

**PLAT RECORDING SHEET**

**PLAT NAME:** Tamarron Jordan Ranch Blvd. Section 12 Street Dedication

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

**ACREAGE:** 3.886

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

**ABSTRACT NUMBER:** 261 & 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)**

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, BEING AN OFFICER OF D.R. HORTON INC., A DELAWARE CORPORATION, OWNERS OF THE 3.886 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON JORDAN RANCH BLVD. SECTION 12 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") 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, 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 ADJUTING 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 THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON JORDAN RANCH BLVD. SECTION 12 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, THEREUNTO AUTHORIZED.

THIS 7<sup>TH</sup> DAY OF July, 2025.

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

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

BY: Ernest S. Loeb  
ERNEST S. LOEB, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE PRESIDENT, 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 7<sup>th</sup> DAY OF July, 2025.

Morgan B. Bowman  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6.30.26



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 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.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5659



NOTES:

1. 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

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.

ELEV. = 142.94 FEET NAVD88

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 REQUIREMENTS.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, EFFECTIVE **JULY 23,** 2025 AND ISSUED **JULY 29,** 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES PARTIALLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 222 AND PARTIALLY WITHIN FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 3A, AND FULLY WITHIN FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE 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.

7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0085M AND 48475C0429F, 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. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.

9. 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.

10. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

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

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

13. 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.

14. 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.

15. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188.

16. 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.

17. 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.

18. 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 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 THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.

THIS PLAT OF TAMARRON JORDAN RANCH BLVD. SECTION 12 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 5 DAY OF July, 2024.

Amey Pearson  
AMY PEARCE, CHAIR

Grace Malveaux  
GRACE MALVEAUX CO-CHAIR

THIS PLAT OF TAMARRON JORDAN RANCH BLVD. SECTION 12 STREET DEDICATION WAS APPROVED ON July 16, 2024 BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 19<sup>th</sup> DAY OF July, 2025.

Donale McCoy  
DONALE MCCOY, MAYOR

Mariela Rodriguez  
MARIELA RODRIGUEZ, CITY SECRETARY

BEING 3.886 ACRES (169,255 SQUARE FEET) OF LAND LOCATED IN THE MICAIAH AUTREY SURVEY, ABSTRACT 100 AND THE H. & T.C.R.R. CO. SURVEY, ABSTRACT 261, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION THAT CERTAIN CALLED 1,352.43 ACRE TRACT CONVEYED TO FORT BEND JORDAN RANCH LP BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2015027940, OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND A PORTION OF THAT CERTAIN CALLED 54.61 ACRE TRACT (TRACT 1) CONVEYED TO D.R. HORTON-TEXAS LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2024107874, F.B.C.O.P.R., SAID 3.886 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 5/8-INCH IRON ROD WITH CAP STAMPED "IDS" FOUND FOR THE SOUTHEAST CORNER OF JORDAN RANCH BOULEVARD (132 FEET WIDE AT THIS POINT) AS SHOWN ON JORDAN RANCH STREET DEDICATION NO. 11, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20220195, OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS, (F.B.C.P.R.), SAID POINT BEING ON THE WEST LINE OF RESERVE "E" OF JORDAN RANCH SEC. 38, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20220250, F.B.C.P.R., THE BEGINNING OF A CURVE;

THENCE, ALONG THE WEST LINE OF SAID RESERVE "E" AND 192.15 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,934.00 FEET, A CENTRAL ANGLE OF 05° 41' 33", AND A CHORD WHICH BEARS SOUTH 19° 23' 24" WEST, 192.07 FEET TO A 5/8-INCH IRON ROD FOUND FOR A SOUTH CORNER OF SAID RESERVE "E";

THENCE, SOUTH 16° 32' 37" WEST, 46.48 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 630.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 18° 31' 29", AND A CHORD WHICH BEARS SOUTH 07° 16' 53" WEST, 627.73 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 01° 58' 51" EAST, 611.86 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF SAID 1,352.43 ACRE TRACT COMMON TO THE NORTH LINE OF THAT CERTAIN CALLED 187,244 ACRE TRACT CONVEYED TO 187 MUSKE INVESTMENTS, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2020179946, F.B.C.O.P.R.;

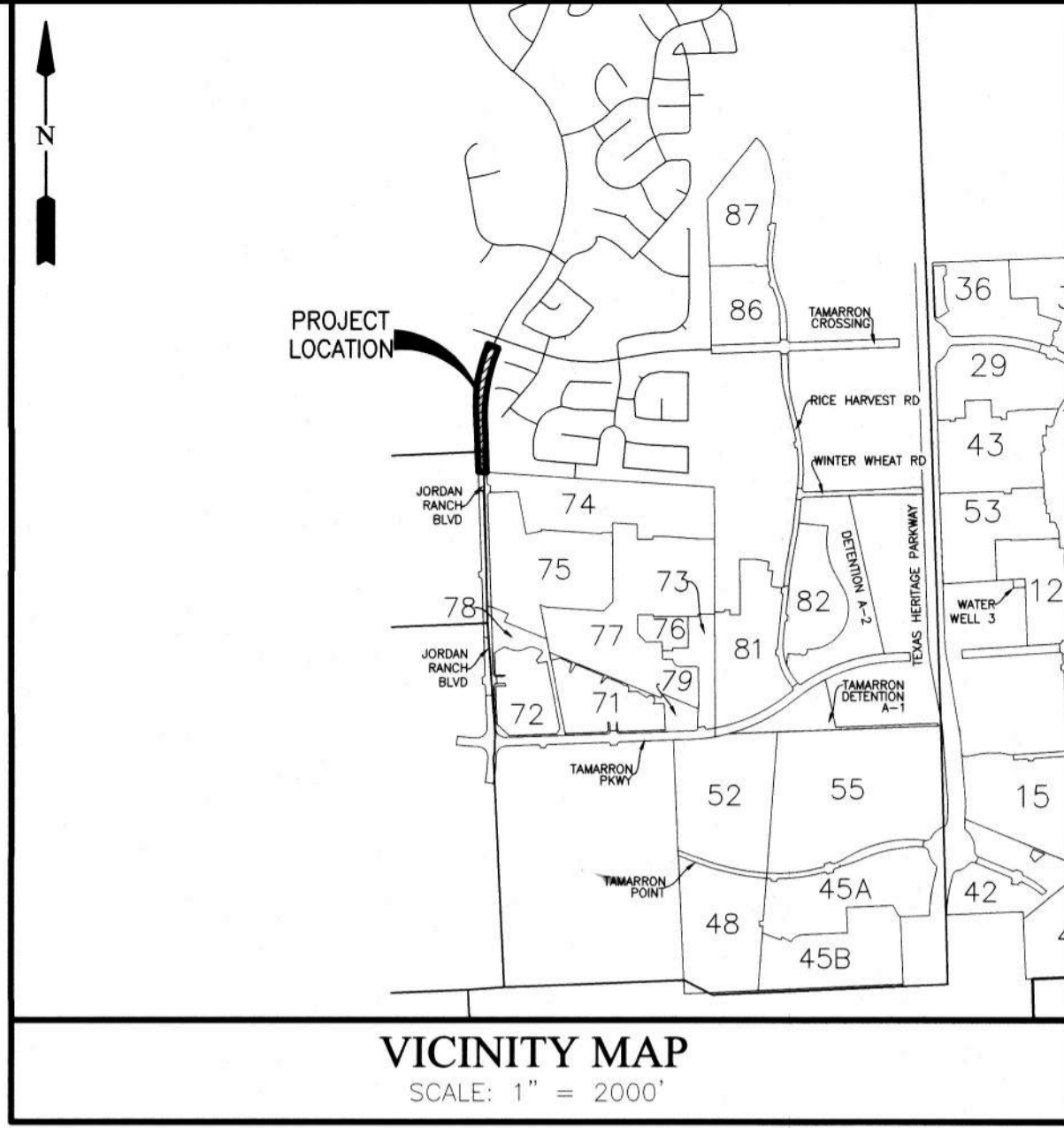
THENCE, NORTH 88° 18' 48" WEST, ALONG SAID COMMON LINE, AT 50.25 FEET PASS A 3/4-INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE COMMON WEST CORNER OF SAID 1,352.43 ACRE TRACT AND SAID 187,244 ACRE TRACT, SAID POINT BEING ON THE EAST LINE OF THE AFOREMENTIONED 927.88 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 100.49 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 58' 51" WEST, 786.36 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 362.02 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 13° 49' 42", AND A CHORD WHICH BEARS NORTH 04° 56' 00" EAST, 361.15 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 374.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,068.00 FEET, A CENTRAL ANGLE OF 10° 23' 20", AND A CHORD WHICH BEARS NORTH 17° 02' 31" EAST, 374.10 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE AFOREMENTIONED JORDAN RANCH BOULEVARD;

THENCE, SOUTH 67° 45' 49" EAST, ALONG THE SOUTH LINE OF SAID JORDAN RANCH BOULEVARD, 132.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.886 ACRES (169,255 SQUARE FEET) OF LAND.



VICINITY MAP  
SCALE: 1" = 2000'

KEY MAP NO. 482R

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 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

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

W. A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY  
PRECINCT 4, 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 \_\_\_\_\_, 2025 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

BY: \_\_\_\_\_  
DEPUTY

## TAMARRON JORDAN RANCH BLVD. SECTION 12 STREET DEDICATION

A SUBDIVISION OF 3.886 ACRES OF LAND LOCATED IN  
THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 261 AND THE  
MICAIAH AUTREY SURVEY, ABSTRACT 100, CITY OF FULSHEAR ETJ,  
FORT BEND COUNTY, TEXAS.

JUNE 19, 2025

JOB NO. 1931-6068C

OWNERS:

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

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

**ERNEST S. LOEB, VICE PRESIDENT**

**6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407  
PH: 281-566-2100**

SURVEYOR:

ENGINEER:

**LJA SURVEYING, INC.**

3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042

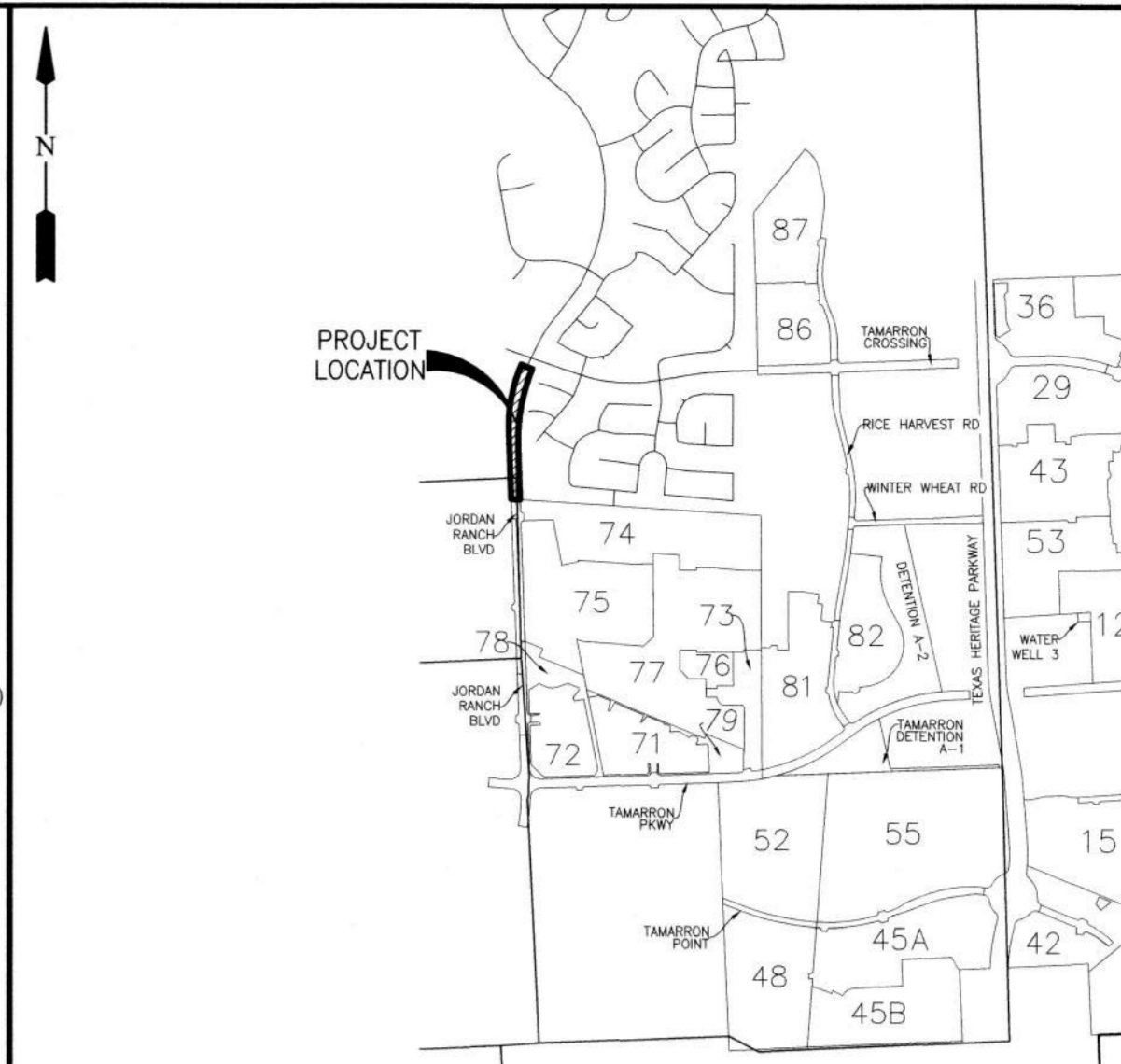
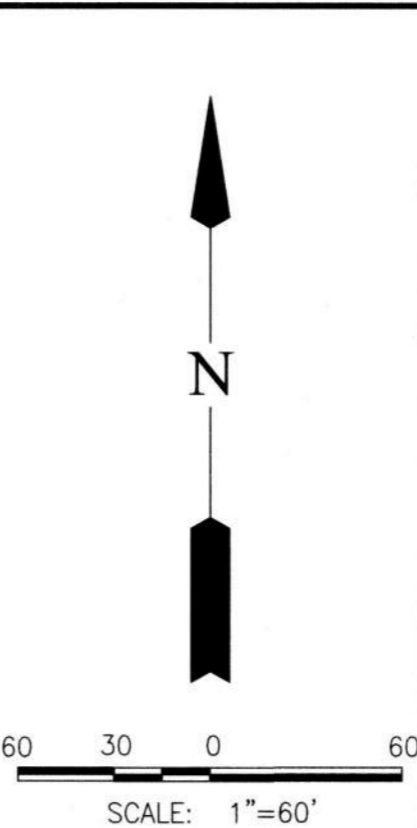
Phone 713.953.5200  
Fax 713.953.5026  
TBPELS Firm No. 10194382

**LJA Engineering, Inc.**

3600 W Sam Houston Parkway S  
Suite 600  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

SHEET 1 OF 2



VICINITY MAP

SCALE: 1" = 2000'

## LEGEND

- |              |  |
|--------------|--|
| U.L.         | INDICATES BUILDING LINE                            |
| U.E.         | INDICATES UTILITY EASEMENT                         |
| A.E.         | INDICATES AERIAL EASEMENT                          |
| D.E.         | INDICATES DRAINAGE EASEMENT                        |
| E.E.         | INDICATES ELECTRICAL 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.P.R.   | INDICATES FORT BEND COUNTY PLAT RECORDS            |
| F.B.C.O.R.   | INDICATES FORT BEND COUNTY OFFICIAL RECORDS        |
| F.B.C.O.P.R. | INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS |
| F.C.D.R.     | INDICATES FORT BEND COUNTY DEED RECORDS            |
| F.N.         | INDICATES FILE NUMBER                              |
| S.N.         | INDICATES SEE NOTE                                 |
| EXIST.       | INDICATES EXISTING                                 |
| VOL.         | INDICATES VOLUME                                   |
| PG.          | INDICATES PAGE                                     |
| FND.         | INDICATES FOUND                                    |
| R.O.W.       | INDICATES RIGHT-OF-WAY                             |
| W.S.E.       | INDICATES WATER AND SEWER EASEMENT                 |

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 16°32'37" W	46.48'
L2	S 01°58'51" E	17.06'
L3	N 88°01'09" E	35.00'
L4	S 01°58'51" E	10.00'
L5	S 88°01'09" W	17.00'
L6	S 01°58'51" E	10.00'
L7	N 01°58'51" W	73.61'
L8	N 88°01'09" E	15.00'
L9	N 01°58'51" W	49.00'
L10	N 88°01'09" E	15.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,934.00'	5°41'33"	192.15'	S 19°23'24" W	192.07'
C2	1,950.00'	18°31'29"	630.47'	S 0°16'53" W	627.73'
C3	1,500.00'	13°49'42"	362.02'	N 04°55'59" E	361.15'
C4	2,066.00'	10°23'20"	374.61'	N 17°02'31" E	374.10'
C5	2,000.00'	23°03'52"	805.10'	S 10°42'15" W	799.68'

# TAMARRON JORDAN RANCH BLVD. SECTION 12 STREET DEDICATION

A SUBDIVISION OF 3.886 ACRES OF LAND LOCATED IN  
THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 261 AND THE  
MICAJAH AUTREY SURVEY, ABSTRACT 100, CITY OF FULSHEAR ETJ,  
FORT BEND COUNTY, TEXAS.

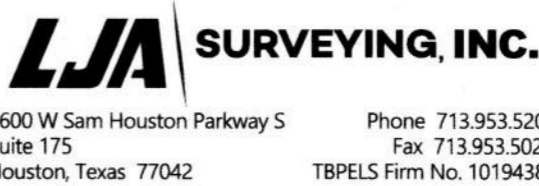
JUNE 19, 2025                      JOB NO. 1931-60680

OWNERS:

D.R. HORTON - TEXAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: D.R. HORTON INC., A DELAWARE CORPORATION  
ERNEST S. LOEB, VICE PRESIDENT  
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407  
PH: 281-566-2100

SURVEYOR:

ENGINEER:



**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S  
Suite 600  
Houston, Texas 77042



Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

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Date\Time : Thu, 19 Jun 2025 - 3:19pm  
MYLAR CHECK: CAD: JAP