CITY OF Incorporated 1977
FULSHEAR
281-346-1796 (ph) 281-346-2556 (fax)
30603 FM 1093
P.O. Box 279
Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES
SEPTEMBER 2, 2016

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 8:32 a.m. on Friday, September 2, 2016 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:
Amy Pearce-Chairman
Austin Weant-Co-Chair
Dar Hakimzakeh
Jason Cherubini
Harold Collins

Members Absent:
Bijay Aryal
Dawn McRea

City Staff:
D. (Diana) Gordon Offord, City Secretary
Kimberly Kopecky, Deputy City Secretary
C.J. Snipes, City Manager
Michael Ross, Assistant City Manager
Tim Kirwin, City Attorney
David Leyendecker, City Engineer
Michelle Killebrew
Victor Ngei (Intern)

Others Present:
Trey Devillier

Gerald Grissom
Corry Pitts
And 13 others who did not sign in

3. Public Comment

Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

There were no Citizen Comments.

4. Consideration and possible action to approve minutes from August 5, 2016 and August 10, 2016 meetings.
A motion was made by Planning and Zoning member Collins to approve both sets of minutes. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea

Motion Passes

5. Consideration and possible action on Tamarron Trace Section 2-Street Dedication/Preliminary Plat
Chairman Pearce stated she would like to take items 5 and 6 together. There were no objections from members. David Leyendecker, City Engineer, stated the changes have been made to these plats. A motion was made by Planning and Zoning member Collins to approve Tamarron Trace Section 2-Street Dedication/Preliminary Plat and Tamarron Trace Section 3-Street Dedication/Preliminary Plat (Items 5 and 6). It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea

Motion Passes

6. Consideration and possible action on Tamarron Trace Section 3-Street Dedication/Preliminary Plat
Chairman Pearce stated she would like to take items 5 and 6 together. There were no objections from members. David Leyendecker, City Engineer, stated the changes have been made to these

plats. A motion was made by Planning and Zoning member Collins to approve Tamarron Trace Section 2-Street Dedication/Preliminary Plat and Tamarron Trace Section 3-Street Dedication/Preliminary Plat (Items 5 and 6). It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea

Motion Passes

7. Consideration and possible action on Tamarron Section 16/Preliminary Plat
Chairman Pearce stated she would like to take items 7 and 8 together. There were no objections from members. David Leyendecker, City Engineer, stated all changes were made to Tamarron Section 16 and that there were no changes needed for Tamarron Section 30. A motion was made by Planning and Zoning member Collins to approve Tamarron Section 16/Preliminary Plat and Tamarron Section 30/Preliminary Plat (Items 7 and 8). It was seconded by Planning and Zoning member Weant. The motion was carried by the following:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea

Motion Passes

8. Consideration and possible action on Tamarron Section 30/Preliminary Plat
Chairman Pearce stated she would like to take items 7 and 8 together. There were no objections from members. David Leyendecker, City Engineer, stated all changes were made to Tamarron Section 16 and that there were no changes needed for Tamarron Section 30. A motion was made by Planning and Zoning member Collins to approve Tamarron Section 16/Preliminary Plat and Tamarron Section 30/Preliminary Plat (Items 7 and 8). It was seconded by Planning and Zoning member Weant. The motion was carried by the following:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea

Motion Passes

9. Consideration and possible action on Fulshear Bend Drive Extension No. 2-CCR/Final Plat
David Leyendecker recommends approval. A motion was made by Planning and Zoning member Hakimzakeh to approve Fulshear Bend Drive Extension No. 2-CCR/Final Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant

Nays: None
Absent: Bijay Aryal
Dawn McRea

Motion Passes

10. Consideration and possible action on Creek Cove at Cross Creek Ranch Section 9/Final Plat

David Leyendecker recommends approval. A motion was made by Planning and Zoning member Weant to approve Creek Cove at Cross Creek Ranch Section 9/Final Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea

Motion Passes

***11.* Consideration and possible action on Bonterra at Cross Creek Ranch Section 5/Final Plat**

David Leyendecker states corrections have been made and he recommends approval. A motion was made by Planning and Zoning member Collins to approve Bonterra at Cross Creek Ranch Section 5/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea

Motion Passes

***12.* Consideration and possible action on Bonterra at Cross Creek Ranch Section 6/Final Plat**

A motion was made by Planning and Zoning member Collins to approve Bonterra at Cross Creek Ranch Section 6/Final Plat. It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea

Motion Passes

***13.* Consideration and possible action on Box's Playground/Final Plat**

David Leyendecker states there are 3 sets of liens on this property. He recommends to deny this plat. A motion was made by Planning and Zoning member Collins to deny Box's

Playground/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea

PLAT NOT APPROVED(FAILED)

***14.* Consideration and possible action on The Market at Cross Creek Ranch (2nd Review)/Final Plat**

David Leyendecker states this plat was previously approved. Now the reserves have been reduced to 5. He recommends approval. A motion was made by Planning and Zoning member Collins to approve The Market at Cross Creek Ranch (2nd Review)/Final Plat. It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea

Motion Passes

***15.* Consideration and possible action on Pleasant Grove/Final Plat**

David Leyendecker states there are only 2 minor issues that need to be changed before this plat goes to council. A motion was made by Planning and Zoning member Collins to approve Pleasant Grove/Final Plat subject to David's recommendations being corrected before this goes to council. It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea

Motion Passes

Chairman Pearce requests to take Item 18 next.

A motion was made by Planning and Zoning member Weant to move Item 18. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea

Motion Passes (Move Item 18 Next)

18. Consideration and possible action on an Amendment for Tamarron Master Sign Plan
Michelle Killebrew stated there would be 3 signs spaced along FM 1463 and the signs would be flush with the ground. Dar asked "Is this a temporary sign?" Michelle responded, "Yes." A motion was made by Planning and Zoning member Collins to approve the Amendment for Tamarron Master Sign Plan. It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea

Motion Passes

Chairman Pearce states at 8:42 a.m. the Committee would like to adjourn into executive session.
A motion is made by Planning and Zoning member Hakimzakeh to adjourn into executive session. It is seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea
(A quorum was present)

Chairman Pearce Reconvened the meeting at 9:36 a.m. A quorum was present.

16. Discussion: The Market at Cross Creek Ranch (FM 1463 and Fulshear Bend Drive) presented by Read King Commercial Real Estate
Julie Ward starts presentation identifying signs to get rid of. Eliminate down to 12 signs and 2 field readers. New plan to contain 6 type "A", 2 type "B", 3 type "D", 1 type "G", and 2 type "H" signs/readers (For a copy of all of the discussion, please request audio)

Planning and Zoning member Collins made a Motion to approve the number of signs (approve 12 signs instead of 14) and amend the locations. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea
Motion to approve number of signs and sizes passes.

Even with the passages of the number of signs that would be allowed, it was not a satisfactory option. The debate continued over signage.

There was an hour plus debate on the signs for this project between the developer, PnZ members, city manager, and city attorney. The developers noted that there is no ordinance that addresses multiple tenants and signage is important in order for the merchants of the businesses. The members of the commission stated that the sign ordinances is in the process of being revised and currently the plan presented does not meet the current ordinances. It was also stated that now some legal issues appear to be coming to light and there is a need to return to executive session to seek advice from the city attorney. The debate then turned to several individuals discussing the issues among themselves. PnZ Chairman Pearce called for order and to move into a second executive session.

Executive Session #2
A motion is made by Planning and Zoning member Hakimzakeh to adjourn into second executive session at 10:34 a.m. It is seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea
(A quorum was present)

Chairman Pearce reconvenes at 11:09 a.m. A quorum is present.

17. Consideration and possible action to approve Master Signage Plan for The Market at Cross Creek Ranch
A motion was made by Planning and Zoning member Hakimzakeh to Deny the signage as presented due to it doesn't meet the ordinance (Master Signage Plan for The Market at Cross Creek Ranch). It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea
MASTER SIGNAGE PLAN NOT APPROVED (FAILED)

19. <u>Adjournment</u>
A motion was made by Planning and Zoning member Weant to adjourn. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Collins, Hakimzakeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Dawn McRea

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Trace/Street Dedication/Section 1 Final Plat

City Engineer Review

✓ Reviewed
✓ See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

✓ Processed
_____ Returned for additional data

BY: [signature] DATE: 9-20-2016

Planning Commission Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

October 5, 2016

Engineering Review

Final Plat - Tamarron Trace Section 1
Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 600-foot of new street right-of-way (100-foot width) for Tamarron Trace.
2. The new street right-of-way will extend from Logan Park Lane on the North to the intersection with Drill Site No. 1.
3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Trace Section 1 Street Dedication be approved.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 09-12-2016 Date Received by the City of Fulshear: 09-16-2016

Subdivision: Tamarron Trace Sec. 1 STD Development: Tamarron

SUBMITTAL OF PLAT: (Check Appropriate Selection)

. Preliminary
. Replat
. Amending Plat
X Final
. Vacation Plat
___ Short Form Final
. Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

X. Single-Family Residential
. Zero Lot Line/ Patio Home
___ Multi-Family Residential
. Planned Development
. Commercial
. Industrial

Plat Location: _ City . X. ETJ (Extraterritorial Jurisdiction)

Legal Description: 1.372 Acres of land in the A.J.D. Vermillion Survey Abstract 339 and the Micjah Autrey Survey Abstract 100 Fort Bend County, Texas

Variance: _____ Yes (Attach a Copy of Approval Letter) . ✓ No

Total Acreage: 1.372
Number of Streets: 1
Number of Lots: 0
Number and Types of Reserves: 0
Total Acres in Reserve: 0

Owner: D.R. Horton-Texas, Ltd.
Address: 14100 Southwest Freeway, Suite 500
City/State: Sugar Land, Texas 77478
Telephone: 281-566-2100
Email Address: clindhorst@drhorton.com

Engineer/Planner: LJA Engineering, Inc.
Contact Person: Geoff Freeman
Telephone: 713-358-8830
Fax Number: 713-953-5206
Email Address: gfreeman@ljaengineering.com

Platting Fees

Preliminary Plat - $500.00 plus 3.50 per lot, plus $12.50 per acre

Final Plat - $500.00 plus $5.00 per lot plus $25.00 per acre

Replat - $500.00 plus 5.00 per lot plus $25.00 per acre

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

2nd Review of plats - $100.00 (each additional review)

TOTAL PLATTING FEE $534.30

Park Fees (due at Final Plat Application) N/A

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
	Geoff Freeman / Platting Manager	09-12-2016

DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478

CITY PLANNING LETTER

August 30, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 23rd day of August, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON TRACE STREET DEDICATION SECTION 1 (Proposed Plat)

DESCRIPTION OF
1.372 ACRES
TAMARRON TRACE STREET DEDICATION SECTION 1

Being 1.372 acres of land located in the Micajah Autry Survey, Abstract 100, Fort Bend County, Texas, and the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract and that certain called 631.26 acre tract conveyed to D. R. Horton – Texas, LTD by an instrument of record under File Number 2013000056, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), and being a portion of Reserve "A" as shown on Tamarron Lift Station Site No. 1 a subdivision of record in Plat Number 20140185, of the Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), said 1.372 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the northwest corner of said Reserve "A", same being the southwest corner of Tamarron Trace (100' wide) as shown on Tamarron Section 1 a subdivision of record in Plat Number 20140153, F.B.C.P.R.;

Thence, South 69° 27' 42" East, along the common line of said Tamarron Trace and said Reserve "A", at 50 feet pass the northeast corner of said Reserve "A", continuing for a total distance of 100.00 feet to the southeast corner of said Tamarron Trace, said point being a southwest interior corner of said Tamarron Section 1, the beginning of a curve;

Thence, 212.01 feet along a westerly line of said Tamarron Section 1 and along the arc of a non-tangent curve to the left, having a radius of 1,940.00 feet, a central angle of 06° 15' 42", and a chord which bears South 17° 24' 27" West, 211.91 feet to a point for corner, the beginning of a compound curve;

Thence, 366.58 feet continuing along a westerly line of said Tamarron Section 1 and it's extension along the arc of a tangent curve to the left, having a radius of 1,340.00 feet, a central angle of 15° 40' 27", and a chord which bears South 06° 26' 22" West, 365.44 feet to a point for corner;

Thence, South 88° 36' 08" West, 100.00 feet to a point for corner on the westerly line of said Reserve "A" and the easterly line of Reserve "B" of the aforementioned Tamarron Lift Station No. 1, the beginning of a curve;

Thence, 393.94 feet along the westerly line of said Reserve "A" and partially along the easterly line of said Reserve "B" and along the arc of a non-tangent curve to the right, having a radius of 1,440.00 feet, a central angle of 15° 40' 27", and a chord which bears North 06° 26' 22" East, 392.71 feet to a point for corner, the beginning of a compound curve;

Thence, 222.94 feet continuing along the west line of said Reserve "A" and along the arc of a tangent curve to the right, having a radius of 2,040.00 feet, a central angle of 06° 15' 42", and a chord which bears North 17° 24' 27" East, 222.83 feet to the POINT OF BEGINNING and containing 1.372 acres of land.

1. Deed Restrictions:

None of record.

2. **Easements and other encumbrances (Oil, Gas and other Minerals excluded):**

Pipeline Easement to Texas Illinois Natural Gas Pipeline Company recorded in Volume 275, Page 229, amended in Volume 412, Page 102, of the Deed Records of Fort Bend County, Texas, together with Cathodic Protection Easement recorded in Document No. 9166129, of the Official Records of Fort Bend County, Texas, and shown on Survey dated October 21, 2010, prepared by Charlie Kalkomey Surveying, Inc., Chris D. Kalkomey, Registered Professional Land Surveyor No. 5869.

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

1' reserve as a buffer between the subject property and Tamarron Parkway, created by the plat of Tamarron Lakes Section 1 recorded in Plat No. 20140153, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of the adjoining property said 1' reserve shall thereupon become vested in the public for street right of way purposes.

All easements, building setback lines, restrictions and dedications as set out on the plat of Tamarron Lift Station No. 1 recorded in Plat No. 20140185, Plat Records of Fort Bend County, Texas.

Short Form Blanket Easement, 3-Phase Overhead and Underground, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, of the Official Public Records of Fort Bend County, Texas.

Drainage Easement to Fort Bend County Municipal Utility District No. 182 recorded in Document No. 2015117542, Official Public Records of Fort Bend County, Texas.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

3. **Lien Holders:** None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOTNT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Tatanisha Walker
DHI Title of Central Texas

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HEREINAFTER REFERRED TO AS OWNERS OF THE 1.372 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON TRACE STREET DEDICATION SECTION 1, 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, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATION 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 SEVEN FEET (7' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SEVEN FEET (7' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND PARALLEL WITH 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, DRAINS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, NO 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 ADJOINING PROPERTY SHALL NOT BE ALLOWED 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 TRACE STREET DEDICATION SECTION 1 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 DRAINAGE LEAVING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS," AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THE 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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2016.

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

BY: _____
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, PRESIDENT 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. ANTRIM, 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 DESCRIPTION IS TRUE AND CORRECT; THAT SUCH DESCRIPTION FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND TANGENCY, AND TRUE POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON OR OTHER SUITABLE PERMANENT MATERIAL 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 ENG" UNLESS OTHERWISE NOTED, (SEE NOTE 14)

_____
GARY D. ANTRIM, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5069

I, MICHAEL S. RUSK, 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.

_____
MICHAEL S. RUSK, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 68457

THIS PLAT OF "TAMARRON TRACE STREET DEDICATION SECTION 1" IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF PLEASANTON, TEXAS.

THIS _____ DAY OF _____, 2016.

_____
AMY PEARCE, CHAIR

_____
AUSTIN WEAVER, VICE-CHAIR

THIS PLAT OF "TAMARRON TRACE STREET DEDICATION SECTION 1" WAS APPROVED ON _____ 2016 BY THE CITY PLEASANTON CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 20YR. 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 HEREOF/SOL.

_____
JEFF W. ROSENTHAL, MAYOR

_____
DIANA GONZALES SPEARS, CITY SECRETARY

BEING 1.372 ACRES OF LAND LOCATED IN THE MEDIAN AUREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS, AND THE J. D. VERMILION SURVEY, ABSTRACT 330, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 896.2183 ACRE TRACT AND THAT CERTAIN CALLED 63.29 ACRE TRACT CONVEYED TO D. R. HORTON - TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2013200004, OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (O.R.F.B.C.T.), AND BEING A PORTION OF RESERVE "A" AS SHOWN ON TAMARRON LIFT STATION SITE NO. 1 A SUBDIVISION OF RECORD IN PLAT NUMBER 20140163, OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (P.R.F.B.C.T.), AND 1.372 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, EPOCH 2010.00):

BEGINNING AT A 3/4-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND MARKING THE NORTHWEST CORNER OF SAID RESERVE "A", SAME BEING THE SOUTHWEST CORNER OF TAMARRON TRACE (100' WIDE) AS SHOWN ON TAMARRON SECTION 1 A SUBDIVISION OF RECORD IN PLAT NUMBER 20140133, P.R.F.B.C.T.;

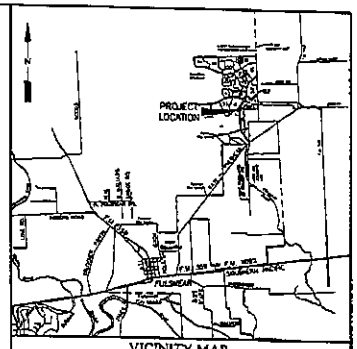
THENCE, SOUTH 88° 27' 42" EAST, ALONG THE COMMON LINE OF SAID TAMARRON TRACE AND SAID RESERVE "A", AT 50 FEET PASS THE NORTHEAST CORNER OF SAID RESERVE "A", CONTINUING FOR A TOTAL DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID TAMARRON TRACE, SAID POINT BEING A SOUTHWEST INTERIOR CORNER OF SAID TAMARRON SECTION 1, THE BEGINNING OF A CURVE;

THENCE, 293.01 FEET ALONG A WESTERLY LINE OF SAID TAMARRON SECTION 1 AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 08° 03' 49", AND A CHORD WHICH BEARS SOUTH 17° 24' 27" WEST, 211.31 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 388.58 FEET CONTINUING ALONG A WESTERLY LINE OF SAID TAMARRON SECTION 1 AND ITS EXTENSION ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,340.00 FEET, A CENTRAL ANGLE OF 13° 49' 27", AND A CHORD WHICH BEARS SOUTH 04° 38' 22" WEST, 387.49 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 34' 08" WEST, 100.00 FEET TO A POINT FOR CORNER ON THE WESTERLY LINE OF SAID RESERVE "A" AND THE EASTERLY LINE OF RESERVE "B" OF THE AFOREMENTIONED TAMARRON LIFT STATION NO. 1, THE BEGINNING OF A CURVE;

THENCE, 283.84 FEET ALONG THE WESTERLY LINE OF SAID RESERVE "A" AND PARTIALLY ALONG THE EASTERLY LINE OF SAID RESERVE "B" AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 15° 43', AND A CHORD WHICH BEARS NORTH 17° 24' 27" EAST, 282.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.372 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 2 MILE

KEY MAP NO. 483U

I, RICHARD W. STOLLITZ, 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 MADE AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION WITHIN THE WATERSHED.

_____
RICHARD W. STOLLITZ, P.E.
FORT BEND COUNTY ENGINEER

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

THIS _____ DAY OF _____, 2016.

_____
RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
ROBERT E. HERBERT
COUNTY JUDGE

_____
W. A. (WALLY) HINRICHS
PRECINCT 3, COUNTY COMMISSIONER

_____
GRACE PATTERSON
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 RECORDING IN MY OFFICE ON

_____, 2016 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 TRACE
STREET DEDICATION SECTION 1

A SUBDIVISION OF 1.372 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 330 AND THE MEDIAN AUREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.
ALSO BEING A PARTIAL REPLAT OF TAMARRON LIFT STATION SITE NO. 1, AS RECORDED IN PLAT NO. 20140163, F.B.C.P.R.

0 LOTS 0 RESERVES 0 BLOCKS

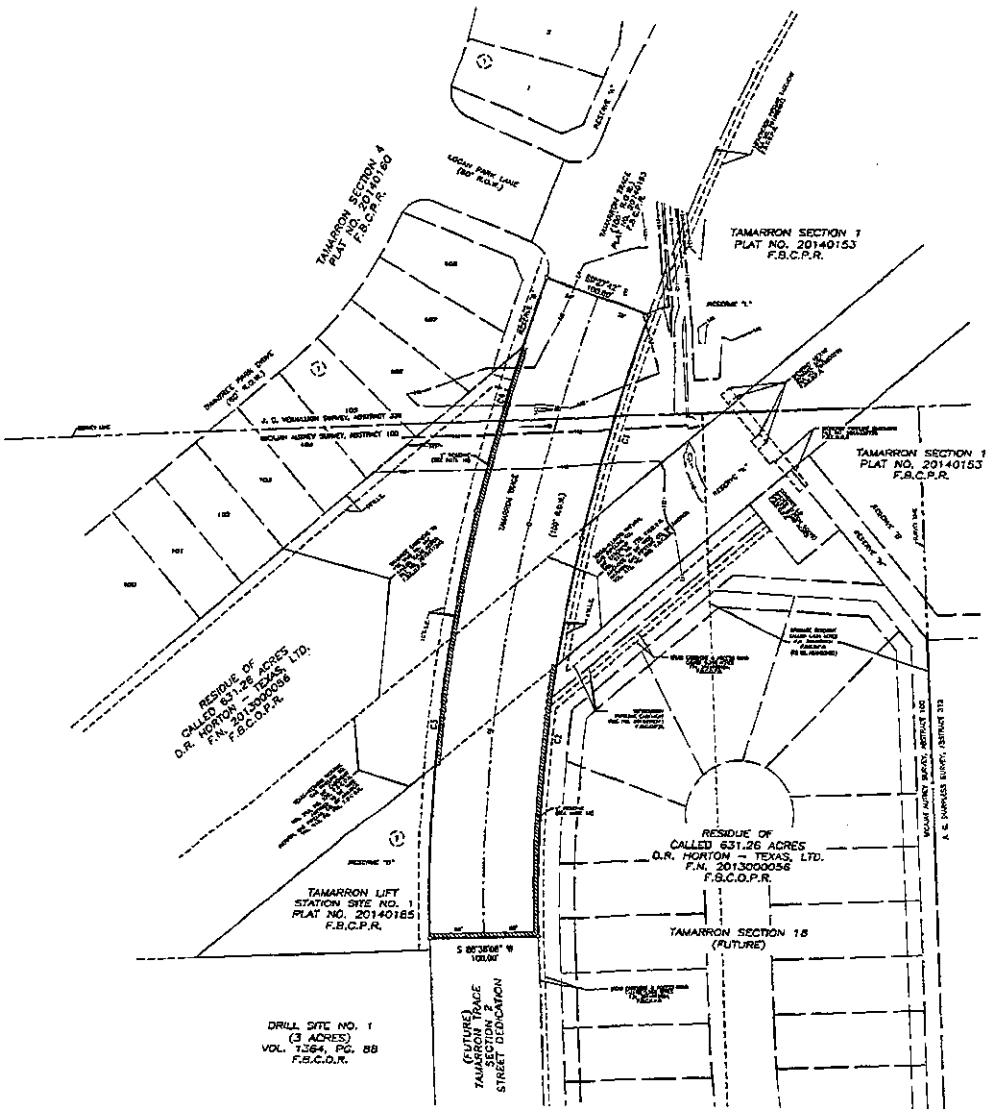
SEPTEMBER 14, 2016 JOB NO. 1931-1313

REASON FOR REPLAT: TO CONVERT RESERVE "A" TO A PUBLIC RIGHT-OF-WAY.

OWNERS:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER/SURVEYOR:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone (713) 953-5200
Fax (713) 953-5026
FIRM - F-1386
T.B.P.L.S. Firm No. 10119300

SHEET 1 OF 2



NOTES:

1. BENCHMARK NGS MONUMENT HOOD AS TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A 1.5000 CAP STAMPED HOOD 68 1998. 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.

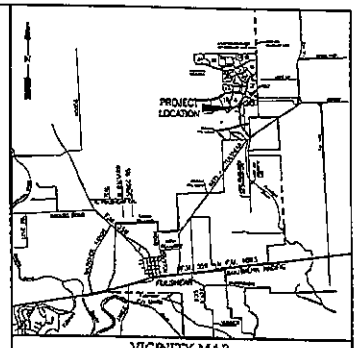
   ELEV. = 139.21 FEET (NAVD88)

2. THIS ~~NGS~~ INDICATES SECONDARY BENCHMARK TBM 11 TOP OF 3/4 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/– 20 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED +/– 210 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KATY FULSHEAR ROAD AND FM 1463.

   ELEV. = 139.15 FEET (NAVD88)

   TO ADJUST TO FORT BEND CO. LOCAL DATUM ADD 0.39 FEET.

3. ELEVATIONS FOR ENGINEERING 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 OUR TITLE OF TEXAS, LLC, EFFECTIVE AUGUST 31, 2016 AND ISSUED ON AUGUST 30, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162, FORT BEND EMERGENCY DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF THE CITY OF FULSHEAR, AND FORT BEND COUNTY.
7. THIS SUBDIVISION LIES WITHIN SHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0185L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR GUARANTEE TO THE ACCURACY ON SCALE OF SAID MAPS.
8. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
9. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
14. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE ORIENTED TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011981.
15. 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 THIS PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS BORDERING THIS PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
16. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162.
17. PKE-DENOTES CUT(X) AND IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
18. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY INDEX. THE PURPOSE OF SUCH DEDICATION MEANS THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO 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 FORMAT ON AND REVERT IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.



VICINITY MAP
SCALE: 1"= 1 MILE

KEY MAP NO. 483U

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE 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.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.R.R.	INDICATES FORT BEND COUNTY RAIL RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
A.E.	INDICATES ACCESS EASEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
F.N.	INDICATES FILE NUMBER
RES.	INDICATES RESIDUE

TAMARRON TRACE
STREET DEDICATION SECTION 1

A SUBDIVISION OF 1.372 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339 AND THE MIGAKH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

ALSO BEING A PARTIAL REPLAT OF TAMARRON LIFT STATION SITE NO. 1, AS RECORDED IN PLAT NO. 20140165, F.B.C.P.R.

0 LOTS 6 RESERVES 0 BLOCKS

SEPTEMBER 14, 2016 JOB NO. 1031-1313

REASON FOR REPLAT: TO CONVERT RESERVE "A" TO A PUBLIC RIGHT-OF-WAY.

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 565-2100

ENGINEER/SURVEYOR:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FBN: F-1386
T.B.P.L.S. Firm No. 10116501

SHEET 2 OF 2

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Trace Section 2 - Street Dedication Final Plat

City Engineer Review

✓ Reviewed
✓ See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

✓ Processed
_____ Returned for additional data

BY: [signature] DATE: 9-20-2016

Planning Commission Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

October 5, 2016

Engineering Review

Final Plat - Tamarron Trace Section 2
Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 950-foot of new street right-of-way (100-foot width) for Tamarron Trace.
2. The new street right-of-way will extend from Yellow Preserve Drive on the South to the North line of Drill Site No. 1.
3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Trace Section 2 Street Dedication be approved.

1360 Avenue D Katy, Texas 77493 (281) 391-0173

CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 9/16/2016 Date Received by the City of Fulshear: _____

Subdivision: TAMARRON STD. Development: TAMARRON TRACE SECTION 2 STREET DEDICATION

SUBMITTAL OF PLAT: (Check Appropriate Selection)

. Preliminary
. Replat
. Amending Plat
X Final
. Vacation Plat
. Short Form Final
. Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

. Single-Family Residential
. Zero Lot Line/ Patio Home
____ Multi-Family Residential
. Planned Development
. Commercial
. Industrial

Plat Location: _ City X ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.388 ACRES IN THE J.D. VERMILLION SYRVEY, ABSTRACT 339

Variance: _____ Yes (Attach a Copy of Approval Letter) ✓ No

Total Acreage: 2.388
Number of Streets: 1
Number of Lots: _____
Number and Types of Reserves: _____
Total Acres in Reserve: _____

Owner: D.R. HORTON TEXAS, LTD.
Address: 14100 SW FREEWAY, SUITE 500
City/State: SUGAR LAND, TEXAS 77478
Telephone: 281-566-2100
Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
Contact Person: GEOFF FREEMAN
Telephone: 713-358-8830
Fax Number: _____
Email Address: gfreeman@ljaengineering.com

Platting Fees

Preliminary Plat - $500.00 plus 3.50 per lot, plus $12.50 per acre
Final Plat - $500.00 plus $5.00 per lot plus $25.00 per acre
Replat - $500.00 plus 5.00 per lot plus $25.00 per acre
Amending or Minor Plat - $200.00
Plat Vacation - $500.00
2nd Review of plats - $100.00 (each additional review)
TOTAL PLATTING FEE $559.70
Park Fees (due at Final Plat Application) _____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
[signature]	GEOFF FREEMAN	09.16.16

Comcast.

August 9, 2016

Ms. Ashley Fuller
Project Coordinator
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042

Re: Preliminary Plat of Tamarron Trace Section 2 Street Dedication

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated August 12, 2016

At this time, Comcast Cable has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

Chris Grey
Construction Supervisor, Design and Serviceability

CenterPoint Energy
Houston

August 4, 2016

City of Richmond/Planning & Development Dept.
600 Morton
Richmond, TX 77469

Re: Preliminary Plat of Tamarron Trace Section 2 Street Dedication

To whom it may concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a letter of no objection for the above referenced plat dated August 12, 2016.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any abandonment of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

Sheila R. Agee

Sheila R. Agee
Senior Right of Way Agent

C: Ashley Fuller <afuller@ljaengineering.com>

PLR16.312

DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478

CITY PLANNING LETTER

September 9, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 2nd day of September, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON TRACE SECTION 2 STREET DEDICATION

DESCRIPTION OF
2.411 ACRES
TAMARRON TRACE SECTION 2 STREET DEDICATION

Being 2.411 acres of land located in the Micajah Autry Survey, Abstract 100, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract conveyed to D. R. Horton – Texas, LTD by an instrument of record under File Number 2013000056, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.) and being a portion of Reserve "A" as shown on Tamarron Lift Station Site No. 1 a subdivision of record in Plat Number 20140185, of the Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), said 2.411 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the northeast corner of Reserve "B" as shown on said Tamarron Lift Station Site No. 1, same being on the westerly line of said Reserve "A";

Thence, 393.94 feet along a westerly line of said Reserve "A", the easterly line of said Reserve "B" and along the arc of a tangent curve to the left, having a radius of 1,440.00 feet, a central angle of 15° 40' 27", and a chord which bears South 06° 26' 22" West, 392.71 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North 86° 36' 08" East, 100.00 feet to a point for the northeast corner of the herein described tract;

Thence, 13.22 feet along the arc of a non-tangent curve to the left, having a radius of 1,340.00 feet, a central angle of 00° 33' 55", and a chord which bears South 01° 40' 49" East, 13.22 feet to a point for corner;

Thence, South 01° 57' 47" East, 861.32 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears South 46° 57' 47" East, 35.36 feet to a point for corner;

Thence, South 01° 57' 47" East, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears South 43° 02' 13" West, 35.36 feet to a point for corner;

Thence, South 88° 02' 13" West, 100.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 46° 57' 47" West, 35.36 feet to a point for corner;

Thence, North 01° 57' 47" West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 43° 02' 13" East, 35.36 feet to a point for corner;

Thence, North 01° 57' 47" West, 861.32 feet to a point for corner, the beginning of a curve;

Thence, 14.21 feet along the arc of a tangent curve to the right, having a radius of 1,440.00 feet, a central angle of 00° 33' 55", and a chord which bears North 01° 40' 49" West, 14.21 feet to the POINT OF BEGINNING and containing 2.411 acres of land.

1. **Deed Restrictions:**

None of record.

2. **Easements and other encumbrances (Oil, Gas and other Minerals excluded):**

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease,

from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Natural Gas Pipeline Easement by and Between D. R. Horton-Texas, Ltd. and SiEnergy, L. P. recorded in Document No. 2014098654, Official Public Records of Fort Bend County, Texas.

All easements, building setback lines, restrictions and dedications as set out on the plat of Tamarron Lift Station No. 1 recorded in Plat No. 20140185, Plat Records of Fort Bend County, Texas.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

3. **Lien Holders:** None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY

TITLE COMPANY (WHETHER SOLE, JOTNT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Tatanisha Walker
DHI Title of Central Texas

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, OWNER AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 2.411 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON TRACE SECTION 2 STREET DEDICATION, DO HEREBY MAKE AND DEDICATE SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND RESERVES ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT PRIVATE 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 ON FIVE FEET, SIX INCHES (5' 6") FOR SEVEN FEET (7' 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 DEDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS SIXTY FEET (60' 0") 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 SEVENTEEN FEET (17' 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 DEDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS SIXTY FEET (60' 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 TANK 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, DRAINS, 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 NEVER BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAN OF FENCES, BUILDINGS, OVERGROWTH, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION 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, OWNERS DO HEREBY COVENANT THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE AERIAL AND FOREGOING SUBDIVISION OF TAMARRON TRACE SECTION 2 STREET DEDICATION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE NOT BEING ESTABLISHED OUTSIDE THE BOUNDARIES OF THE AERIAL 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 "ORDER FOR REGULATION OF SUBDIVISION LOCATED IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY ORDAIN AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY AMENDMENT AMENDMENTS.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2016.

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

BY: _____
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, PRESIDENT 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 _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. RUTHER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AN 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 ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE WERE SET WITH IRON RODS (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 ENG" UNLESS OTHERWISE NOTED, (SEE NOTE 17)

_____
GARY D. RUTHER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5404

I, MELANIE K. DAY, 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.

_____
MELANIE K. DAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 65935

THIS PLAT OF TAMARRON TRACE SECTION 2 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2016.

_____
AMY PEARCE, CHAIR

_____
AUSTIN MOORE, VICE-CHAIR

THIS PLAT OF TAMARRON TRACE SECTION 2 STREET DEDICATION WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2016, PROVIDED, HOWEVER, THAT APPROVAL SHALL BE VOID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

_____
JOY W. ROBERTS, MAYOR

_____
DANA CARSON OFFERD, CITY SECRETARY

I, RICHARD W. STRAUSS, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS TAMARRON CONFORMS WITH ALL OF THE ORIGINAL RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT, HOWEVER, NO CERTIFICATION IS MADE HERE AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE UNDERLYING DRAINAGE AREAS OR FRIENDS STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

_____
RICHARD W. STRAUSS, P.E.
FORT BEND COUNTY ENGINEER

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

THIS _____ DAY OF _____, 2016.

_____
RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
ROBERT C. HEBERT
COUNTY JUDGE

_____
W. A. (WOT) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

_____
ANDY WATTERSON
PRECINCT 4, COUNTY COMMISSIONER

BEING 2.411 ACRES OF LAND LOCATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 931.04 ACRE TRACT CONVEYED TO D. R. HORTON - TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2013022034, OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (O.R.F.B.C.P.R.) AND BEING A PORTION OF RESERVE "A" AS SHOWN ON TAMARRON LIFT STATION SITE NO. 1 A SUBDIVISION OF RECORD IN PLAT NUMBER 20140185, OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (P.R.F.B.C.P.R.), SAID 2.411 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, EPOCH 2011.00):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND MARKING THE NORTHEAST CORNER OF RESERVE "B" AS SHOWN ON SAID TAMARRON LIFT STATION SITE NO. 1, SAME BEING ON THE WESTERLY LINE OF SAID RESERVE "A";

THENCE, 363.94 FEET ALONG A WESTERLY LINE OF SAID RESERVE "A", THE CURVELY LINE OF SAID RESERVE "A" AND ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,446.00 FEET, A CENTRAL ANGLE OF 14° 42' 27", AND A CHORD WHICH BEARS SOUTH 04° 18' 37" WEST, 362.71 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88° 38' 00" EAST, 100.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, 13.92 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,243.00 FEET, A CENTRAL ANGLE OF 00° 32' 33", AND A CHORD WHICH BEARS SOUTH 01° 10' 49" EAST, 13.92 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 01° 37' 47" EAST, 801.32 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 35.37 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 22.50 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 46° 57' 47" EAST, 31.82 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 01° 57' 47" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 35.37 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 22.50 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 43° 02' 13" WEST, 31.82 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 02' 13" WEST, 100.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

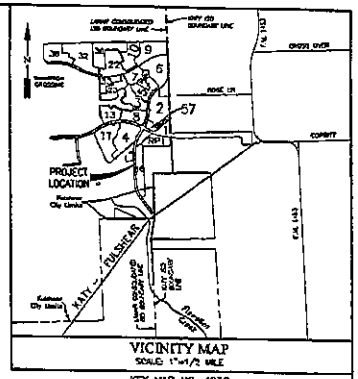
THENCE, 34.47 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 86° 00' 00", AND A CHORD WHICH BEARS NORTH 46° 57' 47" WEST, 31.31 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 57' 47" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 35.37 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 22.50 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 43° 02' 13" EAST, 31.82 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 57' 47" WEST, 801.32 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 14.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,243.00 FEET, A CENTRAL ANGLE OF 00° 37' 53", AND A CHORD WHICH BEARS NORTH 01° 39' 49" WEST, 14.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.411 ACRES OF LAND.



KEY MAP NO. 483Q

I, SHARON 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 _____, 2016 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.

_____
SHARON RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

TAMARRON TRACE SECTION 2 STREET DEDICATION

A SUBDIVISION OF 2.411 ACRES OF LAND SITUATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF TAMARRON LIFT STATION SITE NO. 1 AS RECORDED IN PLAT NO. 20140185, F.B.C.P.R.

REASON FOR REPLAT:
TO CONVERT RESERVE "A" TO A PUBLIC RIGHT-OF-WAY

0 LOTS 0 RESERVES 0 BLOCKS

SEPTEMBER 16, 2016 JOB NO. 1931-77120-309

OWNERS:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 300, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
T.B.P.L.S. Firm No. 10106601

SHEET 1 OF 2

NOTES:

1. BENCHMARK WAS MONUMENT HOUSE AS TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 3 INCH PVC PIPE WITH A LOOSE CAP STAMPED HOUSE 88 1988. 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 CHISHOLM TRAIL ROAD, KATY, TX.

   ELEV. = 534.71 FEET NAVD88

2. THIS MONUMENT TEMPORARY BENCHMARK TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/- 50 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED +/- 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KAY FULSHEAR ROAD AND FM 1463.

   ELEV. = 439.16 FEET NAVD88

   TO ADJUST TO FORT BEND CO. LOCAL DATUM ADD 0.29 FEET.

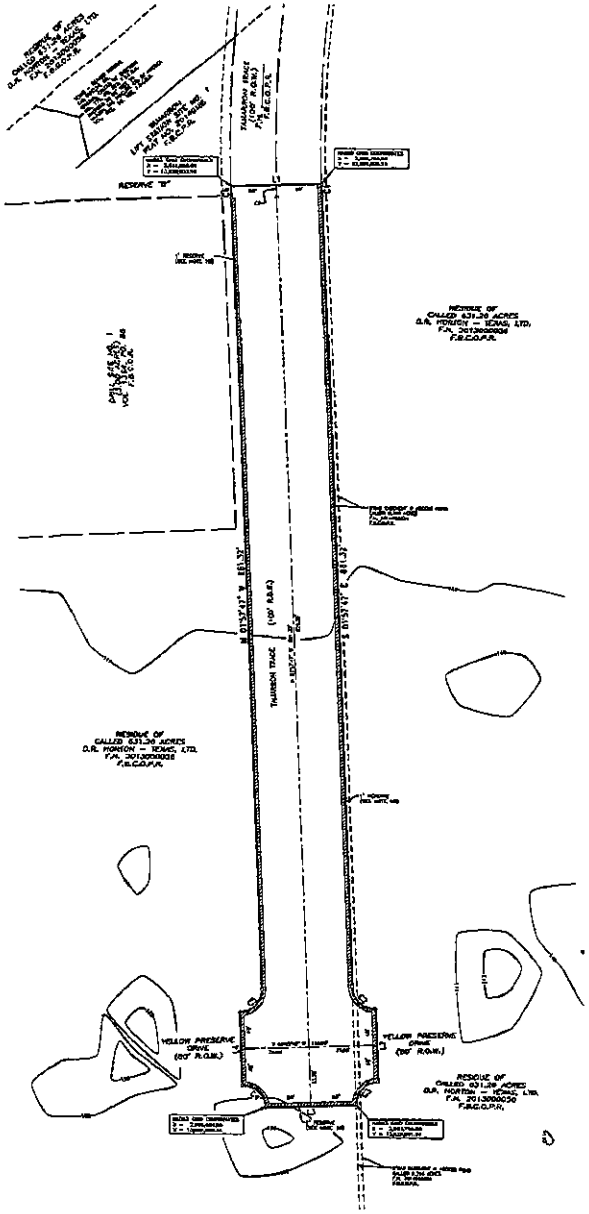
3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY OUR TITLE OF CENTRAL TEXAS, EFFECTIVE SEPTEMBER 2, 2016 AND ISSUED SEPTEMBER 6, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND EMERGENCY DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND 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. 48157C 0125L, REVISED APRIL 2, 2014. DEFINED AS AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LIA DOES NOT WARRANT FOR SUBDIVISIONS TO THE ACCURACY OR SCALE OF THIS MAPS.
8. 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.
9. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
14. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 1.00015874.
15. 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 THIS PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH HOA REQUIREMENTS.
16. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
17. PIPE-EDGINGS (5/8") INCH IRON RODS SHALL (7) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
18. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE DEDICATION OF SUCH DEDICATION GOES THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREBY SHALL REVERT TO AND REMAIN IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

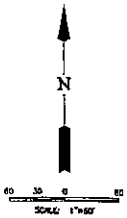
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°38'00" E	100.00'
L2	S 01°57'47" E	40.00'
L3	S 88°02'13" W	100.00'
L4	N 01°57'47" W	40.00'

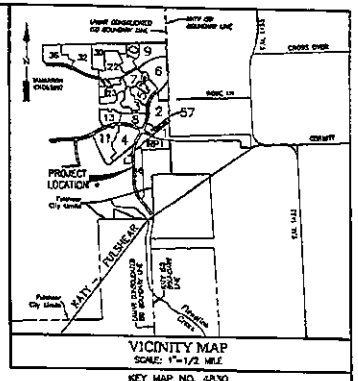
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1340.00'	05°37'07"	131.33'	131.28'	S 01°46'44" E
C2	25.00'	90°00'00"	39.27'	35.36'	S 43°57'47" E
C3	25.00'	90°00'00"	39.27'	35.36'	S 43°57'47" W
C4	25.00'	90°00'00"	39.27'	35.36'	N 43°57'47" W
C5	25.00'	90°00'00"	39.27'	35.36'	N 43°57'47" E
C6	1340.00'	03°00'00"	70.21'	70.20'	S 00°26'47" E
C7	1340.00'	02°37'07"	61.12'	61.12'	S 00°46'44" E

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
SS.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.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
A.E.	INDICATES AERIAL EASEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
F.N.	INDICATES FILE NUMBER
RES.	INDICATES RESERVE







KEY MAP NO. 483D

TAMARRON TRACE SECTION 2
STREET DEDICATION

A SUBDIVISION OF 2.411 ACRES OF LAND SITUATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF TAMARRON LIFT STATION SITE NO. 1 AS RECORDED IN PLAT NO. 20140185, F.B.C.P.R.

REASON FOR REPLAT:
TO CONVERT RESERVE "A" TO A PUBLIC RIGHT-OF-WAY

0 LOTS 0 RESERVES 0 BLOCKS

SEPTEMBER 15, 2016 JOB NO. 1931-7712C-309

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2160

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 400
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FIRM #F-1386
T.B.P.L.S. Firm No. 10110501

SHEET 2 OF 2

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Trace Section 3 - Street Dedication Final Plat

City Engineer Review

✓ Reviewed
✓ See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

✓ Processed
_____ Returned for additional data

BY: _____ DATE: 9-20-2016

Planning Commission Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

October 5, 2016

Engineering Review

Final Plat - Tamarron Trace Section 3
Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 2000-foot of new street right-of-way (100-foot width) for Tamarron Trace.
2. The new street right-of-way will extend from Yellow Preserve Drive on the North to its intersection with Katy-Fulshear Road on the South.
3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Trace Section 3 Street Dedication be approved.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 9/16/2016 Date Received by the City of Fulshear: _____

Subdivision: TAMARRON STD. Development: TAMARRON TRACE SECTION 3 STREET DEDICATION

SUBMITTAL OF PLAT: (Check Appropriate Selection)

. Preliminary
. Replat
. Amending Plat
X Final
. Vacation Plat
. Short Form Final
. Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

. Single-Family Residential
. Planned Development
. Zero Lot Line/ Patio Home
. Commercial
____ Multi-Family Residential
. Industrial

Plat Location: _ City X ETJ (Extraterritorial Jurisdiction)

Legal Description: 4.661 ACRES IN THE J.D. VERMILLION SYRVEY, ABSTRACT 339

Variance: _____ Yes (Attach a Copy of Approval Letter) ✓ No

Total Acreage: 4.661
Number of Streets: 1
Number of Lots: _____
Number and Types of Reserves: _____
Total Acres in Reserve: _____

Owner: D.R. HORTON TEXAS, LTD.
Address: 14100 SW FREEWAY, SUITE 500
City/State: SUGAR LAND, TEXAS 77478
Telephone: 281-566-2100
Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
Contact Person: GEOFF FREEMAN
Telephone: 713-358-8830
Fax Number: _____
Email Address: gfreeman@ljaengineering.com

Platting Fees

Preliminary Plat - $500.00 plus 3.50 per lot, plus $12.50 per acre

Final Plat - $500.00 plus $5.00 per lot plus $25.00 per acre

Replat - $500.00 plus 5.00 per lot plus $25.00 per acre

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

2nd Review of plats - $100.00 (each additional review)

TOTAL PLATTING FEE $616.53

Park Fees (due at Final Plat Application) _____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE	GEOFF FREEMAN TYPED OR PRINTED NAME/TITLE	09.16.16 DATE

Comcast.

August 9, 2016

Ms. Ashley Fuller
Project Coordinator
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042

Re: Preliminary Plat of Tamarron Trace Section 3 Street Dedication

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated August 12, 2016

At this time, Comcast Cable has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

Chris Grey
Construction Supervisor, Design and Serviceability

CenterPoint Energy
Houston

August 4, 2016

City of Richmond/Planning & Development Dept.
600 Morton
Richmond, TX 77469

Re: Preliminary Plat of Tamarron Trace Section 3 Street Dedication

To whom it may concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a letter of no objection for the above referenced plat dated August 12, 2016.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any abandonment of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

If there are any questions, please contact Sheila R. Agee at 713.207.6349.

Sincerely,

Sheila R. Agee
Senior Right of Way Agent

C: Ashley Fuller <afuller@ljaengineering.com>

PLR16.311

DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478

CITY PLANNING LETTER

September 9, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 2nd day of September, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON TRACE SECTION 3 STREET DEDICATION

DESCRIPTION OF
4.661 ACRES
TAMARRON TRACE SECTION 3 STREET DEDICATION

Being 4.661 acres of land located in the Micajah Autry Survey, Abstract 100, and the A. G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract and that certain called 30.53 acre tract (described as Tract III) conveyed to D. R. Horton – Texas, LTD by an instrument of record under File Number 2013000056, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 4.661 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00):

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "BROWN & GAY" found marking the southeast corner of said 30.53 acre tract, same being an interior corner on the northerly line of that certain called 1913.31 acre tract (Tract "A") conveyed to CCR Texas Holdings, LP by an instrument of record under File Number 2012038964, F.B.C.O.P.R., said point being on the northwesterly line of Katy-Fulshear Road;

Thence, South 55° 45' 32" West, along the northwesterly line of Katy-Fulshear Road and the southeasterly line of said 30.53 acre tract, 165.87 feet to the POINT OF BEGINNING and southeast corner of the herein described tract of land;

Thence, South 55° 45' 32" West, along the northwesterly line of Katy-Fulshear Road and the southeasterly line of said 30.53 acre tract, 100.04 feet to a point for corner;

Thence, North 35° 51' 45" West, departing the northwesterly line of Katy-Fulshear Road and the southeasterly line of said 30.53 acre tract, 1,026.93 feet to a point for corner, the beginning of a curve;

Thence, 621.24 feet along the arc of a tangent curve to the right, having a radius of 1,050.00 feet, a central angle of 33° 53' 58", and a chord which bears North 18° 54' 46" West, 612.22 feet to a point for corner;

Thence, North 01° 57' 47" West, 410.41 feet to a point for corner;

Thence, North 88° 02' 13" East, 100.00 feet to a point for corner;

Thence, South 01° 57' 47" East, 410.41 feet to a point for corner, the beginning of a curve;

Thence, 562.08 feet along the arc of a tangent curve to the left, having a radius of 950.00 feet, a central angle of 33° 53' 58", and a chord which bears South 18° 54' 46" East, 553.91 feet to a point for corner;

Thence, South 35° 51' 45" East, 1,029.76 feet to the POINT OF BEGINNING and containing 4.661 acres of land.

1. **Deed Restrictions:**

None of record.

2. **Easements and other encumbrances (Oil, Gas and other Minerals excluded):**

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Natural Gas Pipeline Easement by and Between D. R. Horton-Texas, Ltd. and SiEnergy, L. P. recorded in Document No. 2014098654, Official Public Records of Fort Bend County, Texas. (Examiner unable to determine without the easement being depicted on the proposed plat whether it actually affects the tract proposed for platting.)

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

3. **Lien Holders:** None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOTNT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Tatanisha Walker
DHI Title of Central Texas

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRIS LINDMORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE ALBERT JONES TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON TRACE SECTION 3 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, BRANCHES, STREAMS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EVIDENCE 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, OVERGROWTH, 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, 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 TRACE SECTION 3 STREET DEDICATION WHERE BUILDERS SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED BETWEEN THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH SAID BUILDERS SETBACK LINES AND EASEMENTS 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 THE 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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDMORST, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2016.

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

BY: _____
CHRIS LINDMORST, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDMORST, PRESIDENT 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 _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. WINTON, 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 ON 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 HAVING 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 ENG" UNLESS OTHERWISE NOTED. (SEE NOTE 17)

_____
GARY D. WINTON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5638

I, MOHAMY F. GAD, 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.

_____
MOHAMY F. GAD, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 69492

THIS PLAT OF TAMARRON TRACE SECTION 3 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2016.

_____
AMY POWELL, CHAIR

_____
JUSTIN MICHAEL, VICE-CHAIR

THIS PLAT OF TAMARRON TRACE SECTION 3 STREET DEDICATION WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2016, 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.

_____
JEFF W. ROBERTS, MAYOR

_____
DIANA GORDON OFFORD, CITY SECRETARY

BEING 4.861 ACRES OF LAND LOCATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, AND THE A. G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 63.38 ACRE TRACT AND THAT CERTAIN CALLED 30.53 ACRE TRACT DESCRIBED AS TRACT 2B CONVEYED TO G. H. HOWDEN - TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2012036062, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 4.861 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, CROSS 2010.00):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BROWN & GAY" FOUND MARKING THE SOUTHEAST CORNER OF SAID 30.53 ACRE TRACT, SAME BEING AN INTERIOR CORNER ON THE NORTHERLY LINE OF THAT CERTAIN CALLED 81.15 ACRE TRACT (TRACT "A") CONVEYED TO CCB TEXAS HOLDINGS, LP BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2012035844, F.B.C.O.P.R., SAID POINT BEING ON THE NORTHWESTERLY LINE OF KATY-FULSHEAR ROAD;

THENCE, SOUTH 69° 49' 34" WEST, ALONG THE NORTHWESTERLY LINE OF KATY-FULSHEAR ROAD AND THE SOUTHEASTERLY LINE OF SAID 30.53 ACRE TRACT, 140.87 FEET TO THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, South 69° 49' 34" West, along the northwesterly line of Katy-Fulshear Road and the southeasterly line of said 30.53 acre tract, 1,012.24 feet to a point for corner;

THENCE, North 20° 31' 49" West, departing the northwesterly line of Katy-Fulshear Road and the southeasterly line of said 30.53 acre tract, 1,529.63 feet to a point for corner, the beginning of a curve;

THENCE, 676.24 feet along the arc of a tangent curve to the right, having a radius of 1,056.00 feet, a central angle of 37° 37' 58", and a chord which bears North 10° 04' 49" West, 663.22 feet to a point for corner;

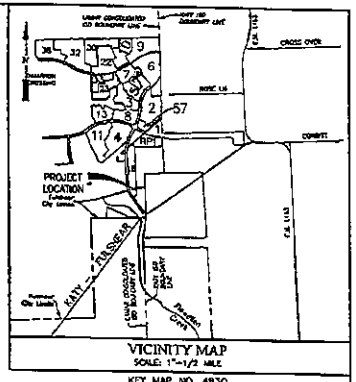
THENCE, North 09° 27' 47" West, 410.41 feet to a point for corner;

THENCE, North 00° 07' 17" East, 100.00 feet to a point for corner;

THENCE, South 81° 17' 47" East, 910.41 feet to a point for corner, the beginning of a curve;

THENCE, 382.05 feet along the arc of a tangent curve to the left, having a radius of 600.00 feet, a central angle of 36° 47' 56", and a chord which bears South 18° 54' 49" East, 375.31 feet to a point for corner;

THENCE, South 38° 54' 49" East, 1,028.76 feet to the point of beginning and containing 4.861 acres of land.



KEY MAP NO. 483G

I, RICHARD W. STOLLER, 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 MADE 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.

_____
RICHARD W. STOLLER, P.E.
FORT BEND COUNTY ENGINEER

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

THIS _____ DAY OF _____, 2016.

_____
RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
ROBERT E. HERBERT
COUNTY JUDGE

_____
W. A. (HANK) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

_____
JAMES PATTERSON
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 _____, 2016 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

FINAL PLAT OF
TAMARRON TRACE SECTION 3
STREET DEDICATION

A SUBDIVISION OF 4.861 ACRES OF LAND SITUATED IN THE A. G. SHARPLESS SURVEY ABSTRACT 322 AND MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCK

SEPTEMBER 15, 2016 JOB NO. 1931-77120-305

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDMORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FIRM # 1386
T.B.P.E.L.S. Firm No. 10010501

SHEET 1 OF 3

NOTES:

1. BENCHMARK WAS HORIZONTAL NGS88 ON TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOOP CAP STAMPED NGS88 88 1994. THE ROD IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND KOKOMO FARMS BLVD. KATY, TX.

   ELEV. = 104.21 FEET NAVD88

2. TBM INDICATES TEMPORARY BENCHMARK TBM 1: TOP OF 0.5 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/- 20 FEET NORTH OF THE CENTERLINE OF HATY FLATROCK ROAD, THE POINT IS LOCATED +/- 340 FEET WEST OF THE CENTERLINE OF THE INTERSECTION HAY FLATROCK ROAD AND FM 1463.

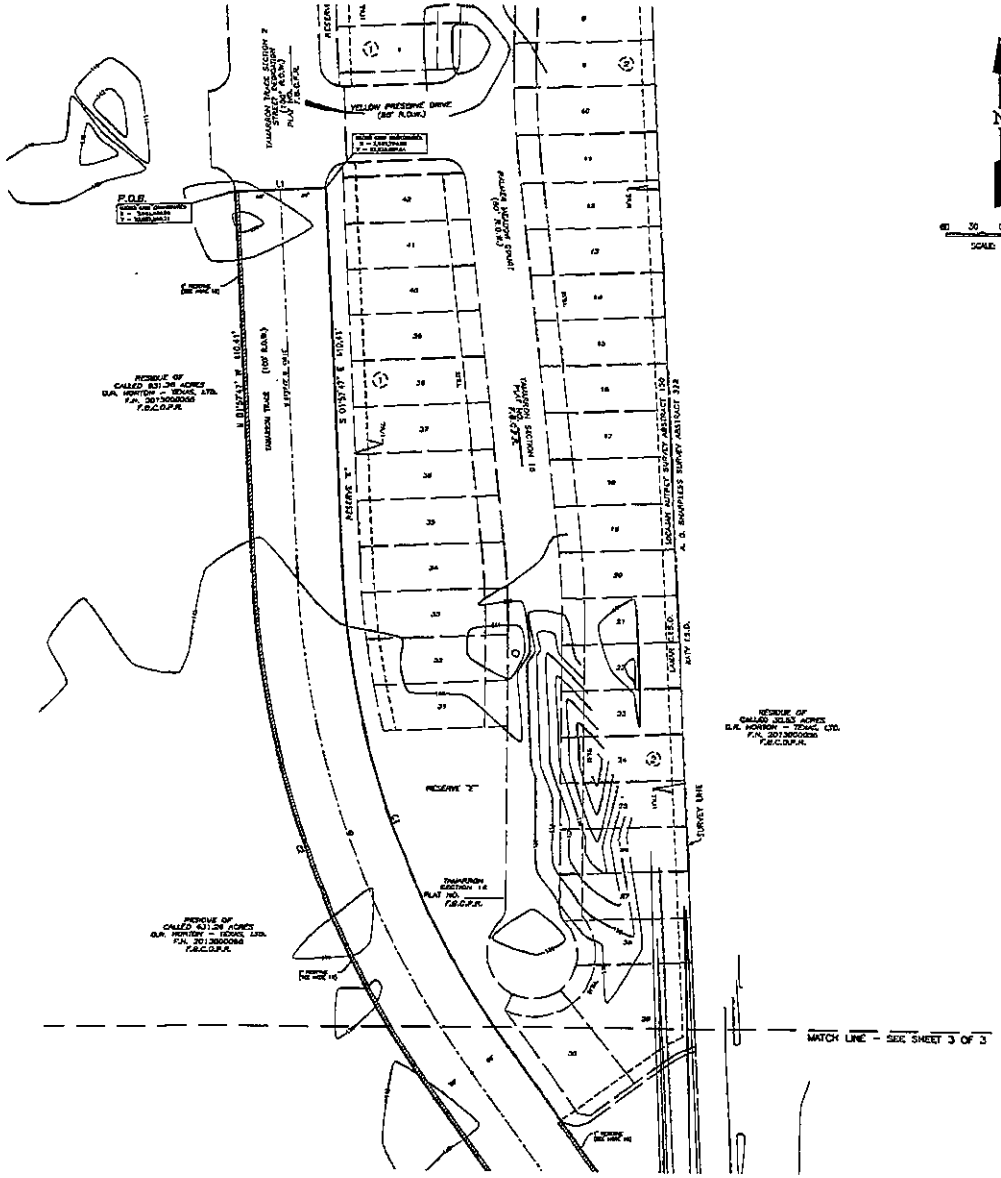
   ELEV. = 108.18 FEET NAVD88

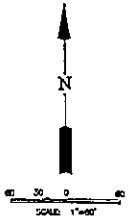
   TO ADJUST TO FORT BEND CO. DATUM SUBTRACT 0.34 FEET.

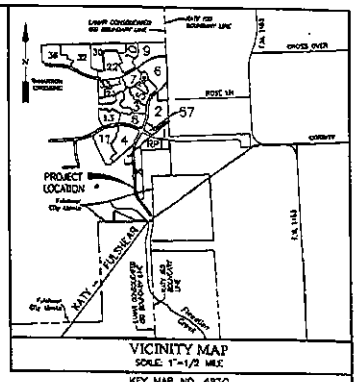
3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND BOND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY THE TITLE OF CENTRAL TEXAS, EFFECTIVE _____ AND ISSUED _____. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY, AND PARTIALLY WITHIN KATY INDEPENDENT SCHOOL DISTRICT AND PARTIALLY WITHIN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0160L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, I.E. DOES NOT INCLUDE PARTS SURROUNDING TO THE ACCURACY OR SCALE OF SAID MAPS.
8. APPROVAL OF THE PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
9. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING MODERATE RAINFALL EVENTS.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
14. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00017147.
15. SIDEWALKS SHALL BE KEPT 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 PROPOSED PUBLIC SUBDIVISION SAID PLAT, IN ACCORDANCE WITH APPLICABLE REQUIREMENTS.
16. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
17. PERMANENT CONTROL POINTS (PCP'S) INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
18. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE END OF ONE 60' STREETS WITHIN SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONVEYANCE OF SUCH DEDICATION BEING MUST SUCH FOR ADJACENT PROPERTY AS SUBDIVIDED PLATTED AS A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL INCORPORATE RESERVE VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE TRACTOR SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°41'13" E	60.00'
L2	N 89°41'13" W	60.00'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1000.00'	3°13'39"	56.32'	56.31'	S 88°04'18" E
C2	1000.00'	3°13'39"	56.32'	56.31'	N 88°04'18" W
C3	1000.00'	3°13'39"	56.32'	56.31'	S 88°04'18" E







VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP NO. 483Q

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE 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.D.R.	INDICATES FORT BEND COUNTY DEEDS RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.E.R.	INDICATES FORT BEND COUNTY EDRS RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
A.E.	INDICATES AERIAL EASEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
F.N.	INDICATES FILE NUMBER
RES.	INDICATES RESERVE

FINAL PLAT OF
TAMARRON TRACE SECTION 3
STREET DEDICATION

A SUBDIVISION OF 4.661 ACRES OF LAND SITUATED IN THE A. C. SHARPLESS SURVEY ABSTRACT 302 AND NICHOLAS AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCK

SEPTEMBER 16, 2015 JOB NO. 1031-77120-309

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS UNDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 300, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FIRM-F-1386
T.B.P.L.S. Firm No. 10119501

SHEET 2 OF 3

NOTES:

1. BENCHMARK: NGS MONUMENT HGCSD 44a TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOOP CAP STAMPED HGCSD 44a 1998. THE POINT IS LOCATED +/- 73 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 4.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHISHOLM TRAIL ROAD, KATY, TX.

   ELEV. = 126.21 FEET NAVD88

2. TBM INDICATES TEMPORARY BENCHMARK TBM 1: TOP OF 5/8" IRON IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/- 30 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED +/- 319 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KATY FULSHEAR ROAD AND FM 1463.

   ELEV. = 126.18 FEET NAVD88

   TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.

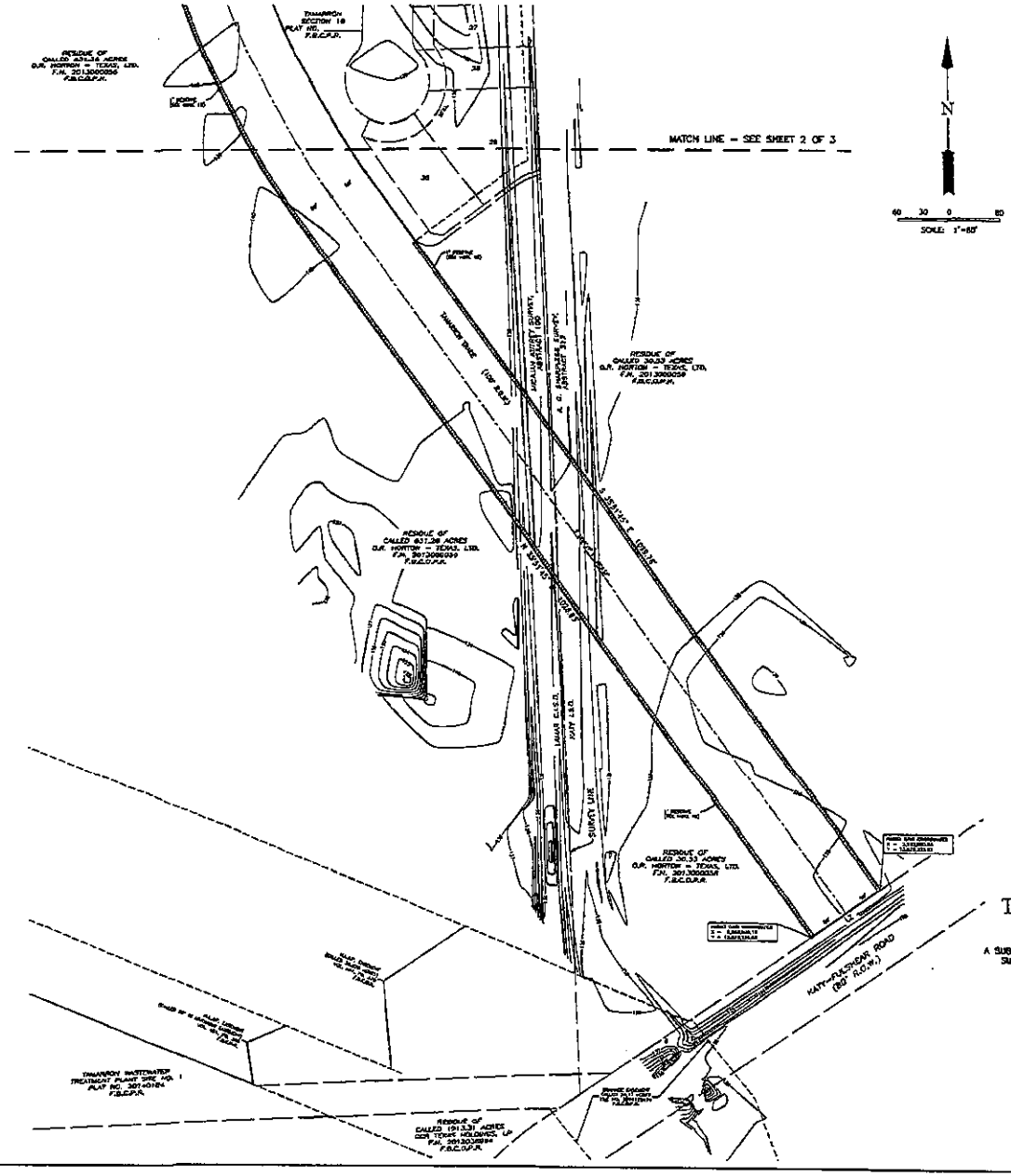
3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND/ BEXAR COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY THE TITLE OF CENTRAL TEXAS, EFFECTIVE SEPTEMBER 5, 2014 AND ISSUED SEPTEMBER 9, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 143, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY, AND PARTIALLY WITHIN KATY INDEPENDENT SCHOOL DISTRICT AND PARTIALLY WITHIN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0135H, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. L.J.A. COLS NOT WARRANT THIS SUBDIVISION TO BE ACCURATE OR EXACT OF SAID MAPS.
8. 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.
9. THERE ARE NO PERPETUAL NOR PRIVATE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
10. 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 REPORTED RAINFALL EVENTS.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE SYSTEM ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
14. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL, ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 1.00011487.
15. 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 ANY PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
16. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY IMPROVEMENT UTILITY DISTRICT NO. 143.
17. PIPE-CONTROL (PLAT) MEN IRON RODS THREE (3") FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
18. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF END OF STREETS WHERE SUCH STREETS MAY ADVANCE ACROSS BACKS, THE EXTENSION OF SUCH DEDICATION SHALL EXPIRE WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO 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.

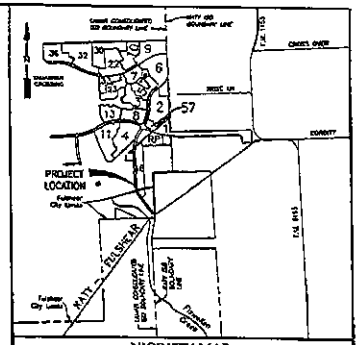
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°57'57" E	[illegible]
L2	S 69°57'57" W	[illegible]

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
S.W.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.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
A.E.	INDICATES AERIAL EASEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
I.R.	INDICATES PIPE REBAR
RES.	INDICATES RESERVE





VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP NO. 483Q

FINAL PLAT OF
TAMARRON TRACE SECTION 3
STREET DEDICATION

A SUBDIVISION OF 4.661 ACRES OF LAND SITUATED IN THE A. G. SHARPLESS SURVEY ABSTRACT 322 AND MCAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCK

SEPTEMBER 16, 2016 JOB NO. 1931-7712C-309

OWNERS:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
T.B.P.L.S. Firm No. 10106501

SHEET 3 OF 3

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Crossing Section 1 - Street Dedication Preliminary Plat

City Engineer Review

✓ Reviewed
✓ See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

✓ Processed
_____ Returned for additional data

BY: _____ DATE: 9-20-2016

Planning Commission Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

October 5, 2016

Engineering Review

Final Plat - Tamarron Crossing Section 1
Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 2100-foot of new street right-of-way (100-foot width) for Tamarron Crossing.
2. The new street right-of-way will extend from Jarvis Bay Pass on the West to Kobuk Valley Way on the East.
3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Crossing Section 1 Street Dedication be approved once a Metes and Bounds description is added to the face of the plat.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 9/16/2016 Date Received by the City of Fulshear: _____

Subdivision: TAMARRON CROSSING SECTION 1 STD. Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- [X] Preliminary
- [ ] Replat
- [ ] Amending Plat
- [ ] Final
- [ ] Vacation Plat
- [ ] Short Form Final
- [ ] Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

- [X] Single-Family Residential
- [ ] Planned Development
- [ ] Zero Lot Line/ Patio Home
- [ ] Commercial
- [ ] Multi-Family Residential
- [ ] Industrial

Plat Location: [ ] City [X] ETJ (Extraterritorial Jurisdiction)

Legal Description: 3.708 ACRES IN THE A.G. SHARPLESS SURVEY, A-322

Variance: _____ Yes (Attach a Copy of Approval Letter) X No

Total Acreage: 3.708
Number of Streets: 1
Number of Lots: 0
Number and Types of Reserves: 0
Total Acres in Reserve: _____

Owner: D.R. HORTON-TEXAS, LTD.
Address: 14100 SOUTHWEST FREEWAY, SUITE 500
City/State: SUGAR LAND, TEXAS 77478
Telephone: 281-566-2100
Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
Contact Person: GEOFF FREEMAN
Telephone: 713-358-8830
Fax Number: _____
Email Address: gfreeman@ljaengineering.com

Platting Fees

Preliminary Plat - $500.00 plus 3.50 per lot, plus $12.50 per acre

Final Plat - $500.00 plus $5.00 per lot plus $25.00 per acre

Replat - $500.00 plus 5.00 per lot plus $25.00 per acre

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

2nd Review of plats - $100.00 (each additional review)

TOTAL PLATTING FEE $546.35

Park Fees (due at Final Plat Application) _____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
[signature]	GEOFF FREEMAN	09.14.16

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713 953.5200
Fax 713 953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. Dwayne G. Grigar
Fort Bend County Drainage District
1004 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Grigar:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Ms. Mary Jane Sowa
Fort Bend County Engineering
1124 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Ms. Sowa:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPLS № 10110501

September 14, 2016

Mr. Michael S. Rusk, PE
Fort Bend County MUD No. 182
c/o LJA Engineering, Inc.,
2929 Briarpark Drive, Suite 600
Houston, Texas 77042

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Rusk:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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Houston, Texas 77042
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www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. Chris Lindhorst
D.R. Horton – Texas, LTD.
14100 Southwest Freeway
Suite 500
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Lindhorst:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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Suite 600
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TBPE № F-1386

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Fax 713 953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. Peter McElwain
Katy Independent School District
6361 S. Stadium Lane
Katy, Texas 77479

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. McElwain:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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Suite 600
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TBPE № F-1386

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Fax 713 953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Ms. Crystal R. Shrader
Centerpoint Energy
P.O. Box 1700
Houston, Texas 77251

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Ms. Shrader:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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Suite 600
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TBPE № F-1386

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Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. Lee Gregory
Alltel Communications
8366 Highway 90A
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Gregory:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713 953 5200
Fax 713 953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. Chris Grey
Utility Relocation Specialist
Comcast of Houston
7033 Airport Boulevard
Houston, Texas 77061

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Grey:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPE № F-1386

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Fax 713 953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. John Beaudoin
Fort Bend County Appraisal District
2801 B.F. Terry Boulevard
Rosenberg, Texas 77471-5600

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 1 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Beaudoin:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 3.708 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON CROSSING SECTION 1 STREET DEDICATION, DO HEREBY MAKE, ESTABLISH AND SUBDIVIDE SUCH PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS OF SAID PLAT AND WITHIN 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 SUCH EXPRESSED, AND DO HEREBY DIRE SURCLUDE, OUR HEIRS AND ASSIGNS DO 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 TWO FEET, SIX INCHES (2' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ALONGSIDE SAID PUBLIC UTILITY EASEMENTS THAT ARE designated THEM 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 FIVE FEET (5' 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 ALONGSIDE SAID PUBLIC UTILITY EASEMENTS THAT ARE designated THEM 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 INCORPORATED 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 SEVENTY (70) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, BRANCHES, DRAINS, 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, EMBANKMENTS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION 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, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE WITHIN AND FOREGOING SUBDIVISION OF TAMARRON CROSSING SECTION 1 STREET DEDICATION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE WITHIN 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 SUCH ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND AS SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2016.

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

BY: _____
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, PRESIDENT 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 _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. WATSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM ACQUAINTED WITH THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT AS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON 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 ENG" UNLESS OTHERWISE NOTED. (SEE NOTE 19)

_____
GARY D. WATSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5460

I, WILDON 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.

_____
WILDON F. GAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 85195

THIS PLAT OF TAMARRON CROSSING SECTION 1 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2016.

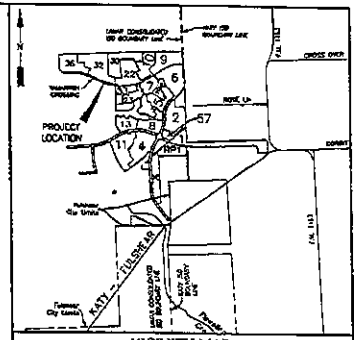
_____
AMY PEARCE, CHAIR

_____
MARTIN WEGNER, VICE-CHAIR

THIS PLAT OF TAMARRON CROSSING SECTION 1 STREET DEDICATION WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THE _____ DAY OF _____, 2016, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE VOID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

_____
JEFF W. ROBERTS, MAYOR

_____
DIANA GORDON ORTONO, CITY SECRETARY



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 483Q

I, RICHARD W. STOLLER, 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 MADE AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARTICULAR STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

_____
RICHARD W. STOLLER, P.E.
FORT BEND COUNTY ENGINEER

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

THIS _____ DAY OF _____, 2016.

_____ _____
RICHARD MORRISON — PRECINCT 1, COUNTY COMMISSIONER
GRADY PRESTAGE — PRECINCT 3, COUNTY COMMISSIONER

_____
ROBERT E. HERBERT
COUNTY JUDGE

_____ _____
W. A. (ANDY) MEYERS — PRECINCT 2, COUNTY COMMISSIONER
JAMES PATTERSON — 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 _____, 2016 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

PRELIMINARY PLAT OF
TAMARRON CROSSING
SECTION 1 STREET DEDICATION

A SUBDIVISION OF 3.708 ACRES OF LAND SITUATED IN THE
J.D. VERMILLION SURVEY, ABSTRACT 339,
FORT BEND COUNTY, TEXAS.

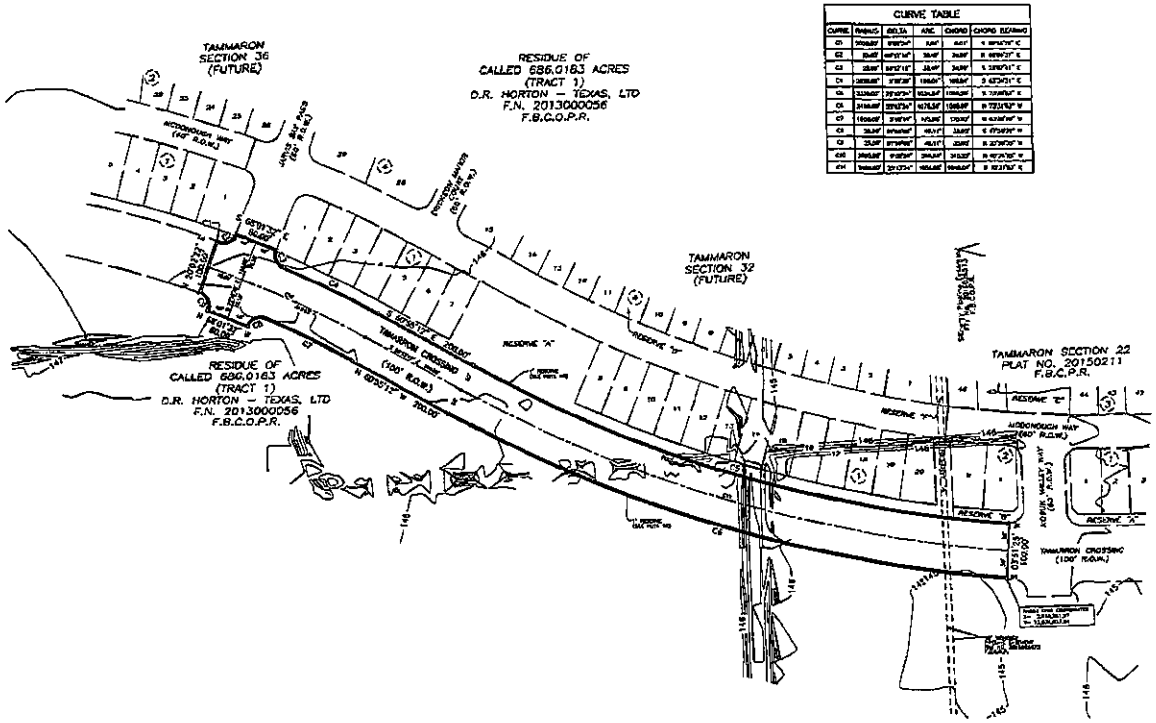
0 LOTS 0 RESERVES 0 BLOCKS

SEPTEMBER 16, 2016 JOB NO. 1931-1513C-309C

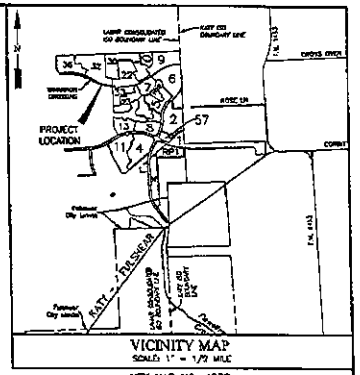
OWNERS:
D.R. HORTON, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
TBPE F-1386
T.B.P.L.S. Firm No. 10106501

SHEET 1 OF 2



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



KEY MAP NO. 483D

LEGEND

U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
S.N.E.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
R.O.W.	INDICATES RIGHT-OF-WAY
A.E.	INDICATES AERIAL EASEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
F.N.	INDICATES FILE NUMBER

NOTES

1. BENCHMARK WAS BENCHMARK NUMBER 4th SIDE OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A 60MM CAP STAMPED ROD 88 LINER. THE POINT IS LOCATED +/- 73 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 834 FEET NORTH OF THE INTERSECTION OF FM 1463 AND CRAFTON ROAD BEING, KATY, TX.

   ELEV. – 134.31 FEET NAVD88

2. TBM INDICATES TEMPORARY BENCHMARK TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK 30" IN CONCRETE +/- 20 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD AND FM 1463.

   ELEV. – 139.15 FEET NAVD88

   TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.26 FEET.

3. BEARINGS FOR DIMENSIONING CONTROL LINES ARE BASED UPON NAD-83.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY THE TITLE OF CENTRAL TEXAS, FILE NO. _____ EFFECTIVE DATE OF _____ AND ISSUED ON _____. THE SURVEYOR HAS NOT RESEARCHED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 143, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, KATY CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
7. THIS SUBDIVISION LIES WITHIN DESIGNATED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0405L REVISED APRIL 2, 2014, DEPICTED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR GUARANTEE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE FORT BEND PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
9. THE PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
10. THE MINIMUM FINAL ELEVATION BEING 146.00 FEET, EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND TWELVE INCHES (12") ABOVE THE MINIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES (18") ABOVE NATURAL GROUND.
11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL TO-WIT: ALLOWING STREET PONDING DURING MODERATE RAINFALL EVENTS.
12. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. THE PLAT LIES WITHIN FORT BEND COUNTY LICENSED DRAINAGE ZONE NO. 2.
15. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE OBTAINED TO SURVEYS BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00014 NAD83.
16. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER DIMENSION BETWEEN THE SIDE OR END OF STREETS THOSE INCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE DEDICATION OF SUCH DEDICATION BEING TRUE UNDER THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE DEDICATED RESERVE BANE THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE VESTED SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
17. 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 SUB PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
18. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 143.
19. BUILDING LINES (B.L.) FROM ROOF THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
20. ACCESS TO LOTS THAT BACKUP TO TAMMARON CROSSING SHALL BE DENIED.
21. THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS AS SET OUT UNDER CLERK'S FILE NO. 2015050155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

PRELIMINARY PLAT OF

TAMARRON CROSSING
SECTION 1 STREET DEDICATION

A SUBDIVISION OF 3.708 ACRES OF LAND SITUATED IN THE J.O. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

SEPTEMBER 16, 2015 JOB NO. 1931-1513C-309C

OWNERS:
D.R. HORTON, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 550, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 820
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5278
FRN-F-1386
T.B.P.L.S. Firm No. 10110081

SHEET 2 OF 2

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Crossing Section 2 - Street Dedication Preliminary Plat

City Engineer Review

✓ Reviewed
✓ See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

✓ Processed
_____ Returned for additional data

BY: _____ DATE: 9-20-2016

Planning Commission Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

October 5, 2016

Engineering Review

Final Plat - Tamarron Crossing Section 2
Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 1200-foot of new street right-of-way (100-foot width) for Tamarron Crossing.
2. The new street right-of-way will extend from Jarvis Bay Pass on the West for approximately 1200-foot.
3. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Crossing Section 2 Street Dedication be approved once a Metes and Bounds description is added to the face of the plat.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 9/16/2016 Date Received by the City of Fulshear: _____

Subdivision: TAMARRON CROSSING SECTION 2 STD. Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- [X] Preliminary
- [ ] Replat
- [ ] Amending Plat
- [ ] Final
- [ ] Vacation Plat
- [ ] Short Form Final
- [ ] Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

- [X] Single-Family Residential
- [ ] Planned Development
- [ ] Zero Lot Line/ Patio Home
- [ ] Commercial
- [ ] Multi-Family Residential
- [ ] Industrial

Plat Location: [ ] City [X] ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.752 ACRES IN THE A.G. SHARPLESS SURVEY, A-322

Variance: _____ Yes (Attach a Copy of Approval Letter) X No

Total Acreage: 2.752
Number of Streets: 1
Number of Lots: 0
Number and Types of Reserves: 0
Total Acres in Reserve: _____

Owner: D.R. HORTON-TEXAS, LTD.
Address: 14100 SOUTHWEST FREEWAY, SUITE 500
City/State: SUGAR LAND, TEXAS 77478
Telephone: 281-566-2100
Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
Contact Person: GEOFF FREEMAN
Telephone: 713-358-8830
Fax Number: _____
Email Address: gfreeman@ljaengineering.com

Platting Fees

Preliminary Plat - $500.00 plus 3.50 per lot, plus $12.50 per acre

Final Plat - $500.00 plus $5.00 per lot plus $25.00 per acre

Replat - $500.00 plus 5.00 per lot plus $25.00 per acre

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

2nd Review of plats - $100.00 (each additional review)

TOTAL PLATTING FEE $534.40

Park Fees (due at Final Plat Application) _____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
[signature]	GEOFF FREEMAN	09.14.16

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713.953.5200
Fax 713 953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. Dwayne G. Grigar
Fort Bend County Drainage District
1004 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Grigar:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713 953.5200
Fax 713 953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Ms. Mary Jane Sowa
Fort Bend County Engineering
1124 Blume Road
Rosenberg, Texas 77471

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Ms. Sowa:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPLS № 10110501

September 14, 2016

Mr. Michael S. Rusk, PE
Fort Bend County MUD No. 182
c/o LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Rusk:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPE № F-1386

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Fax 713 953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. Chris Lindhorst
D.R. Horton – Texas, LTD.
14100 Southwest Freeway
Suite 500
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Lindhorst:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPE № F-1386

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Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. Peter McElwain
Katy Independent School District
6361 S. Stadium Lane
Katy, Texas 77479

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. McElwain:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPE № F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Ms. Crystal R. Shrader
Centerpoint Energy
P.O. Box 1700
Houston, Texas 77251

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Ms. Shrader:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPE № F-1386

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Fax 713 953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. Lee Gregory
Alltel Communications
8366 Highway 90A
Sugar Land, Texas 77478

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Gregory:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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TBPE № F-1386

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Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. Chris Grey
Utility Relocation Specialist
Comcast of Houston
7033 Airport Boulevard
Houston, Texas 77061

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Grey:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

O:\LAND\1931\1513C\Tamarron Crossing Sec 2 STD -_Utility Notification Letters 9-14-16.doc

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042
TBPE № F-1386

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com
TBPLS № 10110501

September 14, 2016

Mr. John Beaudoin
Fort Bend County Appraisal District
2801 B.F. Terry Boulevard
Rosenberg, Texas 77471-5600

Re: Preliminary Plat, Fulshear, Texas
Tamarron Crossing Section 2 Street Dedication
LJA Job No. 1931-1513C-309C

Dear Mr. Beaudoin:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene R.

Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 3.751 ACRE TRACT RECORDED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON CROSSING SECTION 2 STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND RESERVATIONS 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 UNDERSTRUCTED 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 FIFTEEN FEET (15' 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 ALONGING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS SHOWNED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY ONE FEET, SIX INCHES (31' 6") 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 TANK 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 WATER CONSERVATION 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 SAID SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH EASEMENT WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJOINING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THE EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY LOCATED ADJACENT TO THE BOUNDARIES OF THIS PLAT, ABOVE AND FOREGOING SUBDIVISION OF TAMARRON CROSSING SECTION 2 STREET DEDICATION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED WITHOUT THE JOINDERS OF THE OWNERS 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 SUBDIVISION DEVELOPMENT IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THE 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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____ 2016.

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

BY: _____
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, PRESIDENT 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 _____ DAY OF _____ 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. HUNTER, A RECORDED 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 ON 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 EAST" UNLESS OTHERWISE NOTED. (SEE NOTE 16)

_____
GARY D. HUNTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5418

I, WILBERT F. CAY, 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.

_____
WILBERT F. CAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 83456

THIS PLAT OF TAMARRON CROSSING SECTION 2 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____ 20__.

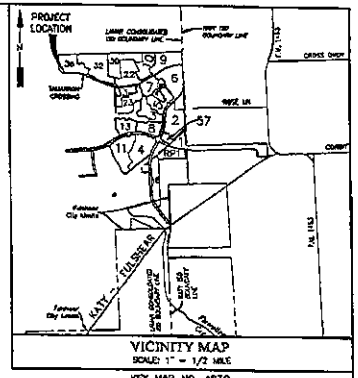
_____
AMY POWELL, CHAIR

_____
AUSTIN WEAVER, VICE-CHAIR

THIS PLAT OF TAMARRON CROSSING SECTION 2 STREET DEDICATION WAS APPROVED ON _____, BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____ 2016, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE VOID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREOFTER.

_____
JEFF W. PIBERTO, MAYOR

_____
DANA CONDON OFFICIAL, CITY SECRETARY



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 483D

I, RICHARD W. STOLLETZ, 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.

_____
RICHARD W. STOLLETZ, P.E.
FORT BEND COUNTY ENGINEER

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

THIS _____ DAY OF _____ 2016.

_____
RICHARD WOMACK
PRECINCT 1, COUNTY COMMISSIONER

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
ROBERT E. HEBERT
COUNTY JUDGE

_____
W. A. (WALTY) MORRIS
PRECINCT 3, COUNTY COMMISSIONER

_____
JAMES PATTERSON
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 RECORDING IN MY OFFICE ON _____, 2016 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

PRELIMINARY PLAT OF

TAMARRON CROSSING
SECTION 2 STREET DEDICATION

A SUBDIVISION OF 2.752 ACRES OF LAND SITUATED IN THE
J.D. VERMILLION SURVEY, ABSTRACT 339,
FORT BEND COUNTY, TEXAS.

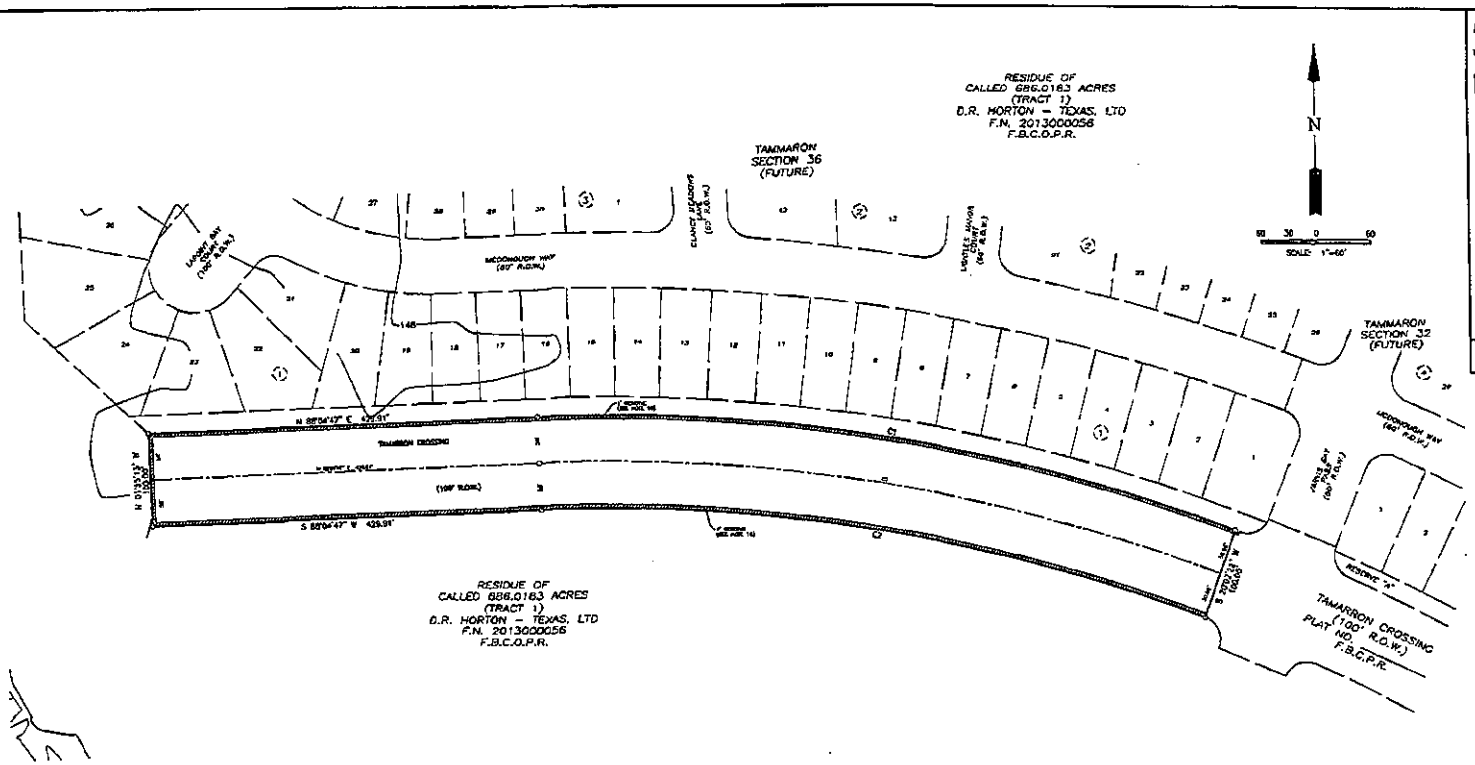
0 LOTS 0 RESERVES 0 BLOCKS

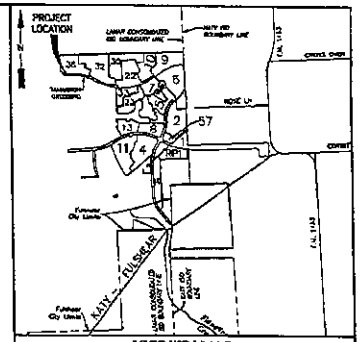
SEPTEMBER 16, 2016 JOB NO. 1931-1513C-309C

OWNERS:
D.R. HORTON, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER:
LJA Engineering, Inc.
3129 Wilcrest Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5628
FRN-F-1069
T.B.P.L.S. Firm No. 10112200

SHEET 1 OF 2





VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 483D

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LEGEND

U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
S.W.L.E.	INDICATES STORM SEWER EASEMENT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
A.E.	INDICATES AERIAL EASEMENT
P.B.C.	INDICATES POINT OF COMMENCEMENT
P.B.B.	INDICATES POINT OF BEGINNING
F.N.	INDICATES FILE NUMBER

NOTES:

1. BENCHMARK NED MONUMENT NGS83 ON TOP OF A STAINLESS STEEL ROD THAT IS CHISELED IN A 3 INCH PVC PIPE WITH A LOOP CAP STAMPED NGS83 DS 1996. THE POINT IS LOCATED +/- 70 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. WATE TX.

   ELEV. = 126.01 FEET NAVD88

2. THIS INDICATES TEMPORARY BENCHMARK TBM IS TOP OF 3/8 INCH RAIL ROD WITH ALUMINUM ROAD TAG STAMPED "TBM" AS CONCRETE +/- 30 FEET NORTH OF THE CENTERLINE OF MUDY FULSHEAR ROAD. THE POINT IS LOCATED +/- 345 FEET WEST OF THE CENTERLINE OF THE INTERSECTION MUD FULSHEAR ROAD AND FM 1463.

   ELEV. = 128.10 FEET NAVD88

   TO ADJUST TO FORT BEND CO. LOAM DATUM ADD 0.29 FEET

3. ELEVATIONS FOR DEVELOPING 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 THE TITLE OF CONTINUE, TITLE, FILE NO. _____ EFFECTIVE DATE OF _____ AND ISSUED ON _____. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND 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. 48157C 0125L, REVISED APRIL 2, 2014, DEPICTED AS AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. APPROVAL OF THIS PLAT MAY CHANGE AND NOW FROM PLANNING AND ZONING APPROVAL, IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
9. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
10. THE MINIMUM SLAB ELEVATION SHALL BE 144.00 FEET, EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND TWELVE INCHES (12") ABOVE THE NATURAL FORMING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES (18") ABOVE NATURAL GROUND.
11. 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 REGULAR RAINFALL EVENTS.
12. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
15. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE OBTAINED TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011492.
16. CUL-DE-SAC RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ADJACENT TRACTS. THE CONVEYANCE OF SUCH DEDICATION MORE THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE DEDICATED RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREOF SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
17. 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 BORDERING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
18. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
19. FIVE-FOOTING (5'x5') INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ANGLES OTHERWISE NOTED.
20. ACCESS TO LOTS THAT BACK-UP TO SHAMARON CROSSING SHALL BE DENIED.
21. THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS AS SET OUT UNDER CLERK'S FILE NO. 2016039150 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

PRELIMINARY PLAT OF

TAMARRON CROSSING SECTION 2 STREET DEDICATION

A SUBDIVISION OF 2.752 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

SEPTEMBER 16, 2016 JOB NO. 1931-1513C-309C

OWNERS:

D.R. HORTON, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 556-2100

ENGINEER:

LJA Engineering, Inc.
7500 Bellaire Blvd
Suite 600
Houston, Texas 77042
Phone 713.953.5000
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No 10116601

SHEET 2 OF 2

CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 16 - Final Plat

City Engineer Review

✓ Reviewed
✓ See Attached Letter

BY: _____ DATE: 10-5-2016

City Secretary

✓ Processed
_____ Returned for additional data

BY: _____ DATE: 9-20-2016

Planning Commission Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

City Council Review

_____ Approved
_____ Returned for additional data

BY: _____ DATE: _____

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

October 5, 2016

Engineering Review

Final Plat – Tamarron Section 16
Fort Bend County, Texas

For Information only:

1. This Final Plat will create 75 lots, 5 Reserves in 2 blocks that cover a total of 18.698 acres.

2. Access to this section will be from Yellow Preserve Drive.

3. The developer and the City of Fulshear have entered into a Development agreement that sets the minimum lot size at 6000 square foot with a lot width of 45 foot and side yard Building Lines of 5 foot. The lots in this section are 50-foot in width.

Recommendations:

I recommend that this Final Plat of Tamarron Section 16 be approved as submitted.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

CITY OF FULSHEAR
PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 9/16/2016 Date Received by the City of Fulshear: _____

Subdivision: TAMARRON SECTION 16 Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- [ ] Preliminary
- [ ] Replat
- [ ] Amending Plat
- [X] Final
- [ ] Vacation Plat
- [ ] Short Form Final
- [ ] Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

- [X] Single-Family Residential
- [ ] Planned Development
- [ ] Zero Lot Line/ Patio Home
- [ ] Commercial
- [ ] Multi-Family Residential
- [ ] Industrial

Plat Location: [ ] City [X] ETJ (Extraterritorial Jurisdiction)

Legal Description: 18.778 ACRES IN THE A.G. SHARPLESS SURVEY, A-322 & MICAJAH AUTREY SURVEY, A-100

Variance: _____ Yes (Attach a Copy of Approval Letter) X No

Total Acreage: 18.778
Number of Streets: 3
Number of Lots: 75
Number and Types of Reserves: 6
Total Acres in Reserve: 2.602

Owner: D.R. HORTON-TEXAS, LTD.
Address: 14100 SOUTHWEST FREEWAY, SUITE 500
City/State: SUGAR LAND, TEXAS 77478
Telephone: 281-566-2100
Email Address: _____

Engineer/Planner: LJA ENGINEERING, INC.
Contact Person: GEOFF FREEMAN
Telephone: 713-358-8830
Fax Number: _____
Email Address: gfreeman@ljaengineering.com

Platting Fees

Preliminary Plat - $500.00 plus 3.50 per lot, plus $12.50 per acre

Final Plat - $500.00 plus $5.00 per lot plus $25.00 per acre

Replat - $500.00 plus 5.00 per lot plus $25.00 per acre

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

2nd Review of plats - $100.00 (each additional review)

TOTAL PLATTING FEE $1,344.45

Park Fees (due at Final Plat Application) _____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
	GEOFF FREEMAN	09.16.16

comcast.

August 9, 2016

Ms. Ashley Fuller
Project Coordinator
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042

Re: Preliminary Plat of Tamarron Section 16

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated August 12, 2016

At this time, Comcast Cable has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

Chris Grey
Construction Supervisor, Design and Serviceability

CenterPoint Energy
Houston

August 11, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Tamarron Sec. 16

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated August 12, 2016.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

If there are any questions, please contact Samantha Richards at 713.207.6362.

Sincerely,

Samantha Richards

Samantha Richards
Right of Way Agent

C: Ashley Fuller<afuller@ljaengineering>

PLR16.319

DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478

CITY PLANNING LETTER

August 26, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 22nd day of August, 2016, we find the following:

Record Owner:

D. R. Horton-Texas, Ltd., a Texas limited partnership

Recording Instrument:

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

Legal Description:

TAMARRON SECTION 16 (Proposed Plat)

DESCRIPTION OF
18.698 ACRES
TAMARRON SECTION 16

Being 18.698 acres of land located in the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 in the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 18.698 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the south corner of Reserve "K" of Tamarron Section 1 a subdivision of record in Plat Number 20140153, of the Map Records of said Fort Bend County, Texas (F.B.C.M.R.), said point being the southwest corner of said Tamarron Section 1;

Thence, North 50° 55' 29" East, along the southeast line of said Reserve "K", 230.29 feet to the west corner of a 0.080 acre tract described as a Meter Station (50' X 70') conveyed to SiEnergy L.P. by an instrument of record in File Number 2015091125, F.B.C.O.P.R.;

Thence, South 39° 33' 22" East, along the southwest line of said 0.080 acre tract, 70.00 feet to the south corner of said 0.080 acre tract;

Thence, North 50° 55' 29" East, along the southeast line of said 0.080 acre tract, 50.00 feet to the east corner of said 0.080 acre tract, said point being in the southwest line of Reserve "H" of the aforementioned Tamarron Section 1;

Thence, South 39° 33' 22" East, along the southwest line of said Reserve "H", 126.75 feet to a 1-1/2-inch iron pipe found marking the most southerly southwest corner of said Reserve "H", said point being in the east line of the aforementioned 631.26 acre tract, also being the northwest corner of that certain called 56.1664 acre tract conveyed to Darmar Corp by an instrument of record in Volume 797, Page 867, F.B.C.O.P.R. same being the common survey line of said Micajah Autrey Survey and the A.G. Sharpless Survey, A-322;

Thence, South 01° 57' 46" East, along the common line of said 631.26 acre tract and said 56.1664 acre tract and along said common survey line, at 508.63 feet pass a 1-1/2-inch iron pipe found marking the common west corner of said 56.1664 acre tract and that certain called 30.53 acre tract (described as Tract III) conveyed to D. R. Horton – Texas, LTD by an instrument of record in File Number 2013000056, F.B.C.O.P.R., continuing with the common line of said 631.26 acre tract and said 30.53 acre tract a total distance of 2,216.49 feet to a point for corner, the beginning of a curve;

Thence, 34.08 feet departing said common lines and along the arc of a non-tangent curve to the left, having a radius of 100.00 feet, a central angle of 19° 31' 33", and a chord which bears South 63° 54' 01" West, 33.91 feet to a point for corner;

Thence, South 54° 08' 15" West, 108.16 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 80° 51' 45" West, 35.36 feet to a point for corner;

Thence, North 35° 51' 45" West, 93.83 feet to a point for corner, the beginning of a curve;

Thence, 562.08 feet along the arc of a tangent curve to the right, having a radius of 950.00 feet, a central angle of 33° 53' 58", and a chord which bears North 18° 54' 46" West, 553.91 feet to a point for corner;

Thence, North 01° 57' 47" West, 410.41 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 43° 02' 13" East, 35.36 feet to a point for corner;

Thence, North 01° 57' 47" West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 46° 57' 47" West, 35.36 feet to a point for corner;

Thence, North 01° 57' 47" West, 861.32 feet to a point for corner, the beginning of a curve;

Thence, 262.86 feet along the arc of a tangent curve to the right, having a radius of 1340.00 feet, a central angle of 11° 14' 22", and a chord which bears North 03° 39' 24" East, 262.44 feet to the POINT OF BEGINNING and containing 18.698 acres of land.

1. **Deed Restrictions:**

None of record.

2. **Easements and other encumbrances (Oil, Gas and other Minerals excluded):**

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Drainage Easement to Tamarron Lakes, L. P. recorded in Document No. 2007020121, Official Public Records of Fort Bend County, Texas. (Proposed plat does not show easement as affecting but acreage survey on acquisition and existing plat of Tamarron Section 1 depict it as affecting the acreage being platted.)

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Natural Gas Pipeline Easement By and Between D. R. Horton-Texas, Ltd. and SiEnergy, L. P., recorded in Document No. 2014098654, Official Public Records of Fort Bend County, Texas.

Pipeline Easement and Right-of-Way Agreement recorded in Document No. 2016026573, Official Public Records of Fort Bend County, Texas.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

3. **Lien Holders:** None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOTNT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Tatanisha Walker
DHI Title of Central Texas

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 15.696 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 16, DO HEREBY MAKE AND ESTABLISH THE TAMARRON 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 PRIVATE STREETS HEREINABOVE AS PRIVATE STREETS), ALLEYS (IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY DEDICATE GRAVEL, OVER HERS 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 ON SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS ON 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 FEET (20' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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, FLUMES, RAVINES, DRAINS, AND DRAINAGE DITCHES LOCATED ON SAID SUBDIVISION, AS EVIDENCED 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 PERENNIAL STREAMS 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 ADDITIONS HEREINAFTER 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 SECTION 16 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 WHO SHALL COMPLY WITH THE SAME 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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____ 2016.

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

BY: _____
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, PRESIDENT 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 _____ DAY OF _____ 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. ANTHES, 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 ON 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 OVERSIZE 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 ENG" UNLESS OTHERWISE NOTED. (SEE PLAT)

_____
GARY D. ANTHES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5818

I, RICHARD F. KIRK, 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.

_____
RICHARD F. KIRK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 89408

THIS PLAT OF TAMARRON SECTION 16 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____ 2016.

_____
NED ALBRIGHT, CHAIR

_____
AUSTIN MONAS, VICE-CHAIR

THIS PLAT OF TAMARRON SECTION 16 WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2016, PURSUANT TO ORDINANCE, WHICH THIS APPROVAL SHALL BE VOID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

_____
JEFF W. ROGERS, MAYOR

_____
DAWN GORDON OFFORD, CITY SECRETARY

BEING 15.696 ACRES OF LAND LOCATED IN THE MCKAIN AUTREY SURVEY, ABSTRACT 300, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 63.28 ACRE TRACT CONVEYED TO D.R. HORTON - TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER TCFN (T.C.F.N.) 2014022065 IN THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.), SAID 15.696 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, (EPOCH 2010.00));

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND MARKING THE SOUTH CORNER OF RESERVE "H" OF TAMARRON SECTION 1 A SUBDIVISION OF RECORD IN PLAT NUMBER 20140152, OF THE MAP RECORDS OF SAID FORT BEND COUNTY, TEXAS (M.R.F.B.C.T.), SAID POINT BEING THE SOUTHEAST CORNER OF SAID TAMARRON SECTION 1;

THENCE, NORTH 50° 25' 35" EAST, ALONG THE SOUTHEAST LINE OF SAID RESERVE "H", 330.39 FEET TO THE WEST CORNER OF A 0.060 ACRE TRACT DESCRIBED AS A WATER STATION (W/S X 70) CONVEYED TO SUGARLAND U.D. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2015024132, O.P.R.F.B.C.T.;

THENCE, SOUTH 39° 33' 22" EAST, ALONG THE SOUTHWEST LINE OF SAID 0.060 ACRE TRACT, 70.00 FEET TO THE SOUTH CORNER OF SAID 0.060 ACRE TRACT;

THENCE, NORTH 50° 55' 38" EAST, ALONG THE SOUTHEAST LINE OF SAID 0.060 ACRE TRACT, 30.00 FEET TO THE EAST CORNER OF SAID 0.060 ACRE TRACT, SAID POINT BEING IN THE SOUTHWEST LINE OF RESERVE "H" OF THE AFOREMENTIONED TAMARRON SECTION 1;

THENCE, SOUTH 39° 33' 22" EAST, ALONG THE SOUTHWEST LINE OF SAID RESERVE "H", 1782.73 FEET TO A 1-1/2-INCH IRON PIPE FOUND MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID RESERVE "H", SAID POINT BEING IN THE EAST LINE OF THE AFOREMENTIONED 63.28 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 56.1484 ACRE TRACT CONVEYED TO TAMARRON CORP BY AN INSTRUMENT OF RECORD IN VOLUME 757, PAGE 861, F.R.C.O.F.B., SAME BEING THE COMMON SURVEY LINE OF SAID MCKAIN AUTREY SURVEY AND THE A.C. SHUMBLESS SURVEY, A-312;

THENCE, SOUTH 00° 57' 46" EAST, ALONG THE COMMON LINE OF SAID 63.28 ACRE TRACT AND SAID 56.1484 ACRE TRACT AND ALONG SAID COMMON SURVEY LINE, 47 500.93 FEET PASS A 1-1/2-INCH IRON PIPE FOUND MARKING THE COMMON NORTHEAST CORNER OF SAID 56.1484 ACRE TRACT AND THAT CERTAIN CALLED 30.53 ACRE TRACT (DESCRIBED AS TRACT 10) CONVEYED TO D. R. HORTON – TEXAS, LTD BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2013100081, F.R.C.O.F.B., CONTINUING THRU THE COMMON LINE OF SAID 63.28 ACRE TRACT AND SAID 30.53 ACRE TRACT A TOTAL DISTANCE OF 2,316.49 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 34.58 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 15° 31' 32", AND A CHORD WHICH BEARS SOUTH 63° 04' 04" WEST, 33.91 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 56° 08' 57" WEST, 108.14 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 28.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 80° 55' 50", AND A CHORD WHICH BEARS NORTH 82° 51' 47" WEST, 25.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 39° 51' 48" WEST, 43.83 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 342.00 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 20° 37' 05", AND A CHORD WHICH BEARS NORTH 29° 42' 45" WEST, 340.01 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 37' 47" WEST, 444.44 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

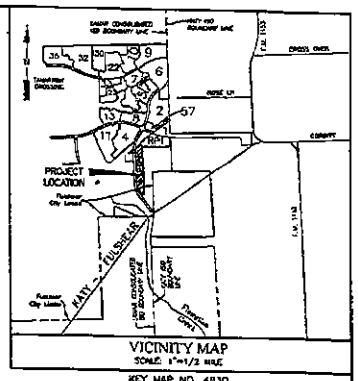
THENCE, 28.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 80° 00' 00", AND A CHORD WHICH BEARS NORTH 42° 00' 13" EAST, 26.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 37' 47" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 31.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 46° 00' 47" WEST, 28.28 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 37' 47" WEST, 183.30 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 110.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,340.00 FEET, A CENTRAL ANGLE OF 04° 14' 55", AND A CHORD WHICH BEARS NORTH 03° 39' 24" EAST, 110.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.696 ACRES OF LAND.



KEY MAP NO. 483D

I, RICHARD W. STOLLEIZ, 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 OBSERVATION IS HEREBY MADE 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.

_____
RICHARD W. STOLLEIZ, P.E.
FORT BEND COUNTY ENGINEER

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

THIS _____ DAY OF _____ 2016.

_____ _____
RICHARD MORRISON — GRADY PREMEAUX
PRECINCT 1, COUNTY COMMISSIONER — PRECINCT 2, COUNTY COMMISSIONER

_____ _____
ROBERT E. HERRITT — KEN DEAL
COUNTY JUDGE — PRECINCT 3, COUNTY COMMISSIONER

_____ _____
W. A. (ANDY) MEYERS — JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER — 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 _____, 2016 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

FINAL PLAT OF TAMARRON SECTION 16

A SUBDIVISION OF 15.696 ACRES OF LAND SITUATED IN THE MCKAIN AUTREY SURVEY, ABSTRACT 100,
FORT BEND COUNTY, TEXAS.

75 LOTS 5 RESERVES (2.495 ACRES) 2 BLOCKS

SEPTEMBER 16, 2016 JOB NO. 1931-14160-309

OWNERS:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
RPLS-F-10285
T.B.P.L.S. Firm No. 10193501

SHEET 1 OF 3

DWG NAME: 1931-14160-309-TAMARRON SECTION 16.dwg
PLOTTED BY: Ryan Kirk
PLOTTED ON: Sep 13, 2016

NOTES:

1. BENCHMARK: NGS MONUMENT HGCSD 68. TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOOSE CAP STAMPED HGCSD 68 1988. 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. BATY, RD.

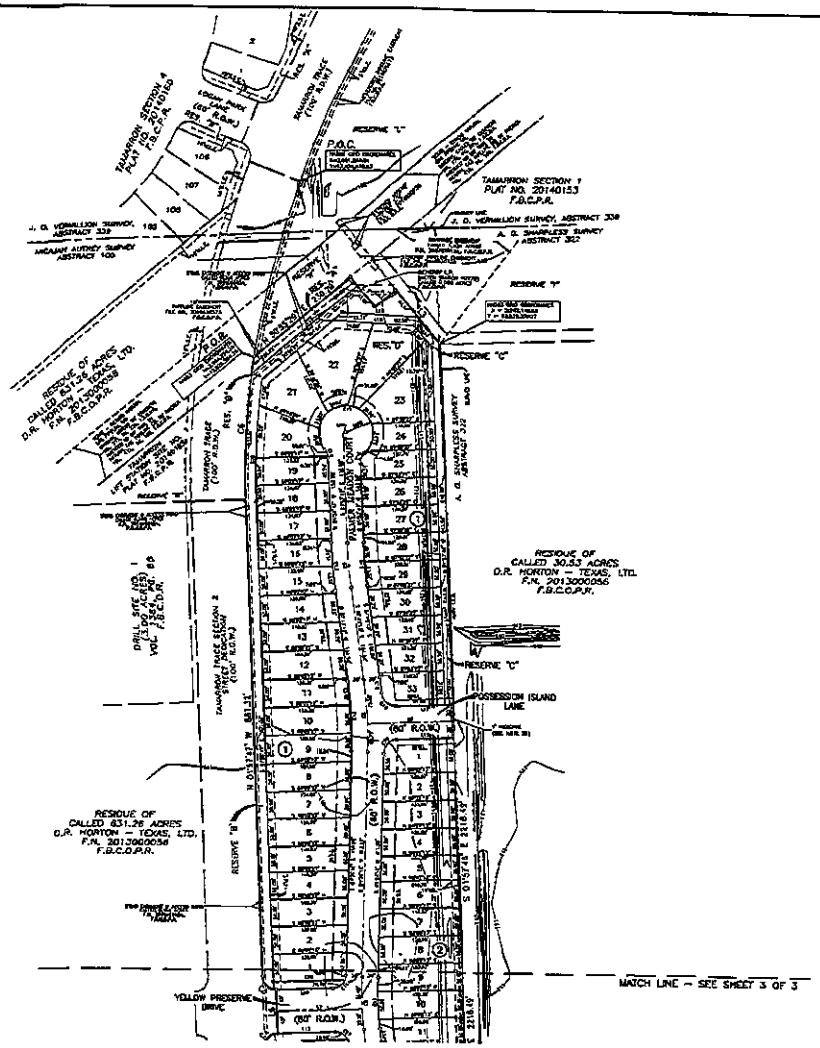
   ELEV. = 136.51 FEET NAVD88

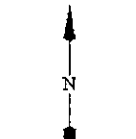
2. TBM (REFERRED TEMPORARY BENCHMARK) TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/- 30 FEET NORTH OF THE CENTERLINE OF BATY FLEISCHER ROAD. THE POINT IS MONITOR +/- 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION BOY FLEISCHER ROAD AND FM 1463.

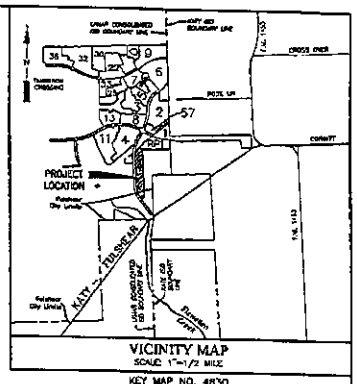
   ELEV. = 136.15 FEET NAVD88

   TO ADJUST TO FORT BEND CO. LOCAL DATUM ADD 0.38 FEET.

3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FRESHOIRE AND FORT BEND BOND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY SHL TITLE OF CONTRAL TEXAS, EFFECTIVE AUGUST 30, 2016 AND ISSUED AUGUST 26, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FULSHEAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND 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. 48157C 0160L, REVISED APRIL 2, 2014, REFERRED AS ABOVE DURING THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA DOES NOT WARRANT AND SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. 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.
9. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LINES OF THE SUBDIVISION.
10. THE MINIMUM SLAB ELEVATION FOR LOTS 1-33, BLOCK 1 & LOTS 3-10, BLOCK 2 SHALL BE 141.64 FEET, AND THE MINIMUM SLAB ELEVATION FOR LOTS 19-22, BLOCK 2 SHALL BE 141.64 FEET, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MINIMUM FRONTAGE ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
11. ALL LOT LINES SHALL HAVE A MINIMUM 3' SIDE YARD SETBACK LINE.
12. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
13. THE DRAINAGE DITCH FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. THIS PLAT LIES WITHIN FORT BEND COUNTY MONITOR ORDINANCE ZONE NO. 2.
17. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011467.
18. SIDEWALKS SHALL BE CAST OR CAUSED TO BE BUILT NOT LESS THAN 4 FEET IN WIDTH ON BOTH SIDES OF ALL RESIDENTIAL RIGHTS-OF-WAY WITHIN THIS PLAT, AND ON THE EXPERIENCE RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
19. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
20. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET OR LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
21. LOTS FACING OR SIDING TAMARRON TRACE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM THE AFOREMENTIONED STREET.
22. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE DEDICATION OF SUCH DEDICATION RIGHT THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A REFERRED 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.







KEY MAP NO. 483D

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.181	7,889	RESTRICTED TO OPEN SPACE/PARKLAND/AMENITY
B	0.743	32,349	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARKLAND
C	0.382	16,633	RESTRICTED TO OPEN SPACE/DRAINAGE
D	0.24	10,474	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	1.101	48,011	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.495	108,665	

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
E.E.E.	INDICATES EXISTING EASEMENT
S.W.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.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
A.E.	INDICATES AERIAL EASEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
F.N.	INDICATES FILE NUMBER
RES.	INDICATES RESERVE

FINAL PLAT OF TAMARRON SECTION 16

A SUBDIVISION OF 18.698 ACRES OF LAND SITUATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

35 LOTS 5 RESERVES (2.495 ACRES) 2 BLOCKS

SEPTEMBER 16, 2016 JOB NO. 1931-1416C-309

OWNERS:

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14300 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

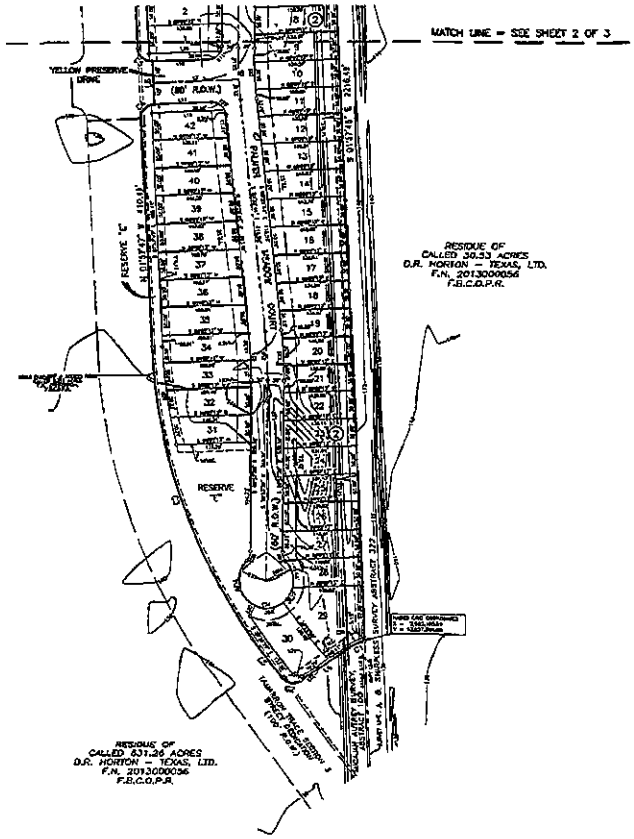
ENGINEER:

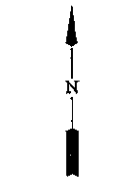
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
TBPELS Firm No. 10193-01

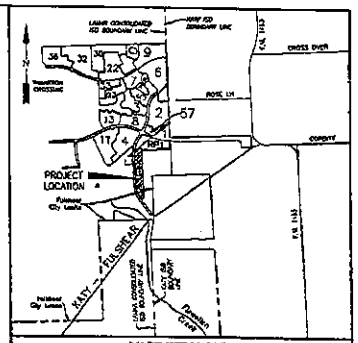
SHEET 2 OF 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 34°20'22" E	74.20'
L2	N 84°06'24" E	50.00'
L3	S 89°53'36" E	206.75'
L4	S 34°06'44" W	188.16'
L5	N 34°06'44" W	40.00'
L6	N 84°07'47" W	88.00'
L7	S 44°06'13" E	60.00'
L8	S 44°06'13" E	34.00'
L9	S 44°06'13" E	129.13'
L10	N 44°06'13" W	188.42'
L11	N 44°06'13" W	148.00'
L12	S 44°06'13" W	148.00'
L13	S 44°06'13" W	103.00'
L14	S 44°06'13" W	60.00'
L15	N 44°06'13" W	140.00'
L16	N 44°06'13" W	140.00'
L17	N 34°20'22" W	34.00'
L18	N 44°06'13" W	134.00'
L19	N 44°06'13" W	133.00'
L20	S 34°20'22" W	20.00'
L21	S 44°06'13" E	34.11'
L22	N 34°06'44" E	188.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	600.00'	11°24'33"	24.00'	23.97'	S 10°20'06" W
C2	30.00'	90°00'00"	47.12'	42.43'	N 89°06'24" E
C3	550.00'	33°00'00"	316.80'	312.39'	N 16°36'44" W
C4	30.00'	90°00'00"	47.12'	42.43'	N 43°53'36" E
C5	30.00'	90°00'00"	47.12'	42.43'	N 46°06'24" W
C6	1,000.00'	11°11'42"	195.00'	194.74'	N 05°31'07" E
C7	800.00'	27°47'29"	388.00'	384.27'	N 04°52'28" E
C8	800.00'	8°16'32"	115.52'	115.41'	S 09°11'22" E
C9	800.00'	19°30'57"	272.38'	271.09'	S 23°01'14" E
C10	800.00'	7°33'14"	105.51'	105.43'	S 33°17'27" E
C11	30.00'	90°00'00"	47.12'	42.43'	N 44°06'24" E
C12	1,000.00'	9°11'28"	160.44'	160.27'	N 02°12'42" W
C13	400.00'	9°11'28"	64.18'	64.12'	N 02°12'42" W
C14	30.00'	90°00'00"	47.12'	42.43'	N 44°06'24" E
C15	30.00'	90°00'00"	47.12'	42.43'	S 45°53'36" E
C16	30.00'	90°00'00"	47.12'	42.43'	N 44°06'24" E
C17	1,000.00'	3°24'32"	59.54'	59.53'	S 46°23'53" E
C18	600.00'	19°11'11"	201.00'	200.00'	S 44°06'24" E
C19	30.00'	90°00'00"	47.12'	42.43'	S 45°53'36" E
C20	30.00'	90°00'00"	47.12'	42.43'	S 44°06'24" W
C21	770.00'	4°22'00"	58.66'	58.65'	S 42°17'24" E
C22	600.00'	7°07'44"	74.62'	74.57'	S 40°17'37" E
C23	25.00'	47°29'00"	20.72'	20.13'	S 20°21'36" E
C24	30.00'	142°58'00"	74.84'	57.33'	N 68°06'24" W
C25	25.00'	47°29'00"	20.72'	20.13'	N 20°21'36" W
C26	30.00'	90°00'00"	47.12'	42.43'	N 45°53'36" W
C27	770.00'	4°22'00"	58.66'	58.65'	N 42°17'24" W
C28	30.00'	90°00'00"	47.12'	42.43'	N 44°06'24" E
C29	1,000.00'	9°37'47"	170.00'	169.79'	S 02°06'18" W
C30	1,000.00'	1°10'56"	20.64'	20.64'	S 07°34'44" E
C31	1,000.00'	28°13'28"	492.60'	487.57'	S 21°41'02" E







VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP NO. 483Q

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
SW.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.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
A.E.	INDICATES AERIAL EASEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
F.N.	INDICATES FILE NUMBER
RES.	INDICATES RESERVE

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.181	7,889	RESTRICTED TO OPEN SPACE/PIPELINE/ACCESS
B	0.743	32,368	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
C	0.297	12,933	RESTRICTED TO OPEN SPACE/DRAINAGE
D	0.24	10,470	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	1.029	44,811	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.495	108,669	

FINAL PLAT OF
TAMARRON SECTION 16

A SUBDIVISION OF 18.698 ACRES OF LAND SITUATED IN THE MCAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

75 LOTS 3 RESERVES (2.495 ACRES) 2 BLOCKS

SEPTEMBER 16, 2016 JOB NO. 1931-1416C-309

OWNERS:

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CHRIS LINDHORST, PRESIDENT
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Phone 713.953.5030
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FIRM# 12068
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SHEET 3 OF 3