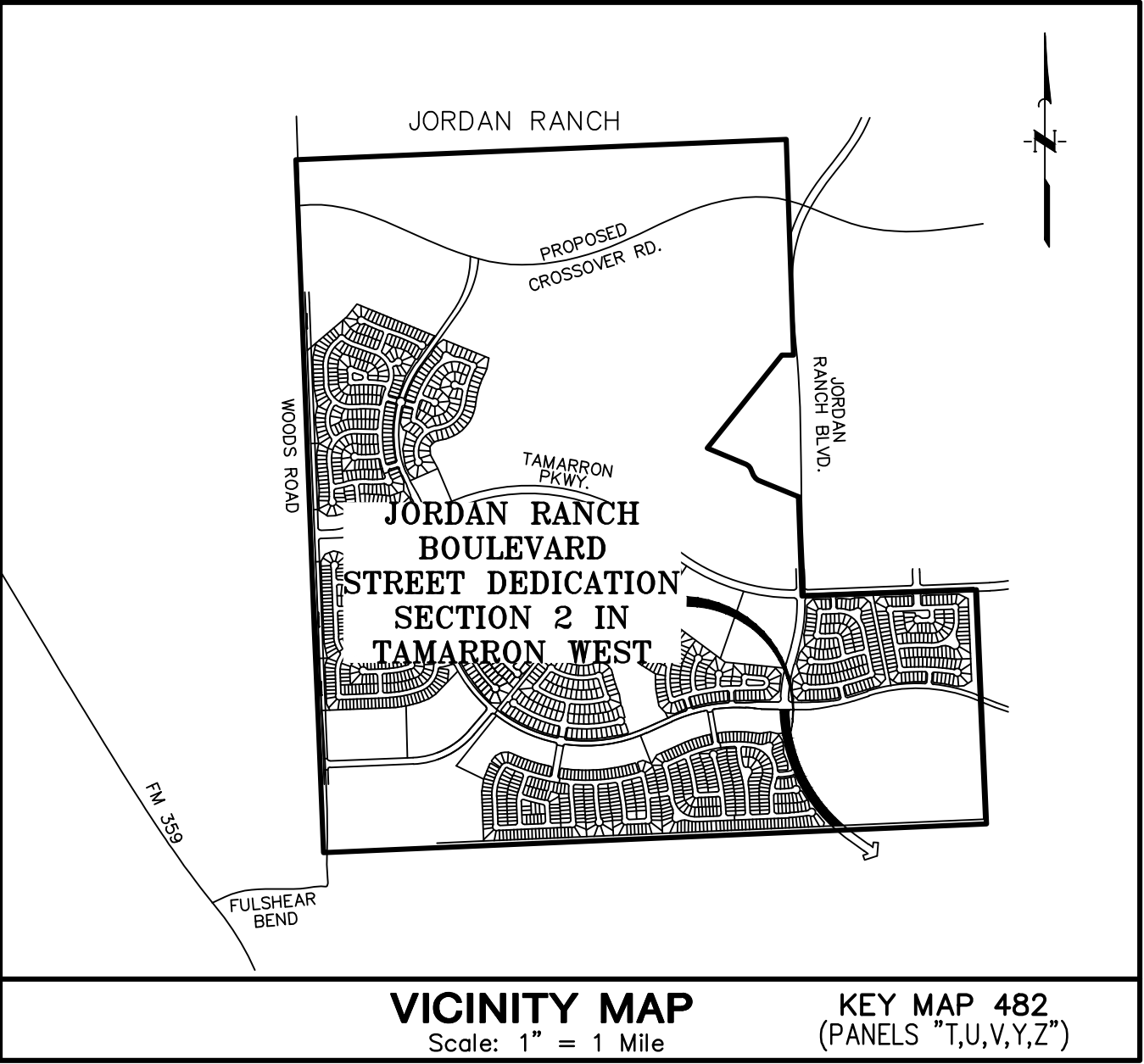
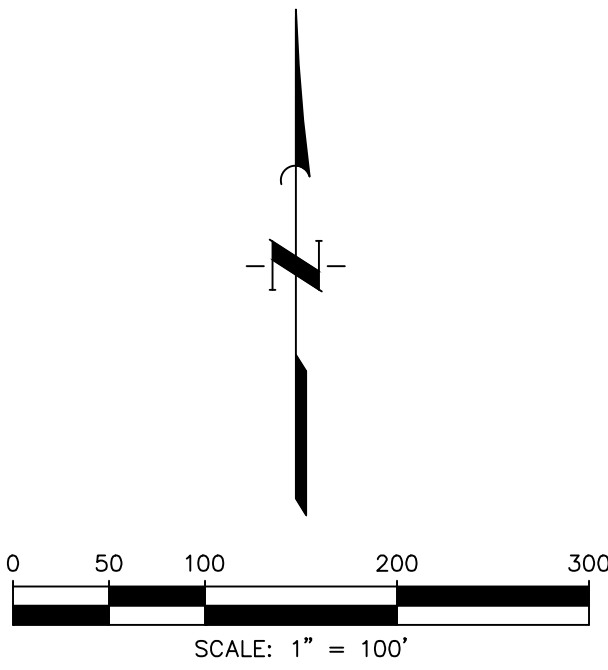
D.R. HORTON-TEXAS. LTD.  
CALLED 111.17 AC  
(TRACT 2)  
C.C.F. NO. 2023010362  
O.P.R.F.B.C.T.

D.R. HORTON-TEXAS. LTD.  
CALLED 111.17 AC  
(TRACT 2)  
C.C.F. NO. 2023010362  
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- General Notes
- AE . . . . . "Aerial Easement"
  - C.C.F. . . . . "County Clerk's File"
  - D.R.F.B.C.T. . . . "Deed Records, Fort Bend County, Texas"
  - Esm . . . . . "Easement"
  - No . . . . . "Number"
  - O.P.R.F.B.C.T. . . "Official Public Records, Fort Bend County, Texas"
  - P.R.F.B.C.T. . . . "Plat Records Fort Bend County, Texas"
  - ROW . . . . . "Right-of-Way"
  - SSE . . . . . "Sanitary Sewer Easement"
  - STM SE . . . . . "Storm Sewer Easement"
  - Sq Ft . . . . . "Square Feet"
  - UE . . . . . "Utility Easement"
  - Vol . . Pg . . . "Volume and Page"
  - W.E . . . . . "Waterline Easement"
  - ⊙ . . . . . "Block Number"
  - . . . . . "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"

- 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 plots 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 the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- 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 drainage easement through an approved drainage structure.
- Jordan Ranch Boulevard Street Dedication Section 2 in Tamarron West lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISD, Fort Bend County Drainage District, Fort Bend County Assistance District No.7, and Fort Bend County Emergency Services District No.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 flood.
- Elevations shown hereon are based on NGS Monument HGCD 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCD 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/-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).
- 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.
- This plat is located in lighting zone LZ3 according to the "Orders for Regulation of Outdoor Lighting".
- 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 1.000144934.
- 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.
- This plat was prepared from information by DHI TITLE AGENCY, dated January 22, 2024. The surveyor has not abstracted the subject tract.
- 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.
- 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.
- Contours shown hereon are NAVD 88 datum.
- Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone based upon GPS observations.
- Reserve A to be owned and maintained by Fort Bend County, when necessary the FBC MUD will be responsible for construction of the roadway.
- There are no pipelines or pipeline easements within the platted area.
- Tract is subject to Order Designating Underground Water Reservoir, recorded in Volume 1, Page 85 & Volume 1, Page 136, D.R.F.B.C.T.
- Tract is subject to Drainage and Detention Easement Agreement, recorded under C.F.F. No. 2020183364, O.P.R.F.B.C.T.

RONALD W. HENRIKSEN, TRUSTEE  
CALLED 570.0 AC. (LOT 1)  
C.C.F. NO. 2008132362  
O.P.R.F.B.C.T.



Line Table		
Line	Bearing	Distance
L1	N86°35'34"E	100.00'
L2	N68°32'20"E	4.69'
L3	S21°27'40"E	90.00'
L4	S87°29'12"W	142.31'
L5	N13°26'53"W	90.00'
L6	N68°32'20"E	93.56'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1950.00'	17°36'25"	599.23'	S12°12'38"E	596.88'	302.00'
C2	30.00'	90°26'49"	47.36'	S66°14'16"E	42.59'	30.24'
C3	30.00'	94°01'57"	49.24'	S21°31'21"W	43.89'	32.19'
C4	1950.00'	23°50'45"	811.56'	S37°25'00"E	805.72'	411.74'
C5	2050.00'	21°20'55"	763.84'	N35°45'47"W	759.43'	386.40'
C6	30.00'	80°32'38"	42.17'	N65°21'39"W	38.78'	25.42'
C7	630.00'	2°11'05"	24.02'	S75°27'35"W	24.02'	12.01'
C8	30.00'	97°27'48"	51.03'	N27°49'13"E	45.10'	34.19'
C9	2050.00'	17°30'15"	626.29'	N12°09'33"W	623.85'	315.60'
C10	585.00'	8°00'48"	81.82'	N72°32'43"E	81.75'	40.97'
C11	2000.00'	44°25'35"	1,550.78'	S25°37'13"E	1,512.22'	816.72'

# JORDAN RANCH BOULEVARD STREET DEDICATION SECTION 2 IN TAMARRON WEST

A SUBDIVISION OF 3.74 ACRES OF LAND OUT OF THE JOHN JAY BOND SURVEY, A-113 FORT BEND COUNTY, TEXAS

SEPTEMBER 2023

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

ENGINEER / SURVEYOR:

