

**PLAT RECORDING SHEET**

**PLAT NAME:** Tamarron Jordan Ranch Blvd. Section 14 Street Dedication

\_\_\_\_\_

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

**ACREAGE:** 2.129

\_\_\_\_\_

**LEAGUE:** H. & T.C. R.R. CO. Survey & Micajah Autrey Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 261 and 100

\_\_\_\_\_

**NUMBER OF BLOCKS:** 0

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 0

\_\_\_\_\_

**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 D.R. HORTON INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, ACTING BY AND THROUGH ERNEST S. LOEB, VICE PRESIDENT OF LAND, BEING AN OFFICER OF D.R. HORTON INC., A DELAWARE CORPORATION, OWNERS OF THE 2.129 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON JORDAN RANCH BLVD. SECTION 14 STREET DEDICATION, 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 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 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 UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") TO 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 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, 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 FENCES 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 JORDAN RANCH BLVD. SECTION 14 STREET DEDICATION 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, ACTING BY AND THROUGH D.R. HORTON INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEB, ITS VICE PRESIDENT OF LAND, THEREUNTO AUTHORIZED.

THIS 3RD DAY OF APRIL, 2024.

D.R. HORTON-TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: D.R. HORTON INC.,  
A DELAWARE CORPORATION, ITS AUTHORIZED AGENT

Ernest S. Loeb  
ERNEST S. LOEB, VICE PRESIDENT OF LAND

STATE OF TEXAS  
COUNTY OF FORT BEND

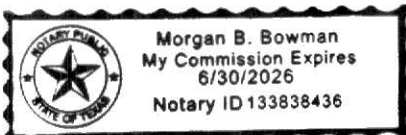
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE PRESIDENT OF LAND, OF D.R. HORTON INC., A DELAWARE CORPORATION, THE AUTHORIZED AGENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING 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 3rd DAY OF APRIL, 2024.

Morgan B. Bowman

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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



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; THAT 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.

Gary D. Nutter  
GARY D. NUTTER, R.P.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5659



#### DESCRIPTION OF 2.129 ACRES

BEING 2.129 ACRES OF LAND LOCATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100 AND THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 261, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF THAT CERTAIN CALLED 1,280 ACRE TRACT (TRACT 3) CONVEYED TO D.R. HORTON-TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2023097054, OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS, (F.B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 927.88 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO 1003 FRANZ INVESTMENTS, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2020183372, F.B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 1,316.47 ACRE TRACT CONVEYED TO F. H. & L 2012 TRUST, ET AL. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2012149037, F.B.C.O.P.R., SAID 2.129 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 5/8-INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 23,900 ACRE TRACT CONVEYED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2020161957, F.B.C.O.P.R., COMMON TO A NORTHEAST CORNER OF SAID 927.88 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF SAID 1,280 ACRE TRACT;

THENCE, NORTH 01° 58' 51" WEST, ALONG THE EAST LINE OF SAID 23,900 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 1,280 ACRE TRACT, 373.49 FEET TO THE NORTHWEST CORNER OF SAID 1,280 ACRE TRACT;

THENCE, NORTH 89° 01' 09" EAST, DEPARTING THE EAST LINE OF SAID 23,900 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 1,280 ACRE TRACT, 50.00 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID 1,280 ACRE TRACT, COMMON TO THE NORTHWEST CORNER OF THAT CERTAIN CALLED 6,750 ACRE TRACT (TRACT 1) CONVEYED TO D.R. HORTON-TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2023097054, F.B.C.O.P.R.;

THENCE, SOUTH 01° 58' 51" EAST, ALONG AN EAST LINE OF SAID 1,280 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 6,750 ACRE TRACT, 791.54 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG SAID COMMON LINE AND 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 46° 58' 51" EAST, 49.50 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID 1,280 ACRE TRACT COMMON AN INTERIOR CORNER OF SAID 6,2750 ACRE TRACT;

THENCE, SOUTH 01° 58' 51" EAST, DEPARTING THE WEST LINE OF SAID 6,750 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 1,280 ACRE TRACT, 80.00 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID 1,280 ACRE TRACT COMMON TO AN INTERIOR CORNER OF SAID 6,750 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, ALONG AN EAST LINE OF SAID 1,250 ACRE TRACT COMMON TO A WEST LINE OF SAID 6,750 ACRE TRACT AND 54.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89° 59' 59", AND A CHORD WHICH BEARS SOUTH 43° 01' 09" WEST, 49.50 FEET TO A POINT FOR CORNER;

THENCE, ALONG SAID COMMON LINE AND 54.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89° 59' 59", AND A CHORD WHICH BEARS SOUTH 43° 01' 09" WEST, 49.50 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 01° 58' 51" EAST, CONTINUING ALONG SAID COMMON LINE, 100.30 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 1,250 ACRE TRACT, SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF THAT CERTAIN CALLED 3,880 ACRE TRACT (TRACT 2) CONVEYED TO D.R. HORTON-TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2023097054, F.B.C.O.P.R.;

THENCE, SOUTH 88° 01' 09" WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID 1,250 ACRE TRACT COMMON TO THE NORTH LINE OF THAT CERTAIN CALLED 3,880 ACRE TRACT, AT 50.00 FEET, PASSING THE SOUTHWEST CORNER OF SAID 1,250 ACRE TRACT COMMON TO THE NORTHWEST CORNER OF SAID 3,880 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 100.00 FEET TO A POINT FOR CORNER, SAID POINT BEING ON A WEST LINE OF THE AFOREMENTIONED 927.88 ACRE TRACT;

THENCE, NORTH 01° 58' 51" WEST, ALONG A WEST LINE OF SAID 927.88 ACRE TRACT, 100.30 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, DEPARTING SAID COMMON LINE AND 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 46° 58' 51" WEST, 49.50 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 58' 51" WEST, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 54.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 43° 01' 09" EAST, 49.50 FEET TO A POINT FOR CORNER ON A WEST LINE OF SAID 927.88 ACRE TRACT;

THENCE, NORTH 01° 58' 51" WEST, ALONG A WEST LINE OF SAID 927.88 ACRE TRACT, 440.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JONES & CARTER PROPERTY CORNER" FOUND MARKING A NORTH CORNER OF SAID 927.88 ACRE TRACT, SAID POINT BEING ON THE SOUTH LINE OF THE AFOREMENTIONED 23,900 ACRE TRACT;

THENCE, SOUTH 67° 35' 03" EAST, ALONG THE SOUTH LINE OF SAID 23,900 ACRE TRACT COMMON TO A NORTH LINE OF SAID 927.88 ACRE TRACT, 54.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.129 ACRES (92,728 SQUARE FEET) OF LAND.

THIS PLAT OF TAMARRON JORDAN RANCH BLVD. SECTION 14 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 2d DAY OF February, 2024.

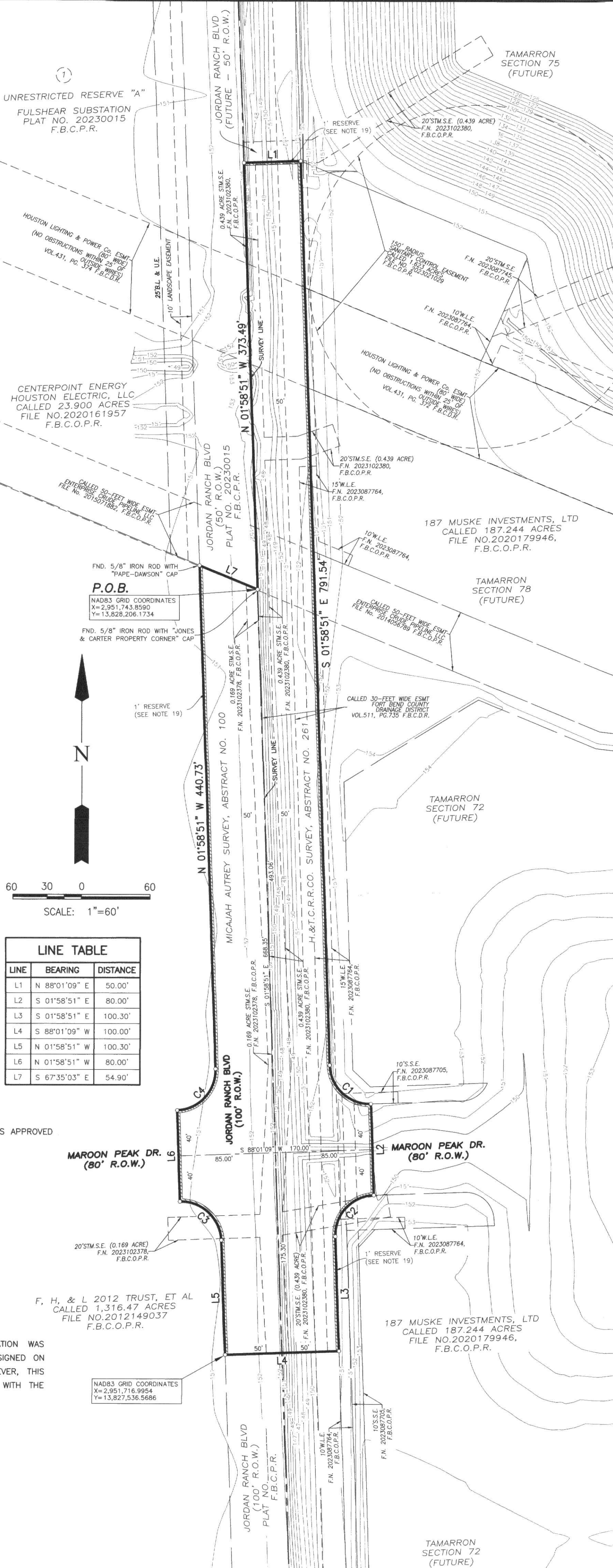
John Berger  
ANY REARER/CHAIR

John Berger  
JOHN BERGER, CO-CHAIR

THIS PLAT OF TAMARRON JORDAN RANCH BLVD. SECTION 14 STREET DEDICATION WAS APPROVED ON February 20, 2024 BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 26th DAY OF April, 2024, 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

Mariela Rodriguez  
MARIELA RODRIGUEZ, CITY SECRETARY



#### NOTES:

- BENCHMARK; NGS MONUMENT HGCD 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO 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 NAVD88
- 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. TBM 14 IS LOCATED +/- 50 FEET EAST OF THE INTERSECTION OF TAMARRON PARKWAY AND COLES CANYON.  
ELEV. = 142.94 FEET NAVD88  
TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT LIES WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT #182 AND #222, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANT DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT #4, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 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.
- 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.
- THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
- 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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH 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 1.00011591065.
- 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.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 222.
- 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.
- 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.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC 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 IN A RECORDED PLAT, THE ONE FOR 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.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	35.00'	90°00'00"	54.98'	S 46°58'51" E
C2	35.00'	90°00'00"	54.98'	S 43°01'09" W
C3	35.00'	90°00'00"	54.98'	N 46°58'51" W
C4	35.00'	90°00'00"	54.98'	N 43°01'09" E

#### LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY 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.O.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
NO.	INDICATES NUMBER
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
ESMT.	INDICATES EASEMENT
R.O.W.	INDICATES RIGHT-OF-WAY

#### FINAL PLAT

## TAMARRON JORDAN RANCH BLVD. SECTION 14 STREET DEDICATION

A SUBDIVISION OF 2.129 ACRES OF LAND LOCATED IN  
THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 261 AND THE  
MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY,  
TEXAS.

MARCH 4, 2024

JOB NO. 1931-6069F

#### OWNERS:

D.R. HORTON - TEXAS, LTD.

A TEXAS LIMITED PARTNERSHIP

BY: D.R. HORTON INC., A DELAWARE  
CORPORATION

ERNEST S. LOEB, VICE PRESIDENT OF LAND

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