



"FIND YOUR FUTURE IN FULSHEAR"

6611 WEST CROSS CREEK BEND LANE/ PO BOX 279 ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

WWW.FULSHEARTEXAS.GOV

CHAIRMAN- AMY PEARCE
MEMBER- JOAN BERGER
MEMBER- JOE WARDELL

PLANNING & ZONING:
MEMBER- CHRISTOPHER MALLET
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:
CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING AGENDA MARCH 3, 2023

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, MARCH 3, 2023 AT 8:30 A.M. IN THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 WEST CROSS CREEK BEND LANE, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.

Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, Charter Review Commission, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice."

Notice Pertaining to Social Distancing Requirements: In accordance with the Texas Open Meetings Act, Chapter 551, Government Code, this meeting shall be open to the public, except as provided by said Act. However, any members of the public who attend the meeting are individually responsible for complying with any applicable proclamation or order issued by the governor or any local official which may be in effect at the time of the meeting, including but not limited to any restrictions which may require such members of the public to implement social distancing, to minimize social gatherings, or to minimize in-person contact with people who are not in the same household.

1. Call to Order

2. Quorum

3. Citizen's Comments

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.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on February 3, 2023

5. Consideration and possible action to approve the Laurel Farms Section 1 Preliminary Plat

6. Consideration and possible action to approve the Fulshear Lakes Hillside Section 1 Preliminary Plat

7. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Section 5 Final Plat

8. Consideration and possible action to recommend approval of the Marcel Square Final Plat

9. Consideration and possible action to recommend approval of the Fulshear Main Street Final Plat

10. Consideration and possible action to recommend approval of the Tamarron Section 37 Final Plat

11. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 5 Final Plat

12. Consideration and possible action to recommend approval of the Tamarron West Section 8 Final Plat

13. Consideration and possible action to recommend approval of the Tamarron West Section 9 Final Plat

14. Consideration and possible action to recommend approval of the Tamarron West Section 16 Final Plat

15. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting regarding the matters listed above, as authorized by Texas Government Code Section 551.071 (if necessary consultation with attorney).

Note: In compliance with the American Disabilities Act, and to the extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, Mariela Rodriguez, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Friday, February 24, 2023, by 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Mariela Rodriguez _____

Mariela Rodriguez, City Secretary



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PLANNING AND ZONING COMMISSION MEETING MINUTES FEBRUARY 3, 2023

1. Call to Order

A MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, FEBRUARY 03, 2023, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W CROSS CREEK BEND LANE, FULSHEAR TEXAS 77441

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

AMY PEARCE

JOAN BERGER

DAR HAKIMZADEH

GREGORY EHMAN

JOHN DOWDALL

CHRISTOPHER MALLET

MEMBERS ABSENT

JOE WARDELL

CITY STAFF PRESENT

MARIELA RODRIGUEZ

KATIE LEWIS

ZACH GOODLANDER

CLIFF BROUHARD

JOSH GREEN

KIMBERLY KOPECKY

JESUS ESCOBAR @ 8:43 AM

SHARON VALIANTE @ 9:00AM\

OTHERS PRESENT

COLLIN PIER

TREY DEVILLIER

J.D. MCCANN

CAITLIN KING

JACOB ECKERT

JOHN HERZOA

DAVID HOANE

AND 2 OTHERS THAT DID NOT SIGN IN.

3. Citizen's Comments

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.

JAMES ECKERT, RESIDENT OF JAMES LN, STATED HE HAS ACCEPTED THAT THE SUBDIVISION IS COMING BUT STILL HAS CONCERNS WITH DRAINAGE AND THE CONDITION OF THE ROAD AFTER CONSTRUCTION.

J.D. MCCANN, RESIDENT OF JAMES LN, STATED HE HAS DRAINAGE CONCERNS, SITTING WATER CONCERNS, AND EXPRESSED THE NEED OF PROPER DITCHES.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on January 6, 2023

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON JANUARY 06, 2023. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, HAKIMZADEH, EHMAN, DOWDALL, MALLETT

NAYS:

ABSTAIN:

ABSENT: WARDELL

5. Consideration and possible action to approve the Bray Tract Final Plat

ZACH GOODLANDER ANSWERED QUESTIONS FROM THE COMMISSION MEMBERS. HE STATED TRIPOINTE IS GOING TO DO A CONDITION ASSESSMENT PRIOR TO CONSTRUCTION.

COLLIN PIER WITH TRIPOINTE, STATED THEY ARE COMMITTED TO WORK WITH THE CITY AS WELL AS THE NEIGHBORING PROPERTIES.

COMMISSION MEMBERS ASKED QUESTIONS TO CITY STAFF AND COLLIN PIER REGARDING THEIR CONCERNS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE BRAY TRACT FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, DOWDALL, MALLETT

NAYS:

ABSTAIN:

ABSENT: WARDELL

6. Consideration and possible action to approve the Tamarron West Section 16 Preliminary Plat

PER CLIFF ALL MINOR COMMENTS HAVE BEEN ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 16 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, DOWDALL, MALLETT

NAYS:

ABSTAIN:

ABSENT: WARDELL

*** CHAIRMAN PEARCE ASKED TO TAKE ITEMS 7 AND 8 TOGETHER. THERE WERE NO OBJECTIONS***

- 7. Consideration and possible action to recommend approval of the Jordan Ranch Street Dedication No. 12 Final Plat**
- 8. Consideration and possible action to recommend approval of the Jordan Ranch Street Dedication No. 13 Final Plat**

PER CLIFF ALL MINOR COMMENTS HAVE BEEN ADDRESSED AND ITEMS 7 AND 8 PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE JORDAN RANCH STREET DEDICATIONS NO. 'S 12 AND 13 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH, THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, DOWDALL, MALLETT

NAYS:

ABSTAIN:

ABSENT: WARDELL

*** CHAIRMAN PEARCE ASKED TO TAKE ITEMS 9 AND 11 THROUGH 14 TOGETHER. THERE WERE NO OBJECTIONS***

- 9. Consideration and possible action to recommend approval of the Jordan Ranch Section 44 Final Plat**

10. Consideration and possible action to recommend approval of the Jordan Ranch Section 45 Final Plat

ZACH ASKED TO REMOVE ITEM 10

11. Consideration and possible action to recommend approval of the Jordan Ranch Section 46 Final Plat

12. Consideration and possible action to recommend approval of the Jordan Ranch Section 47 Final Plat

13. Consideration and possible action to recommend approval of the Jordan Ranch Section 48 Final Plat

14. Consideration and possible action to recommend approval of the Jordan Ranch Section 49 Final Plat

PER CLIFF ALL MINOR COMMENTS HAVE BEEN ADDRESSED AND JORDAN RANCH 44, 46,47,48, AND 49 FINAL PLATS ARE RECOMMENDED FOR APPROVAL.

CLIFF ANSWERED QUESTIONS FROM THE COMMISSION.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLET TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTIONS 44,46, 47, 48, AND 49 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, DOWDALL, MALLET

NAYS:

ABSTAIN:

ABSENT: WARDELL

15. Adjournment

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO ADJOURN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, DOWDALL, MALLET

NAYS:

ABSTAIN:

ABSENT: WARDELL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:15 A.M.



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: 2.21.2023

Date Received by the City of Fulshear: _____

Subdivision: LAUREL FARMS Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

[X] Preliminary [] Final [] Short Form Final
[] Replat [] Vacation Plat [] Admin. (Minor) Plat
[] Amending 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: 46.12 Acres of land out of the Nathan Brookshire League, A-14

Variance: [] Yes (Attach a Copy of Approval Letter) [] No

Total Acreage: 46.12
Number of Streets: 10
Number of Lots: 217
Number and Types of Reserves: 7; Landscape/Openspace and Incidental
Total Acres in Reserve: 4.75

Owner: Century Land Holdings of Texas, LLC
Address: 333 Cypress Run, Suite 200
City/State: Houston, Texas 77094
Telephone: 281-741-8946
Email Address: _____

Engineer/Planner: Quiddity Engineering
Contact Person: Chantelle Jamnik
Telephone: 832.913.4010
Fax Number: _____
Email Address: Cjamnik@quiddity.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (1,836.00), and Park Fees.

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.

Handwritten signature: Cjamnik

Chantelle Jamnik

2.21.2023

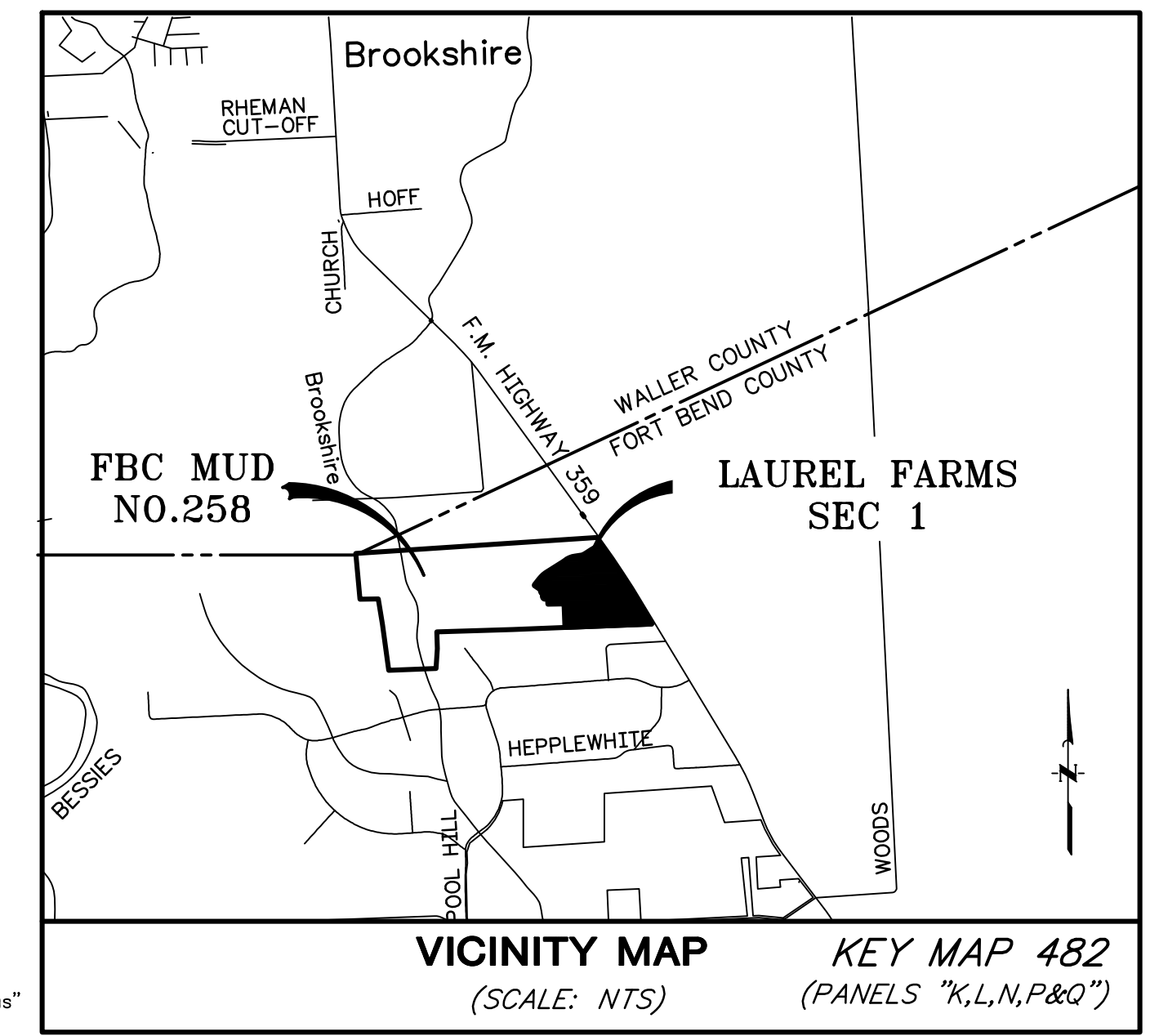
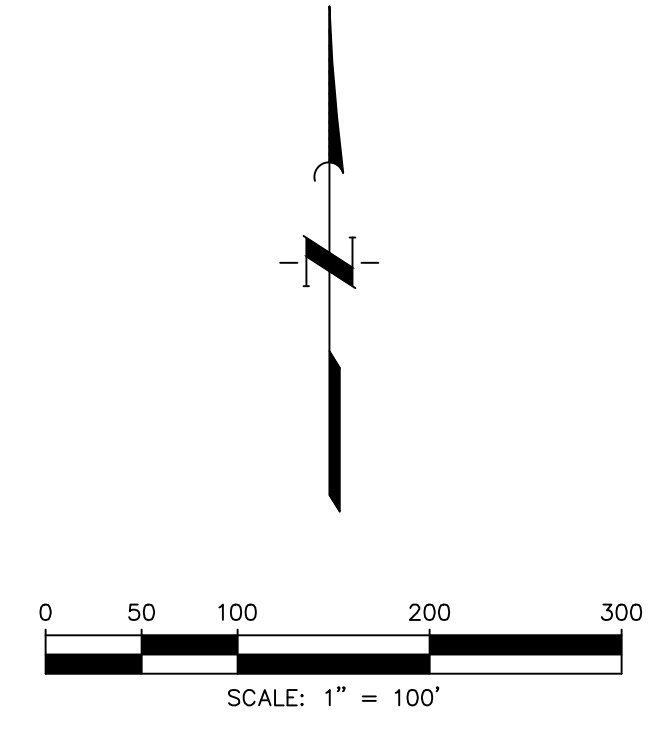
SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

- A** RESTRICTED RESERVE "A"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
1.26 AC
54,740 SQ FT
- B** RESTRICTED RESERVE "B"
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
1.54 AC
67,002 SQ FT
- C** RESTRICTED RESERVE "C"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
0.06 AC
2,635 SQ FT
- D** RESTRICTED RESERVE "D"
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.23 AC
10,139 SQ FT
- E** RESTRICTED RESERVE "E"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
0.12 AC
5,244 SQ FT
- F** RESTRICTED RESERVE "F"
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.30 AC
13,036 SQ FT
- G** RESTRICTED RESERVE "G"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
0.85 AC
37,010 SQ FT
- H** RESTRICTED RESERVE "H"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
0.06 AC
2,819 SQ FT
- I** RESTRICTED RESERVE "I"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
0.33 AC
14,371 SQ FT

DISTRICT NAMES	
FBC ASSISTANCE	FBC ASSISTANCE DISTRICT NO. 7
WCID	N/A
MUD	FBC MUD 258
LID	N/A
DD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISO
FIRE	FORT BEND COUNTY ESD 4
IMPACT FEE AREA	N/A
UTILITIES CO.	CENTERPOINT ENERGY



- GENERAL NOTES:
- BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE. "Drainage Easement"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Emt. "Easement"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - GBL "Garage Building Line"
 - No. "Number"
 - O.R.F.B.C.T. "Official Records, Fort Bend County, Texas"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq. Ft. "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - WLE "Water Line Easement"
 - "Set 3/4-inch Iron Rod with Cap Stamped"
 - "Quidity as per certification"
 - "Street Name Break"
 - "Block Number"

- 1) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25).
- 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- 3) Contours shown hereon are based upon NAVD88 datum.
- 4) All building lines along street right-of-ways as shown on the plat.
- 5) All easements are centered on lot lines unless shown otherwise.
- 6) This tract is located within the unincorporated Fort Bend County, Texas, Fort Bend County Municipal Utility District No. 258, and Fort Bend County Drainage District.
- 7) Per the Flood Insurance Rate Map (FIRM) No. 48157C00B0M, Panel 80, Suffix "M" dated 1/29/21, for Fort Bend County, Texas and incorporated areas, Laurel Farms Sec 1 is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance Floodplain.
- 8) There are no pipelines or pipeline easements within the platted area.
- 9) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows street ponding with intense rainfall events.
- 10) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- 11) The top of all floor slabs shall be a minimum of _____ feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- 12) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- 13) Elevations shown hereon are based on GPS observations post-processed using solutions from CORS stations TXAU, TXCM, TXHE, TXLI, TXLM, TXWH (NAVD88 - Geoid 12B). All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- 14) The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999885345.
- 15) This property lies within lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
- 16) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 17) All property to drain into the drainage easement only through an approved drainage structure.
- 18) All utility easements are fourteen feet (14') wide unless otherwise noted.
- 19) Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- 20) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owners' expense. White wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 21) This plat was prepared from information furnished by Capital Title Commercial, File No. _____ Effective Date _____
- 22) _____ The surveyor has not abstracted the above property.

Remainder of 183.93 AC.
NORTH BROOKSHIRE LTD
CALLED 173.5 AC.
VOL. 1324, PG. 589
O.R.F.B.C.T.

Remainder of 183.93 AC.
NORTH BROOKSHIRE LTD
CALLED 173.5 AC.
VOL. 1324, PG. 589
O.R.F.B.C.T.

WARREN FAMILY PECAN HILL, LLC
CALLED 8.7928 AC.
C.C.F. NO. 2013143499
O.P.R.F.B.C.T.

JOE MAPLE, JR., ET UX
CALLED 2.8535 AC.
VOL. 2013, PG. 2431
O.R.F.B.C.T.

PECAN HILL SUBDIVISION
UNRECORDED

SHAUN G. CARROLL, ET UX
CALLED 4.240 AC.
C.C.F. NO. 2014039344
O.P.R.F.B.C.T.

GREGORY D. HILL, ET UX
CALLED 2.3523 AC.
VOL. 1974, PG. 2033
O.R.F.B.C.T.

GEOPHYSICAL DRILLING INC.
CALLED 3.0000 AC.
VOL. 1974, PG. 2027
O.R.F.B.C.T.

LAUREL FARMS SEC 1

A SUBDIVISION OF 46.12 ACRES OF LAND
OUT OF THE
NATHAN BROOKSHIRE LEAGUE, A-14
FORT BEND COUNTY, TEXAS
217 LOTS 7 RESERVES 6 BLOCKS
FEBRUARY 2023

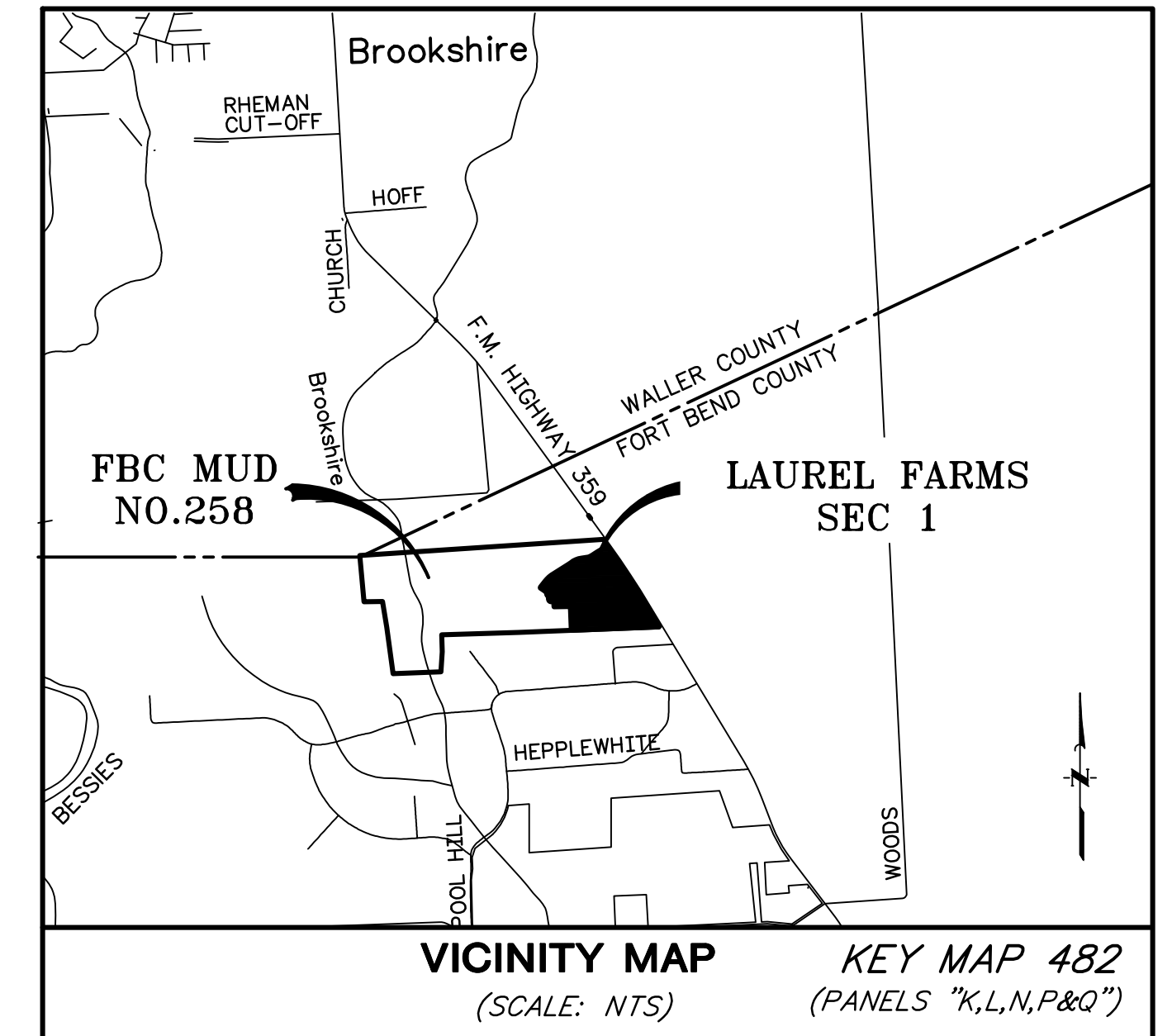
DEVELOPER/OWNER:
Century Land Holdings of Texas, LLC
333 Cypress Run, Suite 200
Houston, Texas 77094

SURVEYOR/ENGINEER/PLANNER:
QUIDDITY

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	5679.65'	3°23'00"	335.39'	N32°04'34"W	335.34'	167.74'
C2	25.00'	90°37'37"	39.54'	N43°09'40"E	35.55'	25.28'
C3	25.00'	89°22'23"	39.00'	S46°50'20"E	35.16'	24.73'
C4	330.00'	36°43'47"	211.55'	S73°09'38"E	207.94'	109.55'
C5	150.00'	24°11'46"	63.35'	S20°52'52"E	62.88'	32.15'
C6	300.00'	24°28'47"	128.18'	N69°15'38"E	127.20'	65.08'
C7	50.00'	90°00'00"	78.54'	N77°58'45"W	70.71'	50.00'
C8	300.00'	24°28'47"	128.18'	S69°15'38"W	127.20'	65.08'
C9	300.00'	19°07'55"	100.17'	S47°27'17"W	99.71'	50.56'
C10	75.00'	70°52'05"	92.77'	S02°27'17"W	86.96'	53.37'
C11	150.00'	31°27'14"	82.35'	N17°15'09"W	81.32'	42.24'
C12	500.00'	32°33'44"	284.16'	N72°11'36"E	280.35'	146.03'
C13	125.00'	11°28'45"	25.04'	N07°53'21"W	25.00'	12.56'
C14	50.00'	90°00'10"	78.54'	S47°09'04"E	70.71'	50.00'
C15	200.00'	9°30'51"	33.21'	N06°54'34"W	33.17'	16.64'
C16	150.00'	30°49'37"	80.70'	N17°33'57"W	79.73'	41.35'
C17	150.00'	30°49'37"	80.70'	N17°33'57"W	79.73'	41.35'
C18	150.00'	28°13'55"	73.91'	N73°43'54"E	73.17'	37.72'
C19	30.00'	89°40'48"	46.96'	N11°04'20"E	42.31'	29.83'
C20	30.00'	90°19'12"	47.29'	N78°55'40"W	42.54'	30.17'
C21	500.00'	4°38'13"	40.47'	S53°35'38"W	40.45'	20.24'
C22	500.00'	4°38'13"	40.47'	N58°13'51"E	40.45'	20.24'
C23	500.00'	4°38'13"	40.47'	N53°35'38"E	40.45'	20.24'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C24	25.00'	91°06'30"	39.75'	S78°32'01"E	35.70'	25.49'
C25	25.00'	92°38'27"	40.42'	S26°22'11"W	36.16'	26.18'
C26	25.00'	48°11'23"	21.03'	N08°53'04"W	20.41'	11.18'
C27	50.00'	276°22'46"	241.19'	N57°01'15"E	66.67'	44.72'
C28	25.00'	48°11'23"	21.03'	S57°04'27"E	20.41'	11.18'
C29	25.00'	45°26'25"	19.83'	S10°15'33"E	19.31'	10.47'
C30	50.00'	180°52'51"	157.85'	N77°58'45"W	100.00'	6505.38'
C31	25.00'	45°26'25"	19.83'	N34°18'02"E	19.31'	10.47'
C32	25.00'	83°06'46"	36.26'	N56°56'35"W	33.17'	22.16'
C33	25.00'	90°00'00"	39.27'	S12°01'15"W	35.36'	25.00'
C34	25.00'	48°11'23"	21.03'	S57°04'27"E	20.41'	11.18'
C35	50.00'	276°22'46"	241.19'	N57°01'15"E	66.67'	44.72'
C36	25.00'	48°11'23"	21.03'	N08°53'04"W	20.41'	11.18'
C37	25.00'	90°00'00"	39.27'	N77°58'45"W	35.36'	25.00'
C38	25.00'	90°00'00"	39.27'	N12°01'15"E	35.36'	25.00'
C39	25.00'	90°00'00"	39.27'	S77°58'45"E	35.36'	25.00'
C40	25.00'	90°00'00"	39.27'	S12°01'15"W	35.36'	25.00'
C41	25.00'	88°29'35"	38.61'	N77°13'33"W	34.89'	24.35'
C42	25.00'	48°11'23"	21.03'	S57°04'27"E	20.41'	11.18'
C43	300.00'	36°43'47"	192.32'	S73°09'38"E	189.04'	99.59'
C44	25.00'	90°00'00"	39.27'	N43°28'28"E	35.36'	25.00'
C45	25.00'	90°19'02"	39.41'	S46°41'03"E	35.45'	25.14'
C46	25.00'	95°53'46"	41.84'	N50°05'52"W	37.13'	27.71'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C47	25.00'	75°55'27"	33.13'	S33°28'13"W	30.76'	19.51'
C48	25.00'	39°51'20"	17.39'	N17°46'41"E	17.04'	9.06'
C49	50.00'	169°42'51"	148.10'	S47°09'04"E	99.60'	555.53'
C50	25.00'	39°51'20"	17.39'	S67°55'11"W	17.04'	9.06'
C51	25.00'	90°00'00"	39.27'	N42°50'51"E	35.36'	25.00'
C52	25.00'	48°25'35"	21.13'	N35°38'31"W	20.51'	11.24'
C53	50.00'	276°22'44"	241.19'	S78°20'04"W	66.67'	44.72'
C54	25.00'	48°02'50"	20.96'	S12°30'01"W	20.36'	11.14'
C55	25.00'	90°00'00"	39.27'	S47°09'09"E	35.36'	25.00'
C56	30.00'	89°48'23"	47.02'	N75°17'15"W	42.35'	29.90'
C57	30.00'	90°25'03"	47.34'	N14°49'28"E	42.58'	30.22'
C58	25.00'	90°00'00"	39.27'	S47°09'09"E	35.36'	25.00'
C59	25.00'	48°11'23"	21.03'	S08°53'04"E	20.41'	11.18'
C60	50.00'	276°22'46"	241.19'	S57°01'15"W	66.67'	44.72'
C61	25.00'	48°11'23"	21.03'	N57°04'27"W	20.41'	11.18'
C62	25.00'	90°00'00"	39.27'	N42°50'51"E	35.36'	25.00'
C63	25.00'	90°00'00"	39.27'	S47°09'09"E	35.36'	25.00'
C64	25.00'	90°00'00"	39.27'	N42°50'51"E	35.36'	25.00'
C65	25.00'	91°06'30"	39.75'	N78°32'01"W	35.70'	25.49'
C66	25.00'	88°53'30"	38.79'	N11°27'59"E	35.01'	24.52'
C67	25.00'	88°53'30"	38.79'	S11°27'59"W	35.01'	24.52'
C68	50.00'	276°22'46"	241.19'	N57°01'15"E	66.67'	44.72'
C69	25.00'	48°11'23"	21.03'	N08°53'04"W	20.41'	11.18'



Line Table		
Line	Bearing	Distance
L1	N87°54'10"E	9.03'
L2	S02°08'24"E	39.68'
L3	S02°08'59"E	375.27'
L4	S01°31'32"E	20.00'
L5	N87°50'51"E	50.00'
L6	S02°09'09"E	1.09'
L7	N88°28'28"E	116.44'
L8	S35°12'15"W	60.00'
L9	S43°02'59"W	349.26'
L10	S37°53'19"W	138.40'
L11	S40°32'18"W	53.13'
L12	S47°20'44"W	54.89'
L13	S54°11'40"W	53.52'
L14	S57°01'15"W	366.89'
L15	S57°01'15"W	52.00'
L16	S57°39'33"W	47.38'
L17	S63°16'30"W	54.95'
L18	S70°14'26"W	54.89'
L19	S77°12'07"W	54.89'
L20	S81°11'02"W	125.71'

Line Table		
Line	Bearing	Distance
L21	S69°09'38"W	35.94'
L22	S57°52'49"W	40.07'
L23	S57°01'15"W	110.00'
L24	S59°53'30"W	94.90'
L25	S56°13'56"W	123.57'
L26	S02°09'09"E	55.55'
L27	N55°54'44"E	850.25'
L28	S32°58'45"E	858.96'
L29	N08°47'00"W	26.76'
L30	N57°01'15"E	102.89'
L31	S12°01'15"W	17.00'
L32	S32°58'45"E	307.63'
L33	N81°30'02"E	105.42'
L34	N57°01'15"E	449.11'
L35	S32°58'45"E	630.97'
L36	S32°58'45"E	340.29'
L37	N37°53'19"E	89.63'
L38	S32°58'45"E	92.20'
L39	S01°31'32"E	73.87'
L40	N88°28'28"E	663.42'

Line Table		
Line	Bearing	Distance
L41	N13°37'44"W	25.15'
L42	S02°08'59"E	190.25'
L43	N42°50'56"E	10.00'
L44	N87°50'51"E	1172.53'
L45	S02°09'09"E	104.96'
L46	S11°40'00"E	55.28'
L47	S02°09'09"E	77.84'
L48	S02°09'09"E	62.98'
L49	S32°58'45"E	513.24'
L50	N59°36'56"E	29.31'
L51	N51°16'31"E	206.90'
L52	N60°32'58"E	206.90'
L53	N05°41'26"E	20.00'
L54	N87°05'57"W	20.00'
L55	S11°27'59"W	14.28'
L56	S32°58'45"E	397.76'
L57	N55°54'44"E	224.68'
L58	S32°58'45"E	495.93'
L59	N78°30'11"W	20.00'
L60	N10°24'13"E	20.00'

Line Table		
Line	Bearing	Distance
L61	S14°57'23"E	139.32'
L62	S32°58'45"E	349.50'
L63	S32°58'45"E	290.38'
L64	S01°31'32"E	35.27'
L65	N88°28'28"E	268.36'
L66	N52°48'29"E	124.30'
L67	N55°54'44"E	238.90'
L68	S02°08'59"E	255.82'
L69	S32°58'45"E	178.61'
L70	S25°03'57"E	43.41'
L71	S02°08'59"E	197.03'
L72	N87°50'51"E	192.67'
L73	N34°05'22"E	11.82'
L74	N87°50'51"E	127.13'
L75	N38°41'20"E	13.08'
L76	S10°28'12"E	130.91'
L77	N78°32'01"W	14.00'
L78	N55°54'44"E	108.29'
L79	N01°56'09"E	26.41'
L80	N67°53'40"W	39.26'

Line Table		
Line	Bearing	Distance
L81	S32°58'45"E	493.47'
L82	N87°50'51"E	293.24'
L83	N88°28'28"E	129.98'
L84	N33°47'35"W	26.77'
L85	S82°41'19"E	23.63'
L86	S08°03'26"E	13.91'

LAUREL FARMS

SEC 1

A SUBDIVISION OF 46.12 ACRES OF LAND
OUT OF THE
NATHAN BROOKSHIRE LEAGUE, A-14
FORT BEND COUNTY, TEXAS
217 LOTS 7 RESERVES 6 BLOCKS
FEBRUARY 2023

DEVELOPER/OWNER:
Century Land Holdings of Texas, LLC
333 Cypress Run, Suite 200
Houston, Texas 77094

SURVEYOR/ENGINEER/PLANNER:



1208 & 3082000
1208 Corporate Drive, Houston, Texas 77057, 281.362.2023

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Century Land Holdings of Texas, LLC., a Colorado limited liability company, acting by and through Blake Roberts, the Division President, owner hereinafter referred to as Owners of the 46.12 acre tract described in the above and foregoing map of LAUREL FARMS SEC 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 the 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 purpose 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 declare that all parcels of land designated as lots on this plat are originally 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, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, We 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, Century Land Holdings of Texas, LLC. has caused these presents to be signed by _____

thereunto authorized, this _____ day of _____, 2023.

Century Land Holdings of Texas, LLC

By: Century Land Holdings of Texas, LLC
a Colorado limited liability company
its managing member

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Hala A. Elmachtoub, 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.

Hala A. Elmachtoub, P.E.
Professional Engineer No. 144386

I, Chris D. Kalkomey, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) 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; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Chris D. Kalkomey
Texas Registration No. 5869

This plat of Laurel Farms Sec 1 was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 20____

Amy Pearce, Chair

Mariela Rodriguez, Co-Chair

This plat of Laurel Farms Sec 1 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 20____

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2023, at o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Fort Bend County, Texas

By: _____
Deputy

A METES & BOUNDS description of a 46.10 acre tract in the Nathan Brookshire League, Abstract 14, Fort Bend County, Texas, being out of and a part of that certain called 183.93 acre tract recorded under County Clerk's File Number 2021210328, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a point in the westerly right-of-way line of F. M. Highway 359 (100-foot wide) for the southeast corner of said called 183.93 acre tract, for the southeast corner and Place of Beginning of the herein described tract, same being the northeast corner of the adjoining Lot 108 of Pecan Hill Subdivision (unrecorded), being the northeast corner of an adjoining called 3.0000 acre tract recorded in Volume 1974, Page 2027, Official Records, Fort Bend County, Texas;

Thence South 87 degrees 44 minutes 45 seconds West along the common line of the herein described tract and said adjoining Pecan Hill Subdivision, 1,590.00 feet to an angle point;

Thence South 87 degrees 54 minutes 10 seconds West continuing along said common line, 9.03 feet to the lower southwest corner of the herein described tract;

Thence establishing the west line of the herein described tract, crossing said called 183.93 acre tract, with the following courses and distances:

North 02 degrees 05 minutes 50 seconds West, 32.68 feet;

North 02 degrees 08 minutes 59 seconds West, 382.27 feet;

North 01 degree 31 minutes 32 seconds West, 20.00 feet;

South 88 degrees 28 minutes 28 seconds West, 404.97 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 37 minutes 37 seconds, an arc length of 39.54 feet, a radius of 25.00 feet, and a chord bearing South 43 degrees 09 minutes 40 seconds West, 35.55 feet;

South 87 degrees 50 minutes 51 seconds West, 50.00 feet;

North 02 degrees 09 minutes 09 seconds West, 1.09 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 89 degrees 22 minutes 23 seconds, an arc length of 39.00 feet, a radius of 25.00 feet, and a chord bearing North 46 degrees 50 minutes 20 seconds West, 35.16 feet;

South 88 degrees 28 minutes 28 seconds West, 116.44 feet;

North 01 degree 31 minutes 32 seconds West, 60.00 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 36 degrees 43 minutes 47 seconds, an arc length of 173.08 feet, a radius of 270.00 feet, and a chord bearing North 73 degrees 09 minutes 38 seconds West, 170.14 feet to the west corner of the herein described tract;

Thence establishing the northwest line of the herein described tract with the following courses and distances:

North 43 degrees 02 minutes 59 seconds East, 349.26 feet;

North 37 degrees 53 minutes 19 seconds East, 138.40 feet;

North 40 degrees 32 minutes 18 seconds East, 53.13 feet;

North 47 degrees 20 minutes 44 seconds East, 54.89 feet;

North 54 degrees 11 minutes 40 seconds East, 53.52 feet;

North 57 degrees 01 minute 15 seconds East, 418.89 feet;

North 57 degrees 39 minutes 33 seconds East, 47.38 feet;

North 63 degrees 16 minutes 30 seconds East, 54.95 feet;

North 70 degrees 14 minutes 26 seconds East, 54.89 feet;

North 77 degrees 12 minutes 07 seconds East, 54.89 feet;

North 81 degrees 11 minutes 02 seconds East, 125.71 feet;

North 69 degrees 09 minutes 38 seconds East, 35.94 feet;

North 57 degrees 52 minutes 49 seconds East, 40.07 feet;

North 57 degrees 01 minute 15 seconds East, 110.00 feet;

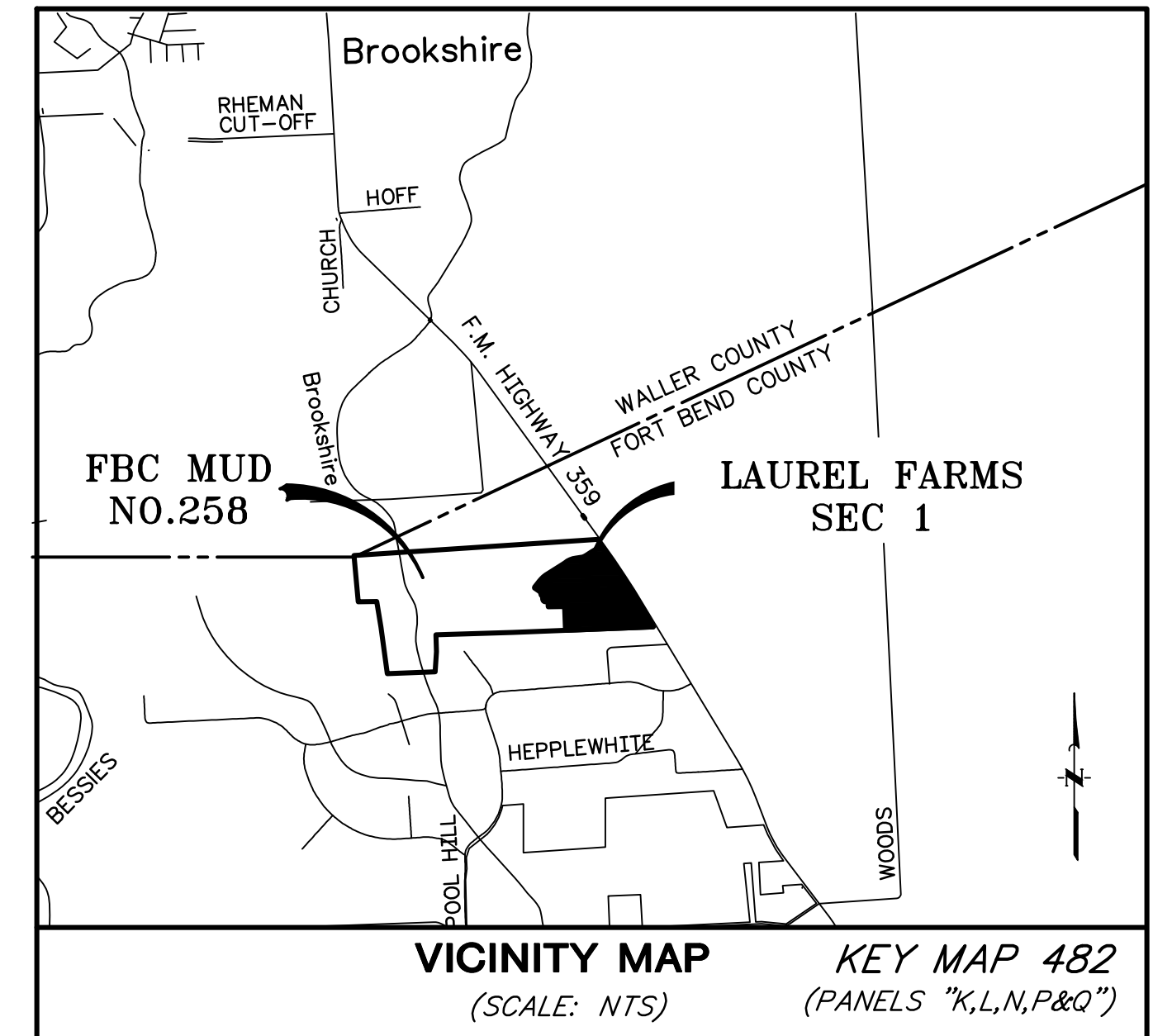
North 59 degrees 53 minutes 30 seconds East, 94.90 feet;

North 56 degrees 13 minutes 56 seconds East, 123.57 feet to a point for the northeast corner of the herein described tract, said point being in the northeast line of said called 183.93 acre tract, same being the southwest right-of-way line of F. M. Highway 359;

Thence South 33 degrees 46 minutes 04 seconds East along the easterly line of the herein described tract and said called 173.5 acre tract, same being the westerly right-of-way line of F. M. Highway 359, 819.18 feet to the beginning of a curve to the right;

Thence with said curve to the right, continuing along said line, having a central angle of 03 degrees 23 minutes 00 seconds, an arc length of 335.39 feet, a radius of 5,679.65 feet, and a chord bearing South 32 degrees 04 minutes 34 seconds East, 335.34 feet to the end of said curve;

Thence South 30 degrees 23 minutes 04 seconds East continuing along said line, 592.84 feet to the Place of Beginning and containing 46.10 acres of land, more or less.



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2023.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

W.A. "Andy" Meyers
Commissioner, Precinct 3

Dexter L. McCoy
Commissioner, Precinct 4

LAUREL FARMS SEC 1

A SUBDIVISION OF 46.12 ACRES OF LAND OUT OF THE NATHAN BROOKSHIRE LEAGUE, A-14 FORT BEND COUNTY, TEXAS

217 LOTS 7 RESERVES 6 BLOCKS FEBRUARY 2023

DEVELOPER/OWNER:
Century Land Holdings of Texas, LLC
333 Cypress Run, Suite 200
Houston, Texas 77094

SURVEYOR/ENGINEER/PLANNER:



1208 Corporate Drive • Houston, Texas 77057 • 281.362.2033



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: 02/16/2023 Date Received by the City of Fulshear:
Subdivision: Fulshear Lakes Hillside Section 1 Development: Fulshear Lakes

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Checkboxes for Preliminary, Replat, Amending Plat, Final, Vacation Plat, Short Form Final, Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

Checkboxes for Single-Family Residential, Planned Development, Zero Lot Line/ Patio Home, Commercial, Multi-Family Residential, Industrial

Plat Location: City or ETJ (Extraterritorial Jurisdiction)

Legal Description: A subdivision of 19.007 acres of land situated in the John Randon League, Abstract 76, Fort Bend County, Texas

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

Total Acreage: 19.007
Number of Streets: 5
Number of Lots: 76
Number and Types of Reserves: 7 - Landscape/Open Space
Total Acres in Reserve: 3.485

Owner: Fulshear Lakes, LTD.
Address: 1500 Citywest Blvd, Suite 400
City/State: Houston, Texas 77042
Telephone: (713) 783-0308
Email Address: zzarse@lja.com

Engineer/Planner: LJA Engineering
Contact Person: Zach Zarse
Telephone: (713) 580-4100
Fax Number:
Email Address: zzarse@lja.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (1,003.59), and Park Fees.

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.

Handwritten signature of Zachary Zarse

Zachary Zarse

02/16/2023

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SAMUEL H. YAGER III, VICE PRESIDENT, BEING AN OFFICER OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE 19.007 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES HILLSIDE 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 (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 FOOT, 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 (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH 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 (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY 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, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH 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 FULSHEAR LAKES HILLSIDE 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 OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT SAMUEL H. YAGER III, THIS _____ DAY OF _____, 2023.

FULSHEAR LAKES, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: FULSHEAR LAKES GP, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: SAMUEL H. YAGER III, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL H. YAGER III, VICE PRESIDENT OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF FULSHEAR LAKES, 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, AARON G. FERGUSON, 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 OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA SURVEY" UNLESS OTHERWISE NOTED.

AARON G. FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601

I, ANDREW CASEY, 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.

ANDREW CASEY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136079

THIS PLAT OF FULSHEAR LAKES HILLSIDE SECTION 1 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2023.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF FULSHEAR LAKES HILLSIDE SECTION 1 WAS APPROVED ON _____ BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS ON THIS _____ DAY OF _____, 2023. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

MARIELA RODRIGUEZ, CITY SECRETARY

BEING 19.007 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 411.052 ACRE TRACT DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007854 IN THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 19.007 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

COMMENCING FOR REFERENCE AT A 1/2-INCH IRON PIPE FOUND FOR A WESTERLY CORNER OF SAID 411.052 ACRE TRACT, COMMON TO THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 71.56 ACRE TRACT DESCRIBED IN THE DEED TO LAVETTA LAZZARA BY AN INSTRUMENT OF RECORD UNDER VOLUME 2320, PAGE 1231, IN THE DEED RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.D.R.);

THENCE, NORTH 01° 49' 07" WEST, ALONG A WEST LINE OF SAID 411.052 ACRE TRACT, COMMON TO THE EAST LINE OF SAID 71.56 ACRE TRACT, 2,373.01 FEET TO A PK-NAIL PREVIOUSLY SET FOR A WESTERLY CORNER OF SAID 411.052 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF SAID 71.56 ACRE TRACT AND LYING WITHIN THE RIGHT-OF-WAY OF LOVE ROAD (CALLED 30-FOOT WIDE), APPROVED BY COUNTY COMMISSIONERS COURT ON APRIL 28, 1986;

THENCE, NORTH 86° 32' 25" EAST, 62.44 FEET TO THE POINT OF BEGINNING AND SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE BEGINNING OF A CURVE;

THENCE, 49.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94° 36' 29", AND A CHORD WHICH BEARS NORTH 48° 06' 08" WEST, 44.10 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED LOVE ROAD;

THENCE, NORTH 01° 47' 54" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 784.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 88° 12' 06" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, 30.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 82° 29' 06" EAST, 54.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 85° 58' 19" EAST, 85.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 42° 03' 29" EAST, 86.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 33° 38' 42" EAST, 104.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 33° 02' 48" EAST, 158.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 37° 08' 45" EAST, 45.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 39° 04' 13" EAST, 44.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 42° 55' 09" EAST, 44.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 46° 42' 16" EAST, 42.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 35° 37' 20" EAST, 670.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 48° 47' 55" EAST, 127.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 331.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 47° 29' 34", AND A CHORD WHICH BEARS SOUTH 25° 03' 08" EAST, 322.15 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 01° 18' 21" EAST, 13.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 88° 16' 33" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 01° 18' 21" EAST, 556.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 88° 41' 39" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 26.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61° 25' 41", AND A CHORD WHICH BEARS SOUTH 29° 24' 30" WEST, 25.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 49.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 31° 24' 28", AND A CHORD WHICH BEARS SOUTH 44° 25' 06" WEST, 48.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 26.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61° 25' 41", AND A CHORD WHICH BEARS SOUTH 59° 25' 43" WEST, 25.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 89° 51' 27" WEST, 136.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 248.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 15° 07' 54", AND A CHORD WHICH BEARS NORTH 82° 17' 30" WEST, 247.53 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 74° 43' 33" WEST, 154.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

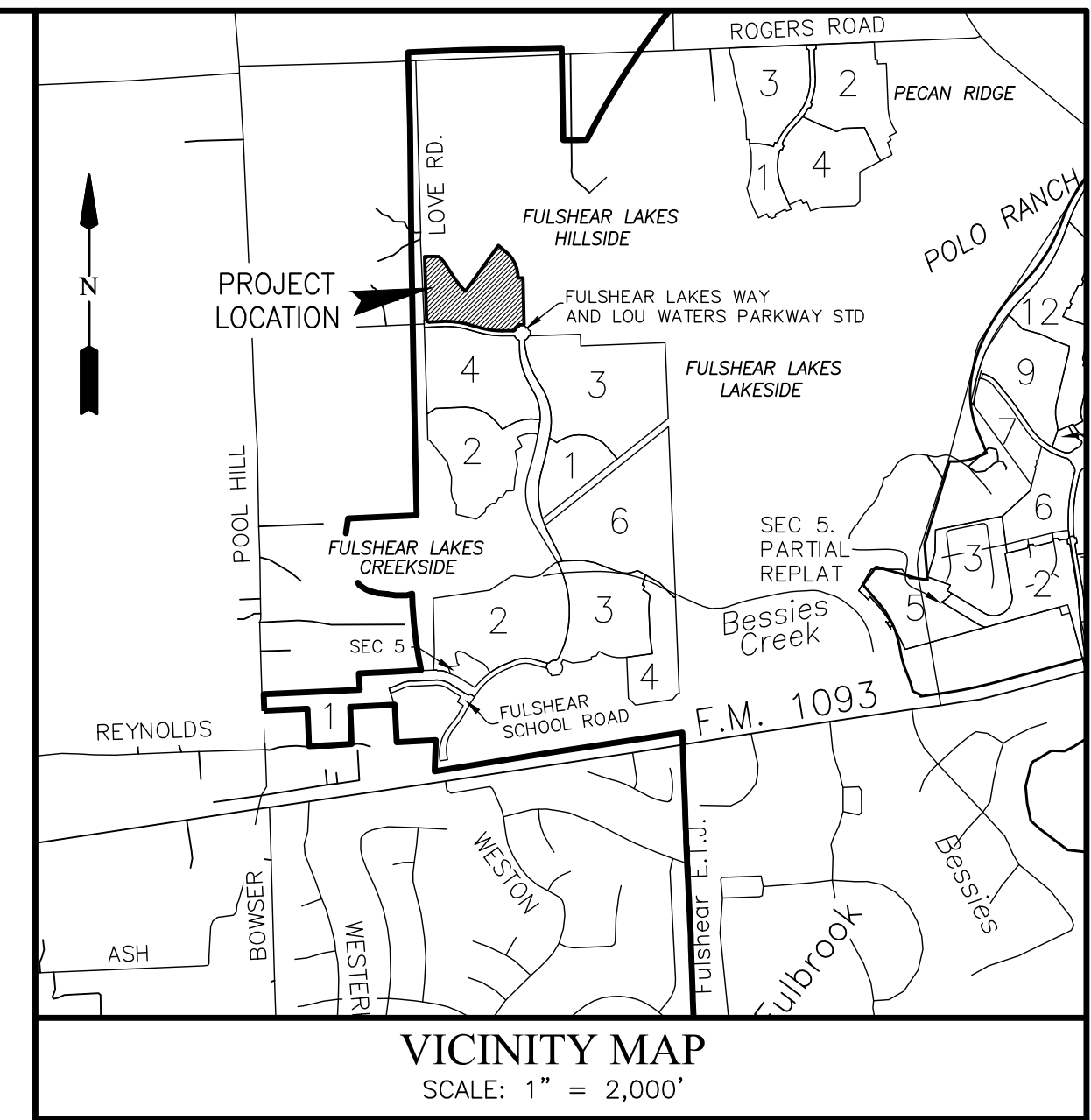
THENCE, 158.97 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 08° 50' 35", AND A CHORD WHICH BEARS NORTH 79° 08' 50" WEST, 158.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 144.31 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 15° 36' 49", AND A CHORD WHICH BEARS SOUTH 88° 37' 50" WEST, 143.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 80° 49' 48" WEST, 145.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 22.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 15° 36' 49", AND A CHORD WHICH BEARS SOUTH 82° 12' 43" WEST, 22.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.007 ACRES OF LAND.

CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 522E

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

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

THIS _____ DAY OF _____, 2023.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2023 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 FULSHEAR LAKES HILLSIDE SECTION 1

A SUBDIVISION OF 19.007 ACRES OF LAND SITUATED IN
THE JOHN RANDON LEAGUE, ABSTRACT 76,
FORT BEND COUNTY, TEXAS.

76 LOTS 7 RESERVES (3.485 ACRE) 2 BLOCKS

FEBRUARY 16, 2023

JOB NO. 2493-0134.309

OWNER:

FULSHEAR LAKES, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: **FULSHEAR LAKES GP, LLC**
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
SAMUEL H. YAGER III, VICE PRESIDENT
1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042
PH. (713) 783-0308

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

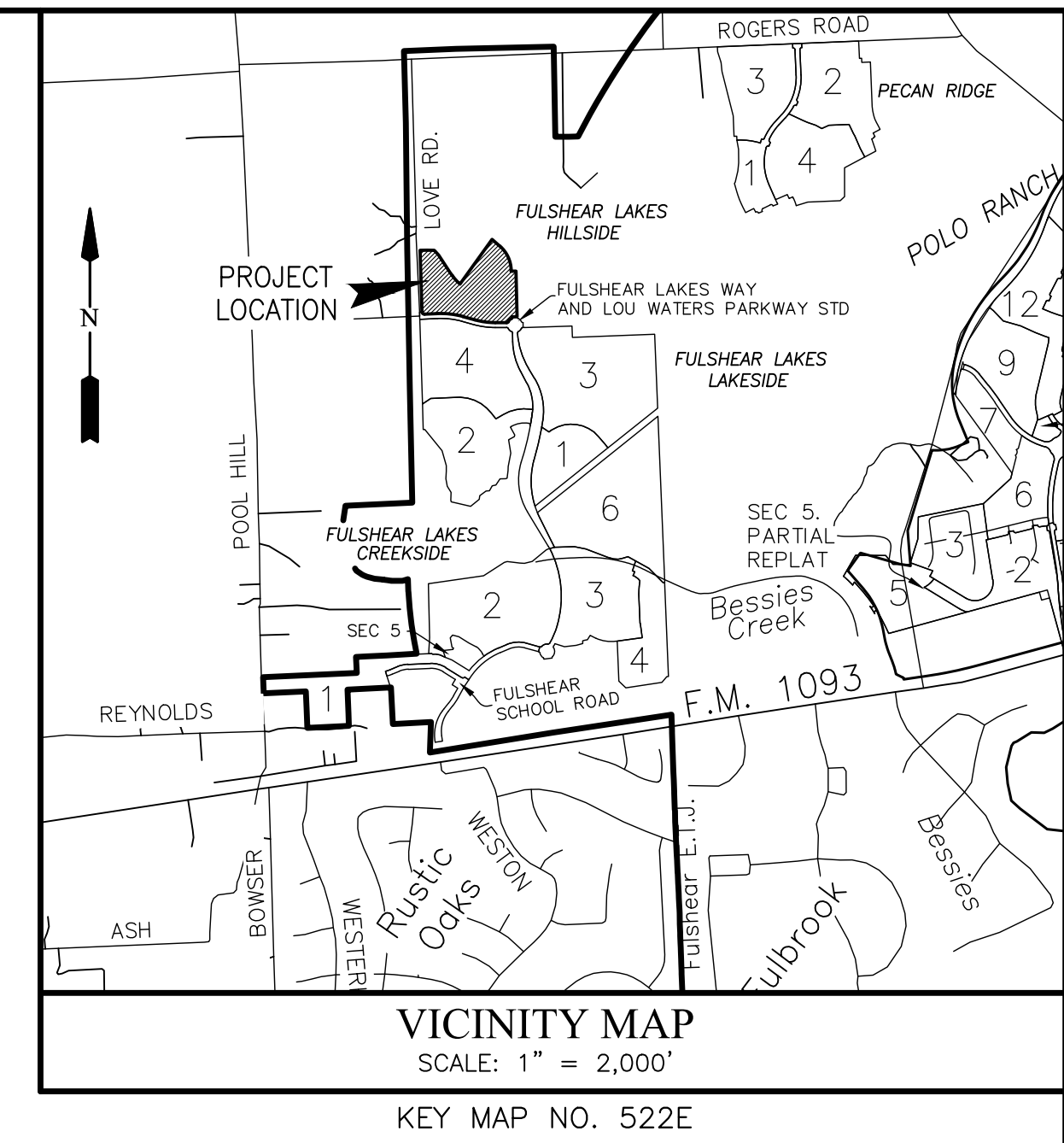
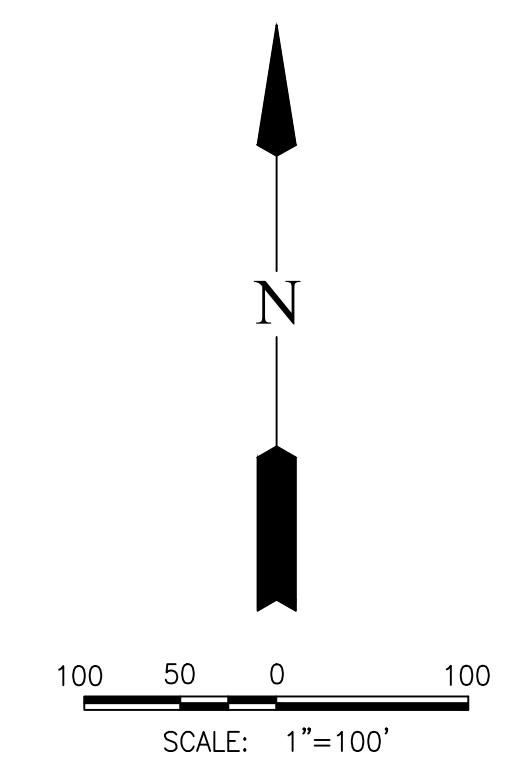
LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

ENGINEER:

NOTES:

- BENCHMARK: NGS MONUMENT HGSD 66: A STAINLESS STEEL ROD IN SLEEVE THROUGH LOGO CAP STAMPED HGSD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEV. = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND ESD 4, FORT BEND CAD 7, THE ETJ OF THE CITY OF FULSHEAR, AND FORT BEND COUNTY.
- BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0095M, 48157C0090M, 48157C0085M, AND 48157C0080M, WITH REVISED DATES OF JANUARY 29, 2021, THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DESCRIBED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE (SHADED BLUE), DESCRIBED AS SPECIAL FLOOD HAZARD AREAS, WITH BFE OR DEPTH. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE WILL BE A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) UPON COMPLETION OF FINAL LOT GRADING. THE LOMR-F, WHEN APPROVED BY FEMA, WILL REVISE THE EFFECTIVE FLOODPLAIN BOUNDARIES EFFECTIVELY REMOVING THE 100 YR FLOODPLAIN FROM ALL PLATTED LOTS WITHIN THIS SUBDIVISION AS DEPICTED ON FLOOD INSURANCE RATE MAP(S) AS DESCRIBED IN NOTE 6.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 4 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT PER THE DEVELOPMENT AGREEMENT GUIDELINES.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- 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 0.999877178
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 110.89 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM, 2001 ADJUSTMENT). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216.
- THE FORT BEND COUNTY DRAINAGE DISTRICT RESERVES THE RIGHT FOR MAINTENANCE OPERATIONS ALONG BESSES'S CREEK IN RESERVE F.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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.

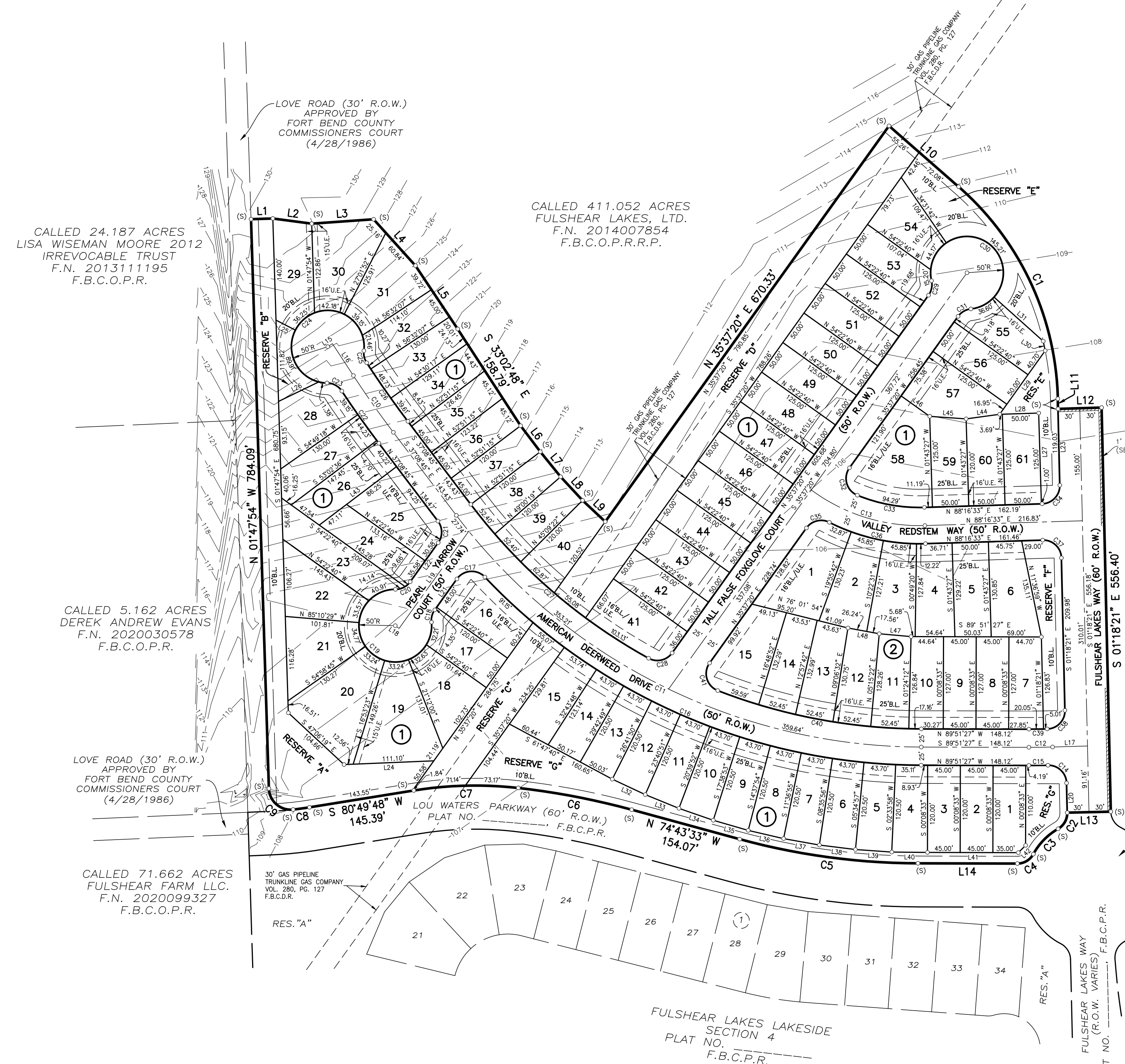


LINE	BEARING	DISTANCE
L1	N 88°12'06" E	30.00'
L2	S 82°29'06" E	54.02'
L3	N 85°58'19" E	85.33'
L4	S 42°03'29" E	86.00'
L5	S 33°38'42" E	104.73'
L6	S 37°08'45" E	45.00'
L7	S 39°04'13" E	44.33'
L8	S 42°55'09" E	44.33'
L9	S 46°42'16" E	42.86'
L10	S 48°47'55" E	127.34'
L11	S 01°18'21" E	13.84'
L12	S 88°16'33" E	60.00'
L13	S 88°41'39" W	60.00'
L14	N 89°51'27" W	136.73'
L15	N 56°45'57" E	7.68'
L16	S 33°14'03" E	52.58'
L17	N 88°16'33" E	48.10'
L18	S 54°22'40" E	6.50'
L19	N 35°37'20" E	164.59'
L20	N 01°18'21" W	40.79'
L21	S 35°37'20" W	52.35'
L22	N 35°37'20" E	66.15'
L23	N 01°18'21" W	105.19'
L24	N 87°35'17" E	123.66'
L25	S 62°50'35" E	30.00'
L26	S 64°14'34" W	61.58'
L27	N 01°43'27" W	125.00'
L28	S 88°16'33" W	53.69'
L29	N 35°37'20" E	107.66'
L30	N 12°07'44" W	13.43'
L31	N 48°07'32" W	90.90'
L32	S 64°48'40" E	50.03'
L33	S 67°49'39" E	50.03'
L34	S 70°50'38" E	50.03'
L35	S 73°51'37" E	50.03'
L36	S 76°52'36" E	50.03'
L37	S 79°53'35" E	50.03'
L38	S 82°54'34" E	50.03'
L39	S 85°55'33" E	50.03'
L40	S 89°28'57" E	49.12'
L41	S 89°51'27" E	125.00'
L42	N 45°08'33" E	14.14'
L43	S 52°51'15" W	133.36'
L44	S 82°06'51" W	46.58'
L45	N 86°00'49" W	50.25'
L46	N 54°22'40" W	48.43'
L47	N 84°49'05" W	43.89'
L48	S 79°33'25" E	43.80'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	400.00'	47°29'34"	331.56'	S 25°03'08" E	322.15'
C2	25.00'	61°25'41"	26.80'	S 29°24'30" W	25.54'
C3	90.00'	31°24'28"	49.34'	S 44°25'06" W	48.72'
C4	25.00'	61°25'41"	26.80'	S 59°25'43" W	25.54'
C5	940.00'	15°07'54"	248.25'	N 82°17'30" W	247.53'
C6	1030.00'	8°50'35"	158.97'	N 79°08'50" W	158.82'
C7	530.00'	15°36'04"	144.31'	S 88°37'50" W	143.87'
C8	470.00'	2°45'49"	22.67'	S 82°12'43" W	22.67'
C9	30.00'	94°36'29"	49.54'	N 49°06'08" W	44.10'
C10	1400.00'	3°54'41"	95.58'	S 35°11'24" E	95.56'
C11	805.00'	52°42'42"	740.59'	S 63°30'06" E	714.75'
C12	1000.00'	1°52'01"	32.58'	N 89°12'33" E	32.58'
C13	250.00'	38°14'00"	166.82'	S 72°36'27" W	163.75'
C14	25.00'	90°01'20"	39.28'	N 46°19'01" W	35.36'
C15	1025.00'	1°28'14"	26.31'	S 89°24'26" W	26.31'
C16	830.00'	46°23'28"	672.03'	N 66°39'43" W	653.83'
C17	25.00'	100°54'41"	44.03'	S 80°44'11" W	38.56'
C18	25.00'	41°07'12"	17.94'	S 15°03'44" W	17.56'
C19	50.00'	275°40'10"	240.57'	N 47°39'47" W	67.13'
C20	25.00'	54°32'58"	23.80'	N 62°53'49" E	22.91'
C21	25.00'	72°46'05"	31.75'	N 00°45'42" W	29.66'
C22	1425.00'	3°32'30"	88.08'	N 35°22'30" W	88.07'
C23	25.00'	55°18'18"	24.13'	N 61°15'23" W	23.21'
C24	50.00'	275°23'51"	240.33'	N 48°47'23" E	67.30'
C25	25.00'	39°31'31"	17.25'	S 13°16'27" E	16.91'
C26	1375.00'	4°06'32"	98.60'	S 35°05'29" E	98.58'
C27	780.00'	23°56'14"	325.87'	S 49°06'52" E	323.51'
C28	25.00'	83°17'41"	36.34'	N 77°16'11" E	33.23'
C29	25.00'	48°11'23"	21.03'	N 11°31'39" E	20.41'
C30	50.00'	276°22'46"	241.19'	S 54°22'40" E	66.67'
C31	25.00'	48°11'23"	21.03'	S 59°43'01" W	20.41'
C32	25.00'	103°20'08"	45.09'	S 16°02'44" E	39.22'
C33	225.00'	24°00'40"	94.29'	S 79°43'08" E	93.60'
C34	25.00'	89°34'54"	39.09'	N 43°29'06" E	35.23'
C35	25.00'	81°09'17"	35.41'	N 76°11'58" E	32.52'
C36	275.00'	28°30'04"	136.80'	S 77°28'25" E	135.39'
C37	25.00'	90°25'06"	39.45'	S 46°30'54" E	35.48'
C38	25.00'	89°58'32"	39.28'	S 43°40'55" W	35.35'
C39	975.00'	1°28'23"	25.07'	S 89°24'22" W	25.06'
C40	780.00'	21°02'55"	286.55'	N 79°19'59" W	284.94'
C41	25.00'	104°25'51"	45.57'	N 16°35'36" W	39.52'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.825	35,932	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.065	2,847	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.326	14,195	RESTRICTED TO PIPELINE
D	0.997	43,443	RESTRICTED TO PIPELINE
E	0.454	19,781	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.210	9,140	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.608	26,474	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	3.485	151,812	

ROW	ACREAGE	SQ.FT.
PEARL YARROW COURT	0.293	12,749
AMERICAN DEERWEED DRIVE	1.546	67,359
TALL FALSE FOXGLOVE DRIVE	0.914	39,796
VALLEY REDSTEM WAY	0.390	17,002
FULSHEAR LAKES WAY	0.766	33,371
TOTAL	3.909	170,277



PRELIMINARY PLAT OF FULSHEAR LAKES HILLSIDE SECTION 1

A SUBDIVISION OF 19.007 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

76 LOTS 7 RESERVES (3.485 ACRE) 2 BLOCKS
FEBRUARY 16, 2023 JOB NO. 2493-0134.309

OWNER:
FULSHEAR LAKES, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: **FULSHEAR LAKES GP, LLC**
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
SAMUEL H. YAGER III, VICE PRESIDENT
1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042
PH. (713) 783-0308

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386



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: 02/16/2023 Date Received by the City of Fulshear: _____

Subdivision: Fulshear Lakes Creekside Sec 5 Development: Fulshear Lakes

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Final Short Form Final
 Replat Vacation Plat Admin. (Minor) Plat
 Amending 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 ETJ (Extraterritorial Jurisdiction)

Legal Description: A Subdivision of 2.580 acres of land situated in the John Randon League, Abstract 76, Fort Bend County, Texas.

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

Total Acreage: 2.580
Number of Streets: 1
Number of Lots: 15
Number and Types of Reserves: 2
Total Acres in Reserve: 0.086

Owner: Fulshear Lakes, LTD
Address: 1500 Citywest Blvd, Suite 400
City/State: Houston, Texas 77042
Telephone: (713) 783-0308
Email Address: zzarse@lja.com

Engineer/Planner: LJA Engineering
Contact Person: Zachary Zarse
Telephone: (713) 580-4100
Fax Number: _____
Email Address: zzarse@lja.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	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>639.50</u>
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.

Zachary Zarse

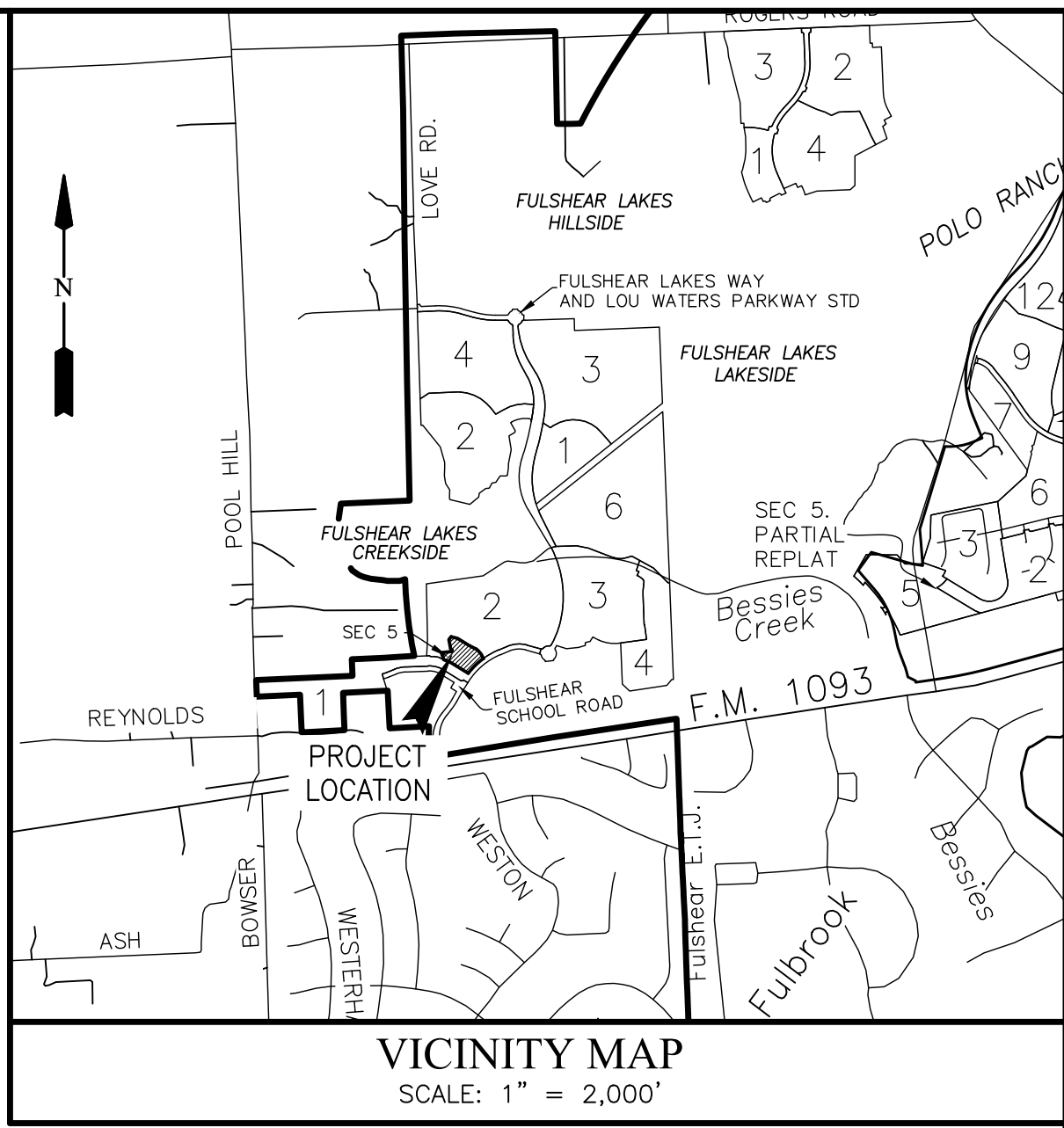
Zachary Zarse

02/16/2023

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE



STATE OF TEXAS
COUNTY OF FORT BEND

WE, FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SAMUEL H. YAGER III, VICE PRESIDENT, BEING AN OFFICER OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE 2,580 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES CREEKSIDE SECTION 5, 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 FOOT, 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 EACH 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 EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY 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 THE PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH 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 FULSHEAR LAKES CREEKSIDE SECTION 5, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS" AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT SAMUEL H. YAGER III, THIS _____ DAY OF _____, 2023.

FULSHEAR LAKES, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: FULSHEAR LAKES GP, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: SAMUEL H. YAGER III, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL H. YAGER III, VICE PRESIDENT OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF FULSHEAR LAKES, 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, AARON G. FERGUSON, 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 OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA SURVEY" UNLESS OTHERWISE NOTED.

AARON G. FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601

I, ANDREW CASEY, 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.

ANDREW CASEY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136079

THIS PLAT OF FULSHEAR LAKES CREEKSIDE SECTION 5 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2023.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF FULSHEAR LAKES CREEKSIDE SECTION 5 WAS APPROVED ON _____ DAY OF _____, 2023, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2023. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

MARIELA RODRIGUEZ, CITY SECRETARY

BEING 2,580 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 70.1425 ACRE TRACT DESCRIBED AS "TRACT F" IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 2,580 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF RESERVE "A" OF LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20210119 OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.P.R.) COMMON TO THE NORTHWEST CORNER OF RESERVE "A" OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20210124, F.B.C.P.R., IN THE SOUTH RIGHT-OF-WAY LINE OF SCHOOL HILL ROAD (CALLED 60-FOOT WIDE) AS SHOWN ON SAID FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION, FROM WHICH A PREVIOUSLY SET 5/8-INCH IRON ROD FOUND FOR A NORTHERLY CORNER OF SAID RESERVE "A" OF LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SCHOOL HILL ROAD BEARS, NORTH 58° 08' 26" WEST, 175.19 FEET;

THENCE, NORTH 57° 28' 53" EAST, 199.63 FEET TO THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 58° 08' 26" WEST, 247.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 68° 38' 43" WEST, 85.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 18° 34' 56" WEST, 87.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 83° 28' 13" EAST, 121.69 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 17.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 19° 37' 09", AND A CHORD WHICH BEARS NORTH 21° 00' 31" EAST, 17.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 59° 10' 54" WEST, 20.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 10° 29' 06" WEST, 118.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 39° 50' 39" EAST, 42.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 74° 40' 14" EAST, 79.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 58° 23' 06" EAST, 101.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 59° 06' 12" EAST, 47.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 62° 12' 15" EAST, 101.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 107.61 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 24° 10' 41", AND A CHORD WHICH BEARS SOUTH 41° 20' 58" EAST, 106.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 32° 20' 44" EAST, 38.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 253.67 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 16° 30' 58", AND A CHORD WHICH BEARS SOUTH 45° 49' 39" WEST, 252.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,580 ACRES OF LAND.

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,
THIS _____ DAY OF _____, 2023.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2023 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 FULSHEAR LAKES CREEKSIDE SECTION 5

A SUBDIVISION OF 2,580 ACRES OF LAND SITUATED IN
THE JOHN RANDON LEAGUE, ABSTRACT 76,
FORT BEND COUNTY, TEXAS.

15 LOTS 2 RESERVES (0.086 ACRE) 2 BLOCKS

FEBRUARY 16, 2023 JOB NO. 2493-0120.310

OWNER:

FULSHEAR LAKES, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: **FULSHEAR LAKES GP, LLC**
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
SAMUEL H. YAGER III, VICE PRESIDENT
1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042
PH. (713) 783-0308

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382



ENGINEER:

LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

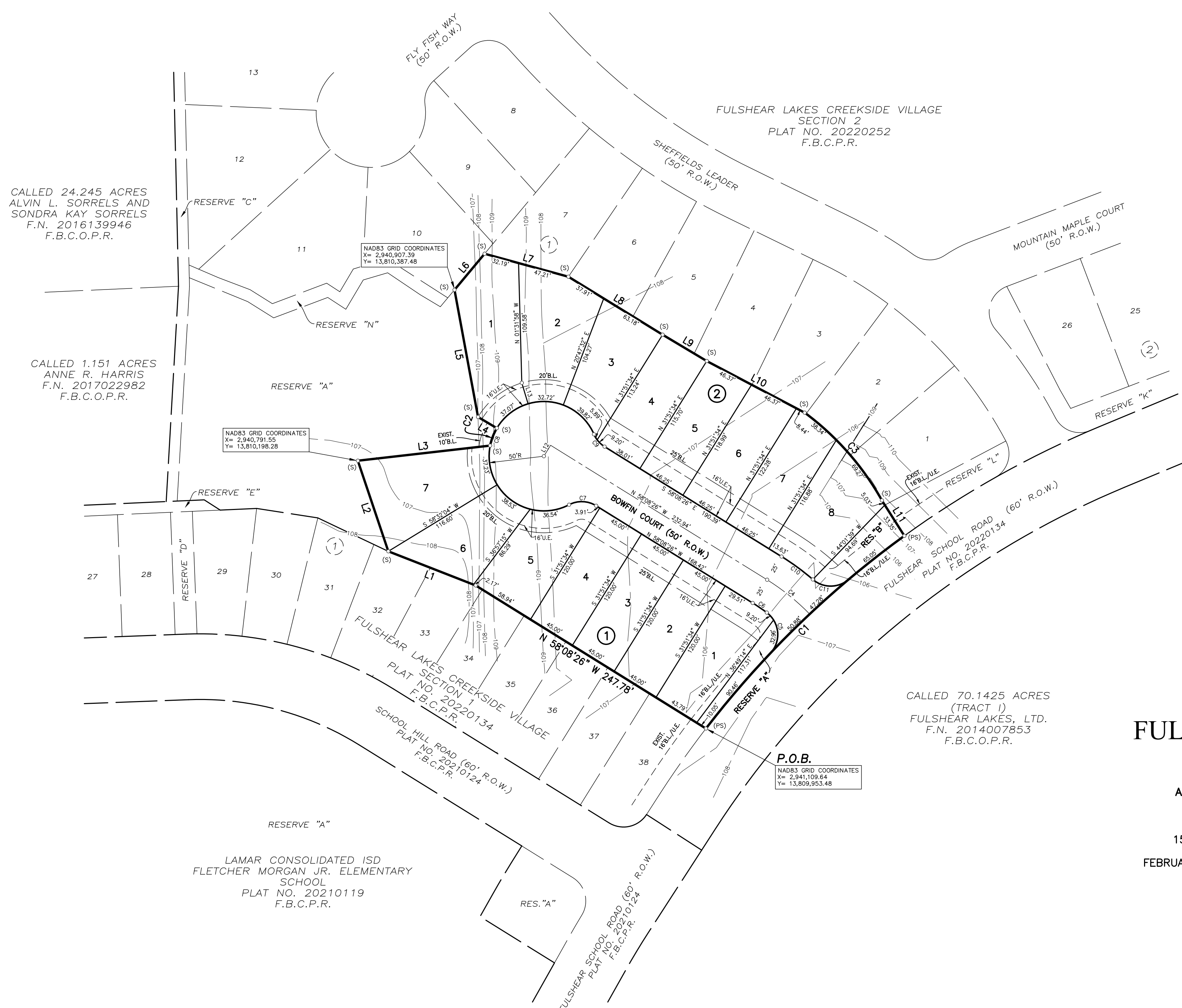
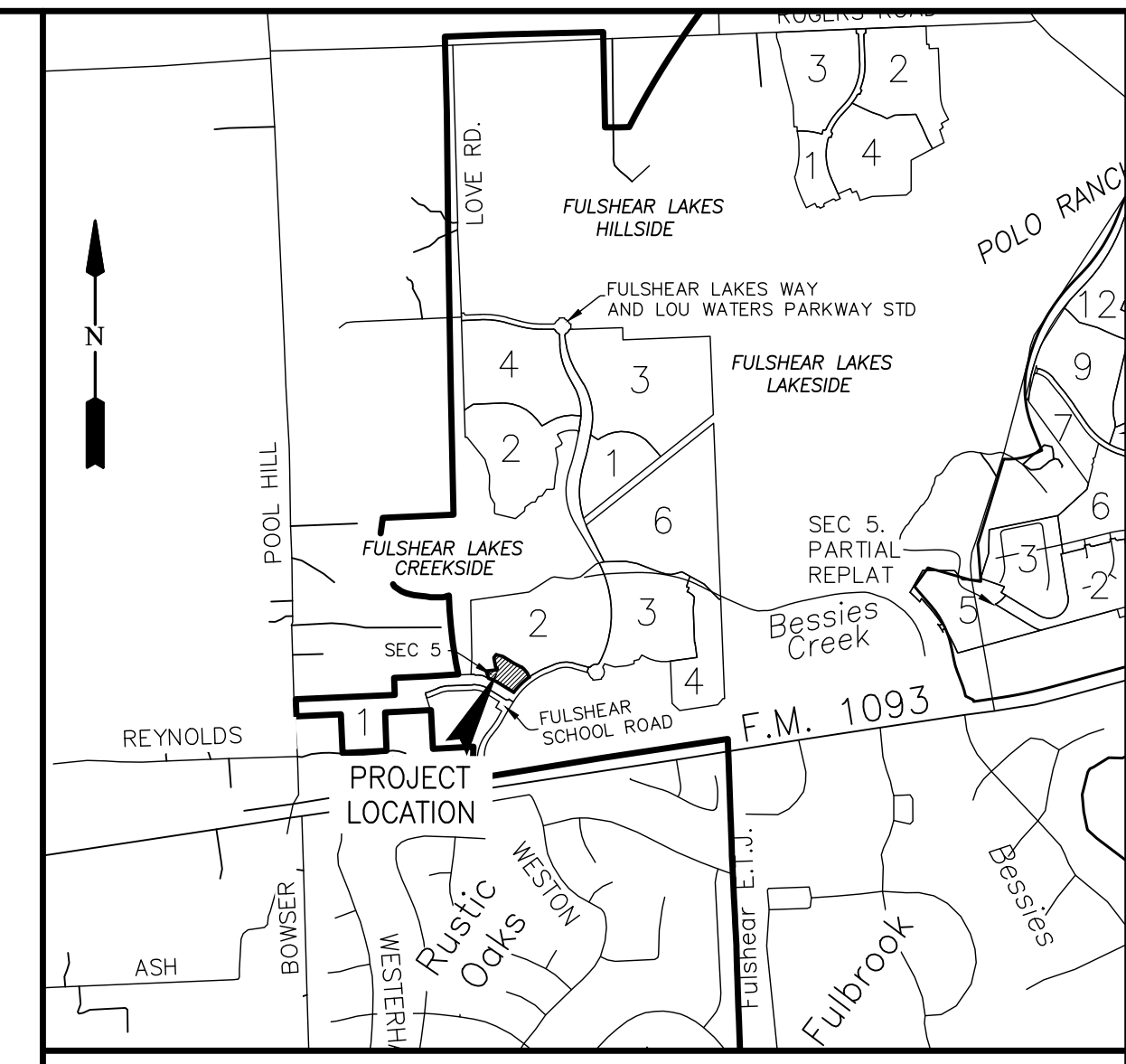
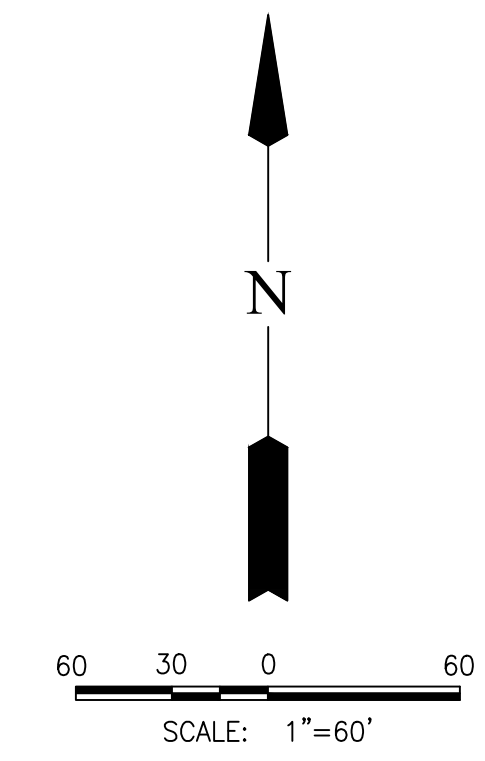


NOTES:

- BENCHMARK: NGS MONUMENT HGCSO 66: A STAINLESS STEEL ROD IN SLEEVE THROUGH LOGO CAP STAMPED HGCSO 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEV. = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND ESD 4, FORT BEND CAD 7 THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NOS. 481570005M AND 481570005M WITH REVISED DATES OF JANUARY 29, 2021, THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DESCRIBED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE (SHADED BLUE), DESCRIBED AS SPECIAL FLOOD HAZARD AREAS, WITH BE OR DEPTH. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE WILL BE A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) UPON COMPLETION OF FINAL LOT GRADING. THE LOMR-F, WHEN APPROVED BY FEMA, WILL REVISE THE EFFECTIVE FLOODPLAIN BOUNDARIES EFFECTIVELY REMOVING THE 100 YR FLOODPLAIN FROM ALL PLATTED LOTS WITHIN THIS SUBDIVISION AS DEPICTED ON FLOOD INSURANCE RATE MAP(S) AS DESCRIBED IN NOTE 5.
- 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.
- THERE ARE NO PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 4 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE ADA, OR OTHERWISE NOTED PER THE DEVELOPMENT AGREEMENT.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- 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 0.999877178
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 110.37 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM, 2001 ADJUSTMENT). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216.

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- P.O.B. INDICATES POINT OF BEGINNING
- NO. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE
- EXIST. INDICATES EXISTING
- (S) INDICATES SET 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET
- (PS) INDICATES PREVIOUSLY SET 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY"



LINE	BEARING	DISTANCE
L1	N 68°38'43" W	85.72'
L2	N 18°34'56" W	87.39'
L3	N 83°28'13" E	121.69'
L4	N 59°10'54" W	20.00'
L5	N 10°29'06" W	118.21'
L6	N 39°50'39" E	42.97'
L7	S 74°40'14" E	79.40'
L8	S 58°23'06" E	101.09'
L9	S 59°06'12" E	47.01'
L10	S 62°12'15" E	101.17'
L11	S 32°20'44" E	38.38'
L12	S 31°51'34" W	11.76'
L13	N 16°42'23" W	20.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	880.00'	16°30'58"	253.67'	S 45°49'39" W	252.79'
C2	50.00'	19°37'09"	17.12'	N 21°00'31" E	17.04'
C3	255.00'	24°10'41"	107.61'	S 41°20'58" E	106.81'
C4	205.00'	14°00'09"	50.10'	N 51°08'22" W	49.98'
C5	25.00'	96°37'20"	42.16'	N 04°51'08" W	37.34'
C6	180.00'	4°58'38"	15.64'	N 55°39'07" W	15.63'
C7	25.00'	59°20'41"	25.89'	N 87°48'47" W	24.75'
C8	50.00'	27°54'43"	239.03'	N 19°28'14" E	68.26'
C9	25.00'	34°34'02"	15.08'	S 40°51'25" E	14.86'
C10	230.00'	8°50'45"	35.51'	S 53°43'04" E	35.47'
C11	25.00'	80°51'19"	35.28'	S 89°43'21" E	32.42'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.033	1,417	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.053	2,294	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.086	3,711	

ROW	ACREAGE	SQ.FT.
BOWFIN COURT	0.459 ACRES	20,008.946 SQ.FT.

FINAL PLAT OF
FULSHEAR LAKES CREEKSIDE
SECTION 5

A SUBDIVISION OF 2.580 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

15 LOTS 2 RESERVES (0.086 ACRE) 2 BLOCKS
FEBRUARY 16, 2023 JOB NO. 2493-0120.310

OWNER:
FULSHEAR LAKES, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: FULSHEAR LAKES GP, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
SAMUEL H. YAGER III, VICE PRESIDENT
1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042
PH. (713) 783-0308

SURVEYOR: **LJA Surveying, Inc.**
3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 T.B.P.E.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386



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: 02/16/2023 Date Received by the City of Fulshear: _____
 Subdivision: _____ Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

____ Preliminary Final _____ Short Form Final
 ____ Replat _____ Vacation Plat _____ Admin. (Minor) Plat
 ____ Amending 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 _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: 0294 Morris and Cummings, Tract 4 (pt)

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

Total Acreage: 1.989
 Number of Streets: N/A
 Number of Lots: N/A
 Number and Types of Reserves: 1 UNRESTRICTED RESERVE
 Total Acres in Reserve: 1.989

Owner: Marcel Square, LLC
 Address: 25 Doe Run Drive
 City/State: The Woodlands, TX 77380
 Telephone: 281-363-1336
 Email Address: N/A

Engineer/Planner: Windrose Land Services
 Contact Person: Amanda Rabiuss
 Telephone: 713-458-2281
 Fax Number: N/A
 Email Address: amanda.rabiuss@windroseservices.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	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$549.79
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.

Amanda Rabiuss Amanda Rabiuss 02/16/2023
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441
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Subdivision/Development Platting Application

Date: 02/16/2023 Date Received by the City of Fulshear: _____
 Subdivision: _____ Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

____ Preliminary Final _____ Short Form Final
 ____ Replat _____ Vacation Plat _____ Admin. (Minor) Plat
 ____ Amending 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 _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 5.999 acres, situated in the C. Fulshear Survey, Abstract No. 29

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

Total Acreage: 5.999
 Number of Streets: N/A
 Number of Lots: N/A
 Number and Types of Reserves: 1 Commercial Reserve
 Total Acres in Reserve: 5.999

Owner: MS Huggins, LC
 Address: 520 Post Oak Blvd., Suite 380
 City/State: Houston, TX 77027
 Telephone: 713-828-7995
 Email Address: NWade@mainstcp.com

Engineer/Planner: Windrose Land Services
 Contact Person: Amanda Rabius
 Telephone: 713-458-2281
 Fax Number: _____
 Email Address: AMANDA.RABIUS@WINDROSESERVICES.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	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$654.98</u>
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.

Amanda Rabius Amanda Rabius 02/16/2023
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



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: _____

Date Received by the City of Fulshear: _____

Subdivision: _____ Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary

Final

Short Form Final

Replat

Vacation Plat

Admin. (Minor) Plat

Amending 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 ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: _____

Number of Streets: _____

Number of Lots: _____

Number and Types of Reserves: _____ (Landscape, Open Space, Drill Site)

Total Acres in Reserve: _____

Owner: _____

Address: _____

City/State: _____

Telephone: _____

Email Address: _____

Engineer/Planner: _____

Contact Person: _____

Telephone: _____

Fax Number: _____

Email Address: _____

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 _____

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.

G A Freeman

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 6.703 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 37, 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 DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY 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, 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 HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

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

THIS _____ DAY OF _____, 2023.

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

BY: _____
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

MELONY F. GAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 85459

I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION 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 SURVEY" UNLESS OTHERWISE NOTED.

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

THIS PLAT OF TAMARRON SECTION 37 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2023.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF TAMARRON SECTION 37 WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2023, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

BEING 6.703 ACRES (291,965 SQUARE FEET) OF LAND LOCATED IN THE J. D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 686.0183 ACRE TRACT (DESCRIBED AS TRACT 1) 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 6.703 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND MARKING THE NORTH CORNER OF TAMARRON SECTION 2, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20140155, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.P.R.), SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY OF TAMARRON TRACE (100 FEET WIDE) AS SHOWN TAMARRON SECTION 6, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20150017 ,F.B.C.P.R.;

THENCE, NORTH 55° 31' 56" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF TAMARRON TRACE, 27.01 FEET TO 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR A POINT OF TANGENCY, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY OF TAMARRON TRACE AND 730.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF 39° 50' 38", AND A CHORD WHICH BEARS NORTH 35° 36' 37" EAST, 715.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "GBI PARTNERS" FOUND FOR CORNER ON THE EAST LINE OF SAID 686.0183 ACRE TRACT AND THE WEST LINE OF TAMARRON SECTION 26, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20180243, F.B.C.P.R., SAID POINT BEING ON THE EAST LINE OF SAID J. D. VERMILLION SURVEY AND THE WEST LINE OF THE A. G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS;

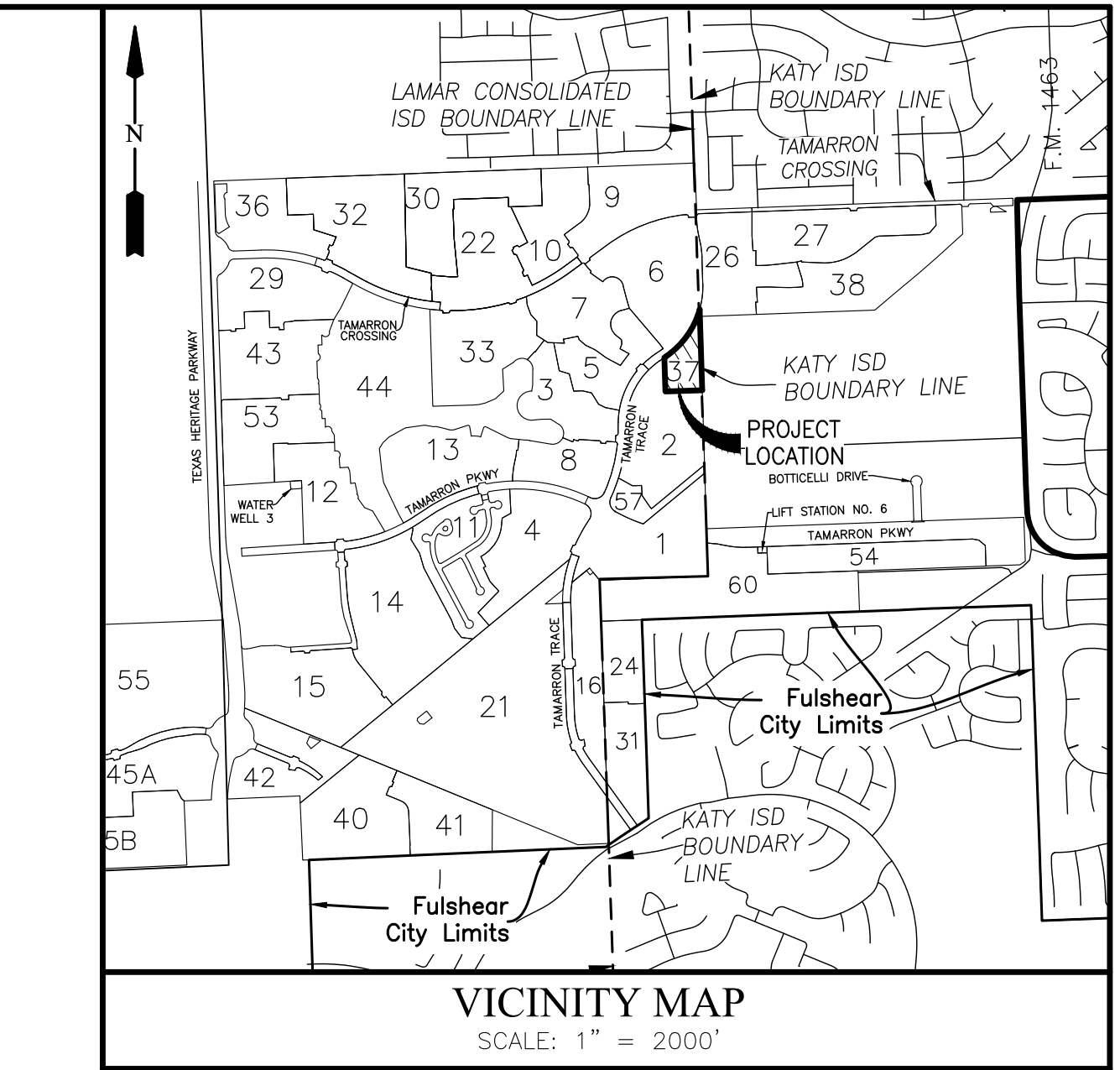
THENCE, SOUTH 01° 48' 10" EAST, ALONG THE WEST LINE OF SAID SEC 26 AND THE EAST LINE OF SAID 686.0183 ACRE TRACT, AT 85.36 FEET PASS A 1/2-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SEC 26 AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 40.802 ACRE TRACT OF LAND CONVEYED TO WEISS LAND AND DEVELOPMENT, LP BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2006048281, F.B.C.O.P.R., CONTINUING ALONG THE EAST LINE OF SAID 686.0183 ACRE TRACT AND THE WEST LINE OF SAID 40.802 ACRE TRACT AND PARTIALLY ALONG THE WEST LINE OF THAT CERTAIN CALLED 4.7653 ACRE TRACT CONVEYED TO MICHAEL A. MACHAC BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 9646377, F.B.C.O.P.R., CONTINUING IN ALL A TOTAL DISTANCE OF 1,002.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

THENCE, SOUTH 88° 01' 08" WEST, DEPARTING SAID WEST LINE, 457.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

THENCE, NORTH 01° 48' 40" WEST, 420.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.703 ACRES (291,965 SQUARE FEET) OF LAND.

NOTES:

- BENCHMARK: NGS MONUMENT HGCSO 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCSO 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX. ELEV. = 136.21 FEET NAVD88
- TBM INDICATES TEMPORARY BENCHMARK: TBM 13: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE EAST SIDE OF THE NORTH BOUND LANE OF TAMARRON TRACE. THE POINT IS LOCATED +/-290 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY. ELEV. = 142.09 FEET NAVD88 TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT #4, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO VISIBLE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 145.39 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE FOOT (5') SIDE YARD SETBACK LINE.
- A MINIMUM DISTANCE OF TEN FEET (10') SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE AND DETENTION FACILITY IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

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

THIS _____ DAY OF _____, 2023.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2023 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 SECTION 37

A SUBDIVISION OF 6.703 ACRES OF LAND LOCATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.

6 LOTS 3 RESERVES (5.153 ACRES) 1 BLOCK
FEBRUARY 16, 2023 JOB NO. 1931-6037C

OWNERS:

D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



LJA Engineering, Inc.

1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386





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: 02/16/2023 Date Received by the City of Fulshear:
Subdivision: Del Webb Fulshear Section 5 Development: Del Webb

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Replat Amending Plat 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 ETJ (Extraterritorial Jurisdiction)

Legal Description: A SUBDIVISION OF 10.474 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 76 AND THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

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

Total Acreage: 10.474
Number of Streets: 2
Number of Lots: 36
Number and Types of Reserves: 4 (landscape/open space/lift station)
Total Acres in Reserve: 2.46

Owner: Pulte Homes of Texas, LP
Address: 1311 Broadfield Boulevard, Suite 100
City/State: Houston, Texas 77084
Telephone: (281) 749-8000
Email Address: edeao@lja.com

Engineer/Planner: LJA Engineering, Inc
Contact Person: Naomi McAninch
Telephone: (713) 358-8800
Fax Number:
Email Address: nmcaninch@lja.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE, and Park Fees.

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.

Handwritten signature of Naomi McAninch

Naomi McAninch - Platting Project Manager

02/16/2023

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

PLATTING MGR. SUR. CHECK: MYLAR

DATE: 02/16/23 10:56 AM BY: MARIL MCKINNON
PLAN NAME: L:\P\02023\PLATTING\1680\FIN\DEL Webb Fulshear\Del Webb 5.dwg

STATE OF TEXAS
COUNTY OF FORT BEND

WE, PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH LINDY OLIVA, DIVISION PRESIDENT, BEING AN OFFICER OF PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY GENERAL PARTNER, PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 10.474 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF DEL WEBB FULSHEAR SECTION 5, 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 PURPOSE 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 THE 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 PURPOSE 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF DEL WEBB FULSHEAR SECTION 5 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.

IN TESTIMONY WHEREOF, PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS DIVISION PRESIDENT, LINDY OLIVA, THIS _____ DAY OF _____, 2023.

PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____
LINDY OLIVA, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDY OLIVA, DIVISION PRESIDENT, OF PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER, OF PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, JON P. BORDOVSKY, 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 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 "GBI PARTNERS" UNLESS OTHERWISE NOTED.

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

THIS PLAT OF DEL WEBB FULSHEAR SECTION 5 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS _____ DAY OF _____, 2023.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIRMAN

THIS PLAT OF DEL WEBB FULSHEAR SECTION 5 WAS APPROVED ON _____, 20____ BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2023. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

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 _____, 2023 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

LEGAL DESCRIPTION:

BEING A TRACT CONTAINING 10.474 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76 IN FORT BEND COUNTY, TEXAS; SAID 10.474 ACRE TRACT BEING A PORTION OF A CALL 75.51 ACRE TRACT RECORDED IN THE NAME OF MASON, EQUEST INVESTMENTS, INC. IN FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NUMBER 2020176049; SAID 10.474 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD '83, SOUTH CENTRAL ZONE):

BEGINNING AT A NORTHERLY CORNER OF SAID 75.51 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF RESERVE 'C', PECAN RIDGE SECTION 4, A SUBDIVISION RECORDED IN PLAT NUMBER 20210269 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.):

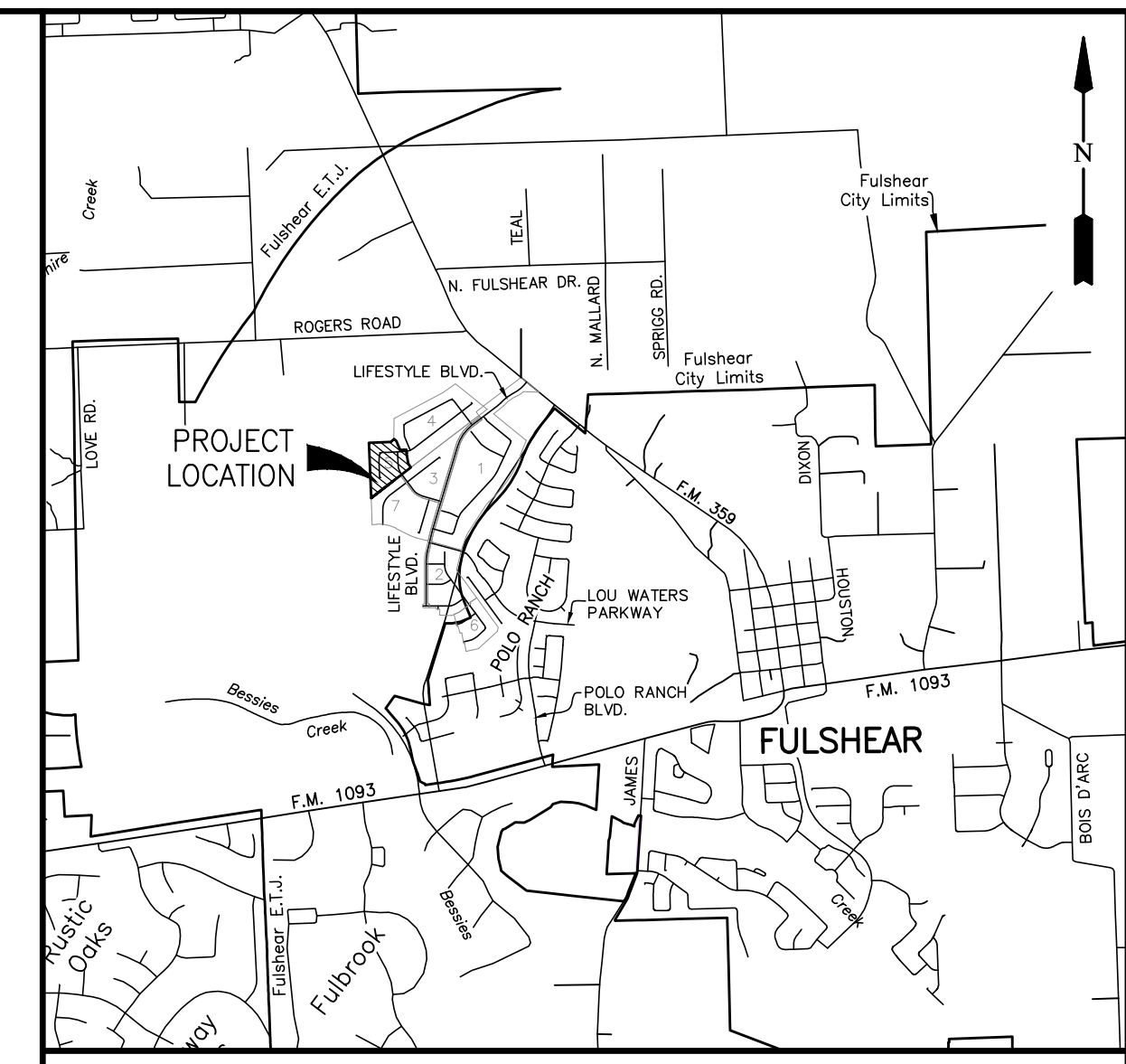
THENCE, THROUGH AND ACROSS SAID 75.51 ACRE TRACT, THE FOLLOWING TEN (10) COURSES:

- 1) SOUTH 57 DEGREES 55 MINUTES 22 SECONDS EAST, A DISTANCE OF 17.87 FEET;
 - 2) SOUTH 00 DEGREE 07 MINUTES 23 SECONDS WEST, A DISTANCE OF 31.67 FEET;
 - 3) NORTH 73 DEGREES 47 MINUTES 55 SECONDS EAST, A DISTANCE OF 27.66 FEET;
 - 4) SOUTH 23 DEGREES 14 MINUTES 06 SECONDS EAST, A DISTANCE OF 171.02 FEET;
 - 5) NORTH 87 DEGREES 42 MINUTES 41 SECONDS EAST, A DISTANCE OF 64.43 FEET;
 - 6) 37.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 07 DEGREES 56 MINUTES 12 SECONDS, A RADIUS OF 270.00 FEET AND A CHORD WHICH BEARS NORTH 83 DEGREES 44 MINUTES 35 SECONDS EAST, A DISTANCE OF 37.37 FEET;
 - 7) SOUTH 10 DEGREES 13 MINUTES 31 SECONDS EAST, A DISTANCE OF 60.00 FEET;
 - 8) 6.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEGREE 02 MINUTES 39 SECONDS, A RADIUS OF 330.00 FEET AND A CHORD WHICH BEARS SOUTH 80 DEGREES 17 MINUTES 48 SECONDS WEST, A DISTANCE OF 6.01 FEET;
 - 9) SOUTH 09 DEGREES 10 MINUTES 52 SECONDS EAST, A DISTANCE OF 186.34 FEET;
 - 10) SOUTH 37 DEGREES 23 MINUTES 37 SECONDS EAST, A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY LINE OF RESERVE 'B', DEL WEBB FULSHEAR SECTION 3, A SUBDIVISION RECORDED IN PLAT NUMBER 20220213 OF THE F.B.C.P.R.;
- THENCE, WITH SAID NORTHWESTERLY LINE AND THROUGH AND ACROSS AFORESAID 75.51 ACRE TRACT, SOUTH 52 DEGREES 36 MINUTES 23 SECONDS WEST, AT A DISTANCE OF 231.20 FEET PASS THE NORTHWESTERLY CORNER OF SAID DEL WEBB FULSHEAR SECTION 3, IN ALL, A DISTANCE OF 866.88 FEET TO THE WESTERLY LINE OF SAID 75.51 ACRE TRACT AND THE EASTERLY LINE OF A CALL 298.0917 ACRE TRACT RECORDED IN THE NAME OF TPHTL ROGERS, LLC IN F.B.C.C.F. NUMBER 2020167511;

THENCE, WITH SAID WESTERLY AND EASTERLY LINE, NORTH 02 DEGREES 17 MINUTES 19 SECONDS WEST, A DISTANCE OF 953.07 FEET TO THE NORTHWESTERLY CORNER OF SAID 75.51 ACRE TRACT AND THE SOUTHERLY LINE OF AFORESAID PECAN RIDGE SECTION 4;

THENCE, WITH SAID SOUTHERLY LINE AND THE NORTHERLY LINE OF SAID 75.51 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 87 DEGREES 38 MINUTES 26 SECONDS EAST, A DISTANCE OF 380.03 FEET;
- 2) NORTH 46 DEGREES 52 MINUTES 46 SECONDS EAST, A DISTANCE OF 73.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.474 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 3,000'
KEY MAP NO. 522L

FINAL PLAT OF DEL WEBB FULSHEAR SECTION 5

A SUBDIVISION OF 10.474 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

36 LOTS 4 RESERVES (2.461 ACRES) 2 BLOCKS

FEBRUARY 16, 2023 JOB NO. 1680-8105.310

OWNERS:

PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
LINDY OLIVA, DIVISION PRESIDENT
1311 BROADFIELD BOULEVARD, SUITE 100, HOUSTON, TEXAS 77084
PH: (281) 749-8000

SURVEYOR: _____ ENGINEER: _____



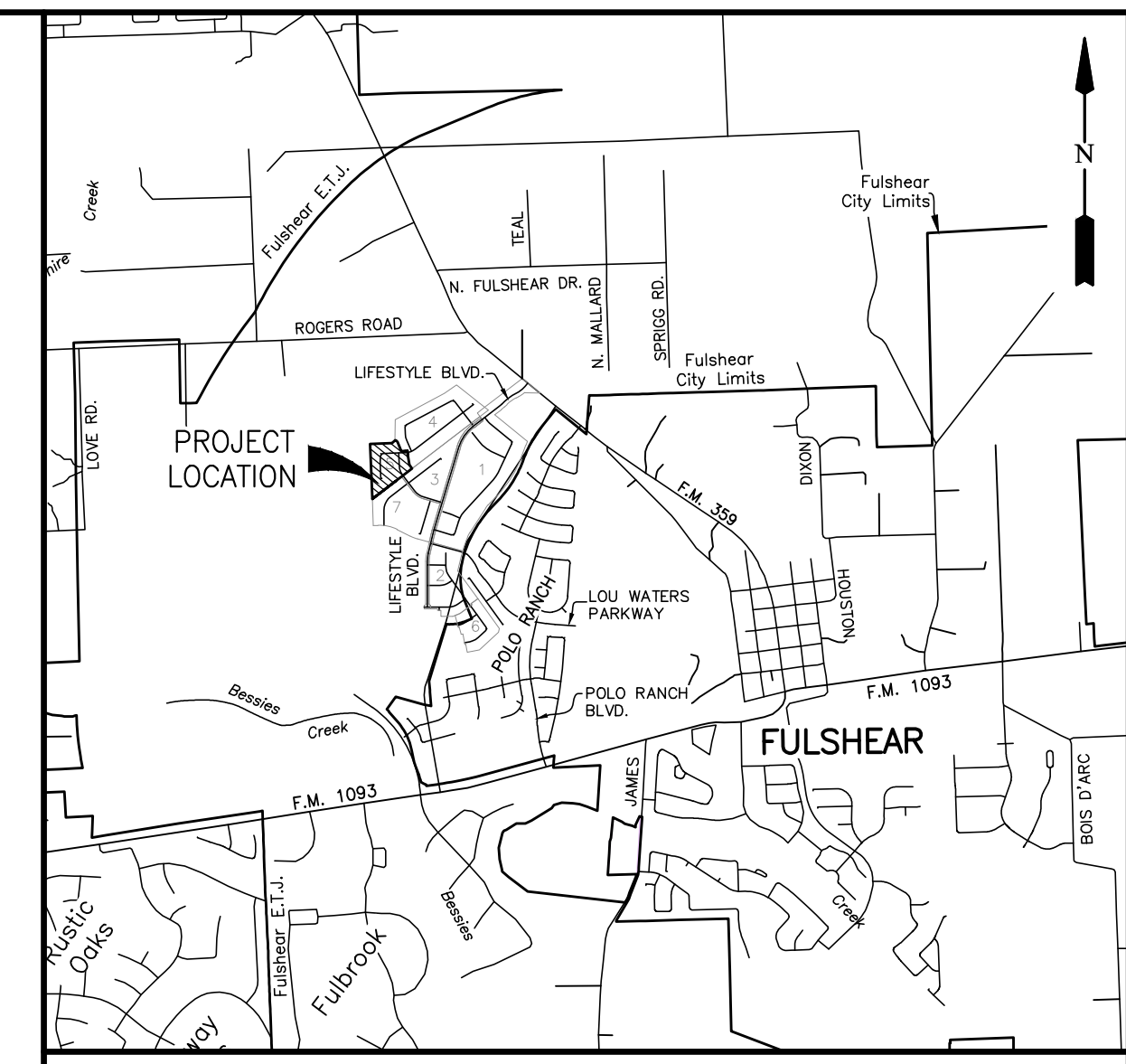
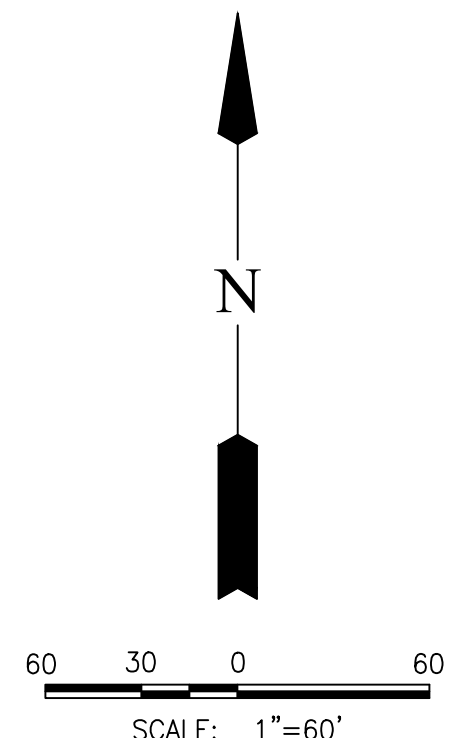
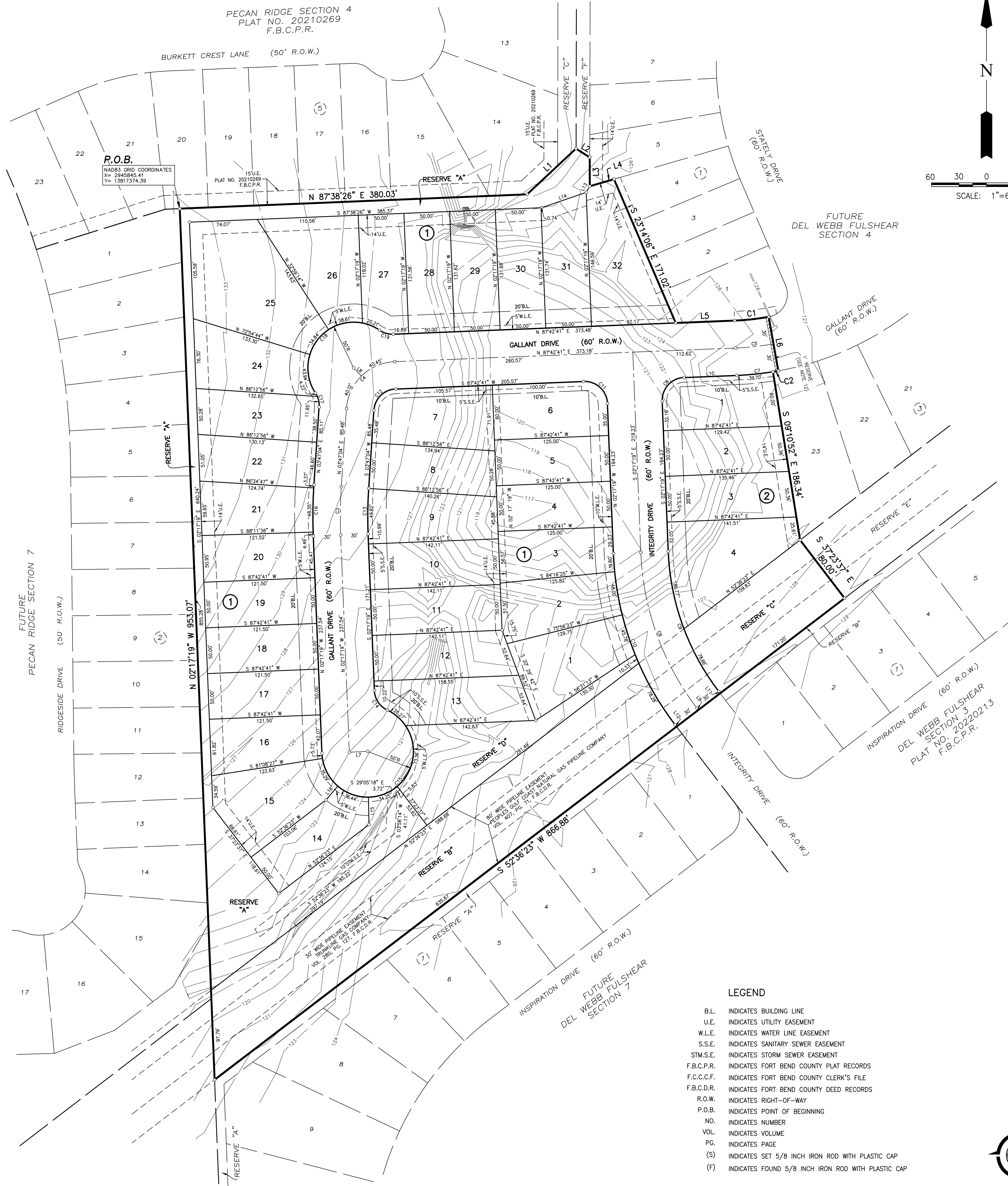
GBI PARTNERS
4724 VISTA ROAD T8PELS FIRM #10130300
PASADENA, TX 77305 GBI@gbipartners.com
PHONE: 281-499-4539 www.GBISurvey.com

LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

NOTES:

- BENCHMARK: NGS MONUMENT DESIGNATION HGSD 66 (P.I.D. AW5411) - STAINLESS STEEL ROD IN SLEEVE LOCATED ON THE EAST SIDE OF F.M. 1463, ±625 FEET SOUTH OF THE INTERSECTION OF CORBITT ROAD. ELEVATION = 136.30 NAVD 1988, GEOID 09
- TEMPORARY BENCHMARK: GBI #104 - X CUT ON CONCRETE CURB LOCATED AT THE WESTERLY TERMINUS OF LOU WATERS PARKWAY. ELEVATION = 135.01 NAVD 1988, GEOID 09.
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88, GEOID 09.
- THE FOLLOWING COORDINATES SHOWN HEREON ARE GRID VALUE AND BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983, AND MAY BE BROUGHT TO SURFACE VALUE BY APPLYING A COMBINED SCALE FACTOR OF 0.999877178.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0533, DATED FEBRUARY 9, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN EXISTING FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 245, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN "ZONE X" (UNSHADED) AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0085M, REVISED JANUARY 29, 2021, DEFINED AS AN "AREA OF MINIMAL FLOOD HAZARD". LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THE PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
- ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BE COME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) 2.0 FEET ABOVE THE 500-YEAR WATER SURFACE ELEVATION FOR THE RECEIVING STREAM OR IN THE ABSENCE OF A 500-YEAR WATER SURFACE ELEVATION, 4.0 FEET ABOVE THE EXISTING BASE FLOOD ELEVATION (2) 2.5 FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATION (3) 2.0 FEET ABOVE TOP OF CURB OR EXISTING GROUND.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- SUBJECT TO A TENNESSEE GAS TRANSMISSION EASEMENT RECORDED IN VOLUME 405, PAGE 59 OF THE DEED RECORDS OF FORT BEND COUNTY, SAID EASEMENT IS UNLOCATABLE.

PECAN RIDGE SECTION 4
PLAT NO. 20210269
F.B.C.P.R.



VICINITY MAP
SCALE: 1" = 3,000'
KEY MAP NO. 522L

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.758	33,012	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	1.121	48,842	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.308	13,405	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.274	11,926	RESTRICTED TO LIFT STATION
TOTAL	2.461	107,185	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	270.00'	756°12'	37.40'	N 83°44'35" E	37.37'
C2	330.00'	1°02'39"	6.01'	S 80°17'48" W	6.01'
C3	500.00'	6°04'24"	53.00'	S 00°44'52" W	52.97'
C4	55.00'	83°55'36"	80.56'	S 45°44'52" W	73.55'
C5	300.00'	756°12'	41.56'	N 83°44'35" E	41.52'
C6	300.00'	35°06'20"	183.81'	S 19°50'29" E	180.95'
C7	330.00'	756°12'	45.71'	S 83°44'35" W	45.68'
C8	25.00'	90°00'00"	39.27'	S 42°42'41" W	35.36'
C9	270.00'	35°06'20"	165.43'	S 19°50'29" E	162.86'
C10	330.00'	35°06'20"	202.19'	N 19°50'29" W	199.05'
C11	25.00'	90°00'00"	39.27'	N 47°17'19" W	35.36'
C12	25.00'	83°55'36"	36.62'	S 45°44'52" W	33.43'
C13	470.00'	6°04'24"	49.82'	S 00°44'52" W	49.80'
C14	25.00'	62°10'55"	27.13'	S 33°22'47" E	25.82'
C15	50.00'	242°10'55"	211.34'	S 56°37'13" W	85.63'
C16	530.00'	6°04'24"	56.18'	N 00°44'52" E	56.15'
C17	25.00'	37°02'58"	16.17'	N 14°44'25" W	15.89'
C18	50.00'	157°40'43"	137.60'	N 45°34'28" E	98.11'
C19	25.00'	36°42'09"	16.01'	S 73°56'15" E	15.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 46°52'46" E	73.17'
L2	S 57°55'22" E	17.87'
L3	S 00°07'23" W	31.67'
L4	N 73°47'55" E	27.66'
L5	N 87°42'41" E	64.43'
L6	S 10°13'31" E	60.00'
L7	S 87°42'41" W	20.00'
L8	S 44°25'33" E	12.25'
L9	S 37°23'39" E	2.45'
L10	S 87°42'41" W	57.62'
L11	S 37°23'39" E	2.45'
L12	N 37°23'39" W	2.45'
L13	S 30°31'37" W	7.71'
L14	S 70°56'36" W	51.45'
L15	N 01°03'20" W	30.00'
L16	S 40°41'57" W	20.00'

LOT SUMMARY TABLE			
SECTION	40' LOTS	50' LOTS	65' LOTS
1	49	57	23
2	55	23	
3			21
4			
5		36	
6	25	22	
7			45
TOTAL	129	138	89

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.C.C.D.F. INDICATES FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - P.O.B. INDICATES POINT OF BEGINNING
 - NO. INDICATES NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - (S) INDICATES SET 5/8 INCH IRON ROD WITH PLASTIC CAP
 - (F) INDICATES FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP

FINAL PLAT OF
DEL WEBB FULSHEAR
SECTION 5

A SUBDIVISION OF 10.474 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

36 LOTS 4 RESERVES (2.461 ACRES) 2 BLOCKS
FEBRUARY 16, 2023 JOB NO. 1680-8105.310

OWNERS:
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
LINDY OLIVA, DIVISION PRESIDENT
1311 BROADFIELD BOULEVARD, SUITE 100, HOUSTON, TEXAS 77084
PH: (281) 749-8000

SURVEYOR: **GBI PARTNERS**
4724 VISTA ROAD, PASADENA, TX 77305
PHONE: 281-499-4539 www.GBISurvey.com

ENGINEER: **LJA Engineering, Inc.**
3600 W Sam Houston Parkway S, Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386





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: February 15, 2023 Date Received by the City of Fulshear: _____
 Subdivision: Tamarron West Section 8 Development: Single Family

SUBMITTAL OF PLAT: (Check Appropriate Selection)

____ Preliminary Final _____ Short Form Final
 ____ Replat _____ Vacation Plat _____ Admin. (Minor) Plat
 ____ Amending 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 _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: A Subdivision of 33.79 Acres of Land out of the John Bond Survey, A-113

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

Total Acreage: 33.79
 Number of Streets: 9
 Number of Lots: 131
 Number and Types of Reserves: 4/ Landscape/Open space/Future ROW
 Total Acres in Reserve: 7.70

Owner: D.R. HORTON- TEXAS, Ltd.,
 Address: 6744 Horton Vista Drive
 City/State: Richmond, Tx 77407
 Telephone: 281-269-6832
 Email Address: _____

Engineer/Planner: Quiddity Engineering, LLC
 Contact Person: Mayra Hernandez
 Telephone: 832-913-4030
 Fax Number: _____
 Email Address: mahernandez@quiddity.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	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE \$ 1,999.75	
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.

Mayra Hernandez Mayra Hernandez, AICP, February 16, 2023
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 222
LTD	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 7

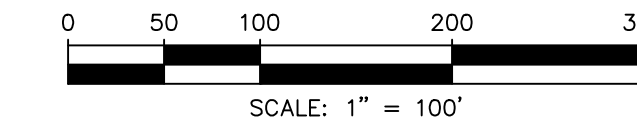
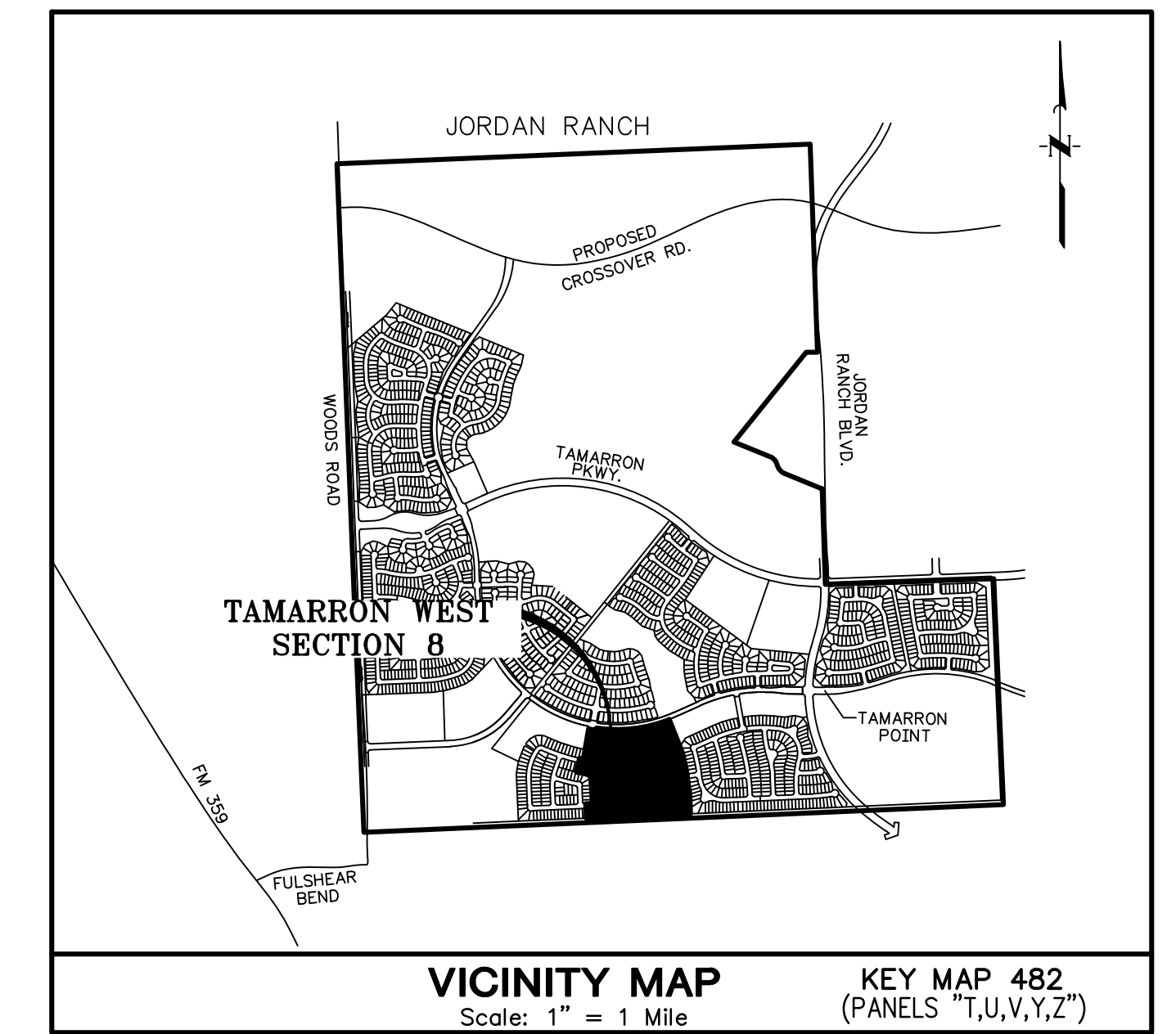
A RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.04 AC
1,938 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
7.31 AC
318,289 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.06 AC
2,456 Sq Ft

D RESTRICTED RESERVE "D"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.12 AC
5,340 Sq Ft

E RESTRICTED RESERVE "E"
Restricted to Access Road &
Landscape/Open Space
Purposes Only
0.17 AC
7,492 Sq Ft



General Notes

- 1) A one-foot reserve (1" reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
- 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 4) AE "Aerial Easement"
BL "Building Line"
C.C.F. "County Clerk's File"
D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
Eas "Easement"
IRF "Found 5/8" Iron Rod w/cap "Jones/Carter"
Number "Number"
O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
P.R.F.B.C.T. "Plot Records, Fort Bend County, Texas"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Stm SE "Storm Sewer Easement"
UE "Utility Easement"
Vol - Pg "Volume and Page"
WLE "Waterline Easement"
..... "Block Number"
..... "Set 3/4-inch Iron Rod With Cap Stamped "Jones/Carter" as Per Certification"
- 5) All easements are centered on lot lines unless shown otherwise.
- 6) All building lines along street rights-of-way are as shown on the plat.
- 7) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
- 8) Tamarron West Section 8 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar C.I.S.D., Fort Bend County, & Fort Bend County Drainage District, Fort Bend County Assistance District No. 7 and Fort Bend County Emergency Services District No. 4.
- 9) According to the Flood Insurance Rate Map (FIRM) No. 48157C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within Zone "X"; which includes areas of minimum flood hazard.
- 10) The top of all floor slabs shall be a minimum of 152.50' above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- 11) Elevations shown hereon are based on NGS Monument HGSD 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGSD 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/- 0.34 miles North of the intersection of F.M. Highway 1463 and Churchill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD85).
- 12) All side lot building lines to be 5' unless otherwise noted.
- 13) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- 14) This plat is located in lighting zone L23.
- 15) The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, and may be brought to surface by applying the following combined scale factor of 1.0001144934.
- 16) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- 17) There are no pipelines within the platted area.
- 18) This plat was prepared from information by DHI TITLE AGENCY, dated February 15, 2023. The surveyor has not abstracted the subject tract.
- 19) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 20) Site Plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- 21) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- 22) A minimum distance of 10 feet shall be maintained between residential dwellings.
- 23) Contours shown hereon are NAVD 88 datum.
- 24) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.
- 25) Fort Bend County MUD No. 222 owner of Restricted Reserve "B" maintains the rights to the maintenance of Restricted Reserve "B".
- 26) "Restricted Reserve E" to be owned and maintained by Fort Bend County MUD No. 222, when necessary the MUD will be responsible for construction of the roadway.

D.R. HORTON-TEXAS,
LTD.
CALLED 28.35 AC.
(TRACT 3)
C.C.F. NO. 2023010362
O.P.R.F.B.C.T.

CCR WEST INC.
CALLED 471.4 AC. (TRACT ONE)
C.C.F. NO. 2020038283
O.P.R.F.B.C.T.

Line	Bearing	Distance
L1	S13°02'57"E	89.72'
L2	S09°54'31"E	94.80'
L3	S08°18'23"E	100.74'
L4	S09°16'58"E	53.78'
L5	S03°52'05"E	86.05'
L6	S02°28'10"E	212.47'
L7	N02°28'10"W	124.92'
L8	N87°31'50"E	16.21'
L9	N87°31'50"E	60.00'
L10	N87°31'50"E	95.00'
L11	N02°28'14"W	201.20'
L12	N05°33'28"W	159.00'
L13	N71°30'46"W	78.00'
L14	N83°10'02"W	21.09'
L15	N77°28'07"W	50.07'
L16	N78°13'46"W	36.83'
L17	N12°20'55"E	179.94'
L18	N79°58'56"W	80.00'
L19	S10°01'04"W	426.32'
L20	S29°06'54"W	5.37'
L21	N82°09'27"E	149.80'
L22	S02°28'10"E	65.76'
L23	N47°28'10"W	4.40'
L24	S87°31'50"W	190.00'

Line	Bearing	Distance
L25	N42°31'50"E	4.40'
L26	N02°28'10"W	31.79'
L27	N10°18'24"W	239.51'
L28	N02°53'01"W	125.56'
L29	S04°32'29"W	6.29'
L30	S05°06'03"E	125.14'
L31	S02°28'10"E	26.84'
L32	N47°28'10"W	8.00'
L33	S05°15'01"E	323.66'
L34	S02°28'10"E	55.00'
L35	S53°14'52"W	14.22'
L36	S82°03'08"E	59.24'
L37	S83°15'05"E	44.58'
L38	S84°27'02"E	44.58'
L39	S85°38'59"E	44.58'
L40	S86°50'57"E	145.19'
L41	S88°02'54"E	44.58'
L42	S89°14'51"E	44.58'
L43	S89°33'12"E	44.58'
L44	N88°21'14"E	44.58'
L45	N87°09'17"E	44.58'
L46	N85°57'20"E	44.58'
L47	N84°45'23"E	44.58'
L48	N83°33'25"E	44.58'

Line	Bearing	Distance
L49	N82°21'28"E	44.58'
L50	N81°09'31"E	44.58'
L51	N79°57'34"E	44.58'
L52	N79°21'35"E	20.00'
L53	N77°57'24"E	44.20'
L54	N77°01'33"E	26.48'
L55	N77°01'33"E	18.60'
L56	N75°48'47"E	45.08'
L57	N74°36'10"E	42.98'
L58	N73°16'33"E	51.80'
L59	N71°50'44"E	72.52'
L60	S70°21'50"E	112.77'
L61	S02°59'36"E	231.56'
L62	S13°03'02"E	90.49'
L63	S06°39'41"E	178.34'
L64	S06°36'53"E	145.19'
L65	S02°28'10"E	80.37'
L66	S04°03'35"E	89.82'
L67	S04°03'35"E	45.15'
L68	S04°03'35"E	46.69'
L69	S04°03'35"E	46.60'
L70	S04°03'35"E	46.53'
L71	S04°03'35"E	46.47'
L72	S04°42'48"E	46.44'

Line	Bearing	Distance
L73	S04°53'58"E	46.45'
L74	S02°41'31"E	46.74'
L75	S02°17'07"E	45.00'
L76	S00°44'31"W	54.95'
L77	S89°26'02"W	126.48'
L78	S12°05'16"E	103.37'
L79	S10°16'44"E	96.67'
L80	S08°06'00"E	96.70'
L81	S05°15'01"E	96.78'
L82	S02°31'16"E	47.22'
L83	S02°28'10"E	52.78'
L84	S13°04'46"E	125.23'
L85	S13°35'36"E	125.11'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	87°50'35"	45.99'	S53°56'21"W	41.62'	28.89'
C2	1830.00'	29°26'13"	940.20'	S83°08'33"W	929.89'	480.72'
C3	25.00'	90°00'00"	39.27'	N42°31'50"E	35.36'	25.00'
C4	25.00'	90°00'00"	39.27'	S47°28'10"E	35.36'	25.00'
C5	2255.00'	0°39'38"	26.00'	S77°59'54"E	26.00'	13.00'
C6	25.00'	91°40'13"	40.00'	N55°51'10"E	35.87'	25.74'
C7	2285.00'	28°42'25"	1144.86'	N87°59'42"E	1132.92'	584.71'
C8	55.00'	92°01'25"	88.34'	S60°20'48"E	79.14'	56.98'
C9	2000.00'	11°51'56"	414.18'	S08°24'08"E	413.44'	207.83'
C10	55.00'	90°00'00"	86.39'	S42°31'50"W	77.78'	55.00'
C11	55.00'	90°00'00"	86.39'	N47°28'10"W	77.78'	55.00'
C12	1500.00'	7°50'15"	205.18'	S06°23'17"W	205.02'	102.75'
C13	3000.00'	7°07'19"	372.90'	N06°26'40"W	372.66'	186.69'
C14	1200.00'	9°38'32"	201.95'	S00°16'47"E	201.71'	101.21'
C15	2500.00'	2°37'53"	114.82'	N03°47'06"W	114.81'	57.42'
C16	55.00'	90°00'00"	86.39'	N42°31'50"E	77.78'	55.00'
C17	25.00'	86°28'49"	37.73'	S40°53'40"E	34.25'	23.51'
C18	25.00'	91°40'13"	40.00'	S35°49'03"E	35.87'	25.74'
C19	25.00'	31°25'10"	13.71'	S63°02'26"W	13.54'	7.03'
C20	50.00'	35°57'07"	31.37'	N56°09'33"W	30.86'	16.22'
C21	25.00'	31°25'10"	13.71'	N04°48'39"W	13.54'	7.03'
C22	25.00'	88°27'59"	38.60'	S53°36'34"E	34.88'	24.34'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C23	25.00'	88°27'59"	38.60'	S37°55'27"W	34.88'	24.34'
C24	25.00'	30°38'13"	13.37'	N12°50'10"W	13.21'	6.85'
C25	50.00'	141°22'20"	123.37'	N42°31'54"E	94.37'	142.67'
C26	25.00'	30°38'13"	13.37'	S82°06'02"E	13.21'	6.85'
C27	25.00'	30°38'12"	13.37'	S77°09'43"W	13.21'	6.85'
C28	50.00'	141°22'18"	123.37'	S47°28'15"E	94.37'	142.66'
C29	25.00'	30°38'12"	13.37'	N07°53'48"E	13.21'	6.85'
C30	25.00'	88°39'11"	38.68'	N54°38'00"W	34.94'	24.42'
C31	25.00'	88°39'11"	38.68'	S41°26'35"W	34.94'	24.42'
C32	25.00'	43°19'38"	18.91'	S30°41'10"E	18.46'	9.93'
C33	50.00'	265°39'45"	231.83'	N80°28'54"E	73.34'	53.94'
C34	25.00'	42°21'11"	18.48'	N12°08'10"E	18.06'	9.69'
C35	25.00'	88°39'11"	38.68'	N47°12'36"W	34.94'	24.42'
C36	25.00'	91°01'58"	39.72'	S47°39'12"W	35.67'	25.45'
C37	85.00'	3°53'50"	5.78'	S00°31'14"E	5.78'	2.89'
C38	50.00'	149°14'39"	130.24'	S42°31'50"W	96.42'	181.80'
C39	25.00'	2°40'47"	1.17'	N64°11'14"W	1.17'	0.58'
C40	25.00'	88°39'11"	38.68'	S34°01'11"W	34.94'	24.42'
C41	25.00'	90°00'00"	39.27'	N47°28'10"W	35.36'	25.00'
C42	25.00'	90°00'00"	39.27'	S42°31'50"W	35.36'	25.00'

TAMARRON WEST

SECTION 8

A SUBDIVISION OF 33.79 ACRES OF LAND OUT OF THE JOHN BOND SURVEY, A-113 FORT BEND COUNTY, TEXAS

131 LOTS 4 RESERVES 5 BLOCKS

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

FEBRUARY 2023

SURVEYOR/PLANNER/ENGINEER:



Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent acting by and through Ernie S. Loeb, Its Vice President of Land, owner hereinafter referred to as Owners of the 31.17 acre tract described in the above and foregoing map of Tamarron West Section 8, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 the 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 purpose 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for some 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, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, We 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, D.R. Horton – Texas, Ltd., a Texas limited partnership by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent has caused these presents to be signed by Ernie S. Loeb, its Assistant Vice President, thereunto authorized, this _____ day of _____, 2023.

D.R. Horton – Texas, Ltd.,
a Texas Limited Partnership
By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent.

By: Ernie S. Loeb
Vice President of Land

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Ernie S. Loeb, Vice President of Land, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Devin P. Espinosa, a Professional Engineer 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.

Devin P. Espinosa P.E.
Professional Engineer No. 139534

This plat of Tamarron West Section 8 was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 20____

Amy Pearce, Chair

Mariela Rodríguez, Co-Chair

This plat of Tamarron West Section 8 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 20____

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 33.79 acre tract of land in the John Jay Bond Survey, Abstract 113, Fort Bend County, Texas, being out of and a part of that certain called 33.17 acre tract (Tract 1) of land recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas, and that certain called 28.35 acre tract (Tract 3) recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the southwest corner of a non-contiguous portion of the residue of a called 182.86 acre tract recorded under County Clerk's File Number 2020183088, Official Public Records, Fort Bend County, Texas, and the southwest corner of said John Jay Bond Survey, Abstract 113, being the northwest corner of Fort Bend County MUD 198 Water Plant No. 1, according to map or plat thereof recorded under County Clerk's File Number 20210055, Plat Records, Fort Bend County, Texas, and the northwest corner of the adjoining Rufus Wright Survey, Abstract 344, being in the east line of a called 23,5000 acre tract recorded under County Clerk's File Number 2017009809, Official Public Records, Fort Bend County, Texas, being the east line of the Nathan Brookshire League, Abstract 14, as located in the margins of Woods Road;

Thence North 87 degrees 31 minutes 50 seconds East along the south line of said non-contiguous portion of the residue of said called 182.86 acre tract, the south line of a called 1.64 acre tract recorded under 2022027900, Official Public Records, Fort Bend County, Texas, the south line of said called 927.88 acre tract, the south line of a called 4.00 acre tract recorded under County Clerk's File Number 2020183088, Official Public Records, Fort Bend County, Texas, the south line of a called 0.12 acre tract recorded under County Clerk's File Number 2021060229, Official Public Records, Fort Bend County, Texas, the south line of said called 28.35 acre tract, and the south line of said John Jay Bond Survey, Abstract 113, same being the north line of said Fort Bend County MUD 198 Water Plant No. 1, the north line of a called 0.1399 acre tract recorded under County Clerk's File Number 2020120458, Official Public Records, Fort Bend County, Texas, the north line of an adjoining called 471.4 acre tract (Tract One), and the north line of said adjoining Rufus Wright Survey, Abstract 344, 2,686.03 feet to the southeast corner and Place of Beginning of the herein described tract;

Thence establishing the west line of the herein described tract, crossing said called 28.35 acre tract and said called 33.17 acre tract, with the following courses and distances:

- North 02 degrees 28 minutes 10 seconds West, 184.92 feet;
- North 87 degrees 31 minutes 50 seconds East, 16.21 feet to the beginning of a curve to the left;
- Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 42 degrees 31 minutes 50 seconds East, 35.36 feet;
- North 87 degrees 31 minutes 50 seconds East, 60.00 feet to a point in a non-tangent curve to the left;
- Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 47 degrees 28 minutes 10 seconds East, 35.36 feet;
- North 87 degrees 31 minutes 50 seconds East, 95.00 feet;
- North 02 degrees 28 minutes 10 seconds West, 201.12 feet;
- North 05 degrees 33 minutes 28 seconds West, 159.08 feet;
- North 71 degrees 30 minutes 46 seconds West, 78.00 feet;
- North 83 degrees 10 minutes 02 seconds West, 21.09 feet;
- North 77 degrees 28 minutes 07 seconds West, 50.07 feet;
- North 78 degrees 13 minutes 46 seconds West, 36.83 feet;
- North 12 degrees 20 minutes 55 seconds East, 179.94 feet to the beginning of a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 00 degrees 39 minutes 38 seconds, an arc length of 26.00 feet, a radius of 2,255.00 feet, and a chord bearing South 77 degrees 58 minutes 54 seconds East, 26.00 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 91 degrees 40 minutes 13 seconds, an arc length of 40.00 feet, a radius of 25.00 feet, and a chord bearing North 55 degrees 51 minutes 10 seconds East, 35.87 feet;

North 10 degrees 01 minute 04 seconds East, 370.37 feet to the northwest corner of the herein described tract, same being the northwest corner of said called 33.17 acre tract and the northeast corner of said called 28.35 acre tract, being in the southerly line of an adjoining called 5.36 acre tract (Tract 3) recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas;

Thence along the north line of the herein described tract, same being the north line of said called 33.17 acre tract and the south line of said adjoining called 5.36 acre tract, with the following courses and distances:

- South 79 degrees 58 minutes 56 seconds East, 80.00 feet to a point in a non-tangent curve to the right;
- Thence with said non-tangent curve to the right, having a central angle of 87 degrees 50 minutes 35 seconds, an arc length of 45.99 feet, a radius of 30.00 feet, and a chord bearing North 53 degrees 56 minutes 21 seconds East, 41.62 feet to the beginning of a reverse curve to the left;
- Thence with said reverse curve to the left, having a central angle of 29 degrees 26 minutes 13 seconds, an arc length of 940.20 feet, a radius of 1,830.00 feet, and a chord bearing North 83 degrees 08 minutes 33 seconds East, 929.89 feet to the northeast corner of the herein described tract, same being the northeast corner of said called 33.17 acre tract, and the northwest corner of an adjoining called 30.17 acre tract (Tract 2) recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas, being in the south line of said adjoining called 5.36 acre tract;

Thence establishing the east line of the herein described tract with the following courses and distances:

- South 21 degrees 34 minutes 34 seconds East, 372.61 feet;
- South 21 degrees 33 minutes 15 seconds East, 93.98 feet;
- South 13 degrees 02 minutes 57 seconds East, 89.72 feet;
- South 12 degrees 21 minutes 34 seconds East, 89.37 feet;
- South 09 degrees 54 minutes 31 seconds East, 94.80 feet;
- South 07 degrees 50 minutes 33 seconds East, 60.00 feet;
- South 08 degrees 18 minutes 23 seconds East, 100.74 feet;
- South 09 degrees 16 minutes 58 seconds East, 53.78 feet;
- South 03 degrees 52 minutes 05 seconds East, 86.05 feet;
- South 02 degrees 28 minutes 10 seconds East, 212.47 feet to the southeast corner of the herein described tract, same being the southeast corner of said called 33.17 acre tract and the southwest corner of said adjoining called 30.17 acre tract, being in the south line of said called 927.88 acre tract, and the south line of said John Jay Bond Survey, Abstract 113, being the north line of said adjoining called 471.4 acre tract, and the north line of said adjoining Rufus Wright Survey, Abstract 344, from which the northeast corner of said called 471.4 acre tract bears North 87 degrees 31 minutes 50 seconds East, 1,448.12 feet;

Thence South 87 degrees 31 minutes 50 seconds West, along the south line of the herein described tract, the south line of said called 33.17 acre tract, the south line of said called 28.35 acre tract, and the south line of said John Jay Bond Survey, Abstract 113, same being the north line of said adjoining called 471.4 acre tract, and the north line of said adjoining Rufus Wright Survey, Abstract 344, 1,477.79 feet to the Place of Beginning, and containing 33.79 acres of land, more or less.

I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.

Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

STATE OF TEXAS §
COUNTY OF FORT BEND §

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 registration in my office on _____, 20____ at _____ o'clock _____m. in Plat Number(s) _____ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Fort Bend County, Texas
Deputy

By: _____

TAMARRON WEST

SECTION 8

A SUBDIVISION OF 33.79 ACRES OF LAND OUT OF THE JOHN BOND SURVEY, A-113 FORT BEND COUNTY, TEXAS

131 LOTS 4 RESERVES 5 BLOCKS

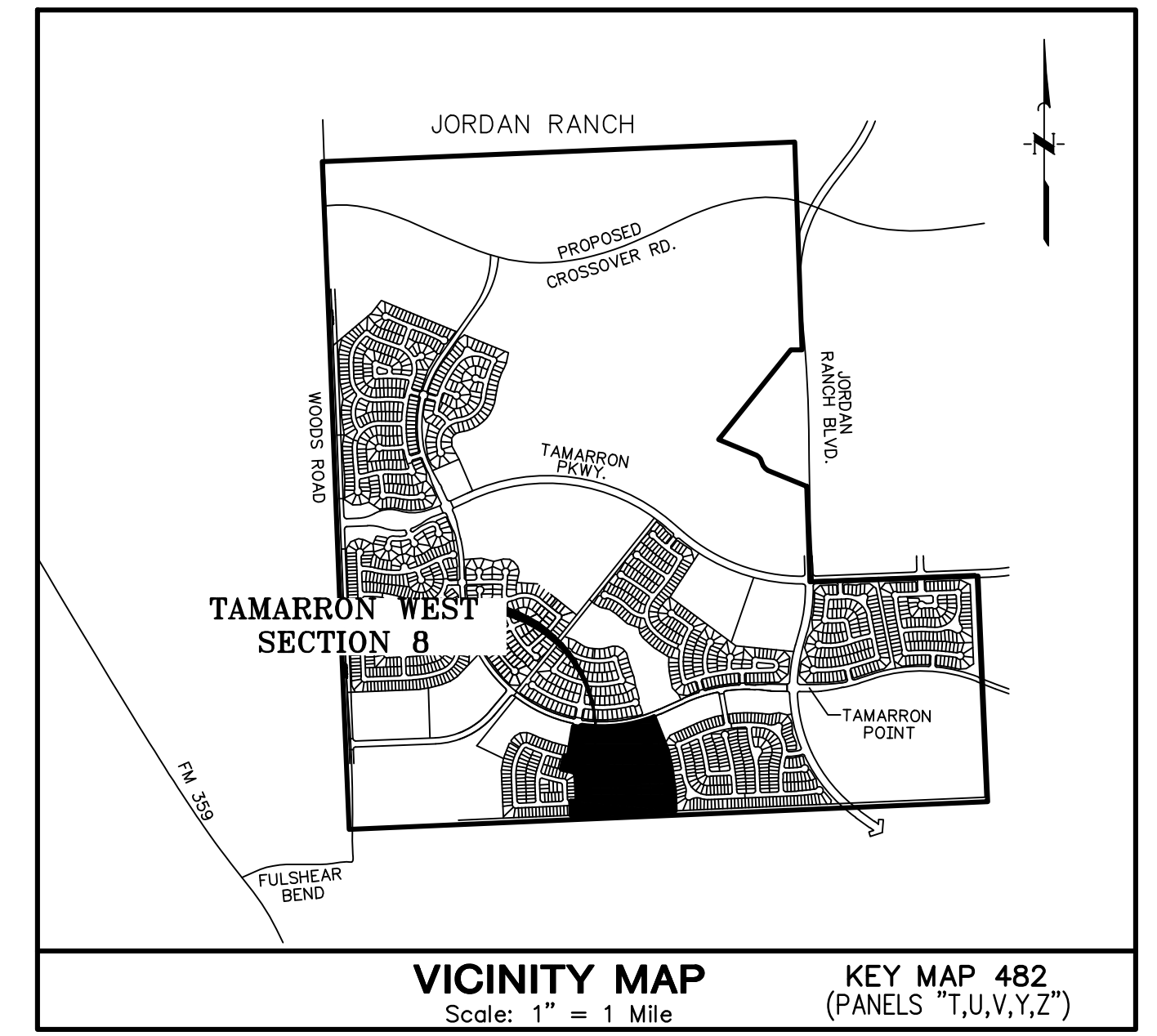
FEBRUARY 2023

SURVEYOR/PLANNER/ENGINEER:



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

Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23350 & 10046100
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033





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: February 15, 2023 Date Received by the City of Fulshear: _____
 Subdivision: Tamarron West Section 9 Development: Single Family

SUBMITTAL OF PLAT: (Check Appropriate Selection)

____ Preliminary Final _____ Short Form Final
 ____ Replat _____ Vacation Plat _____ Admin. (Minor) Plat
 ____ Amending 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 _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: a subdivision of 30.17 Acres of Land out of the John Jay Bond Survey, A-113

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

Total Acreage: 30.17
 Number of Streets: 6
 Number of Lots: 125
 Number and Types of Reserves: 5/ Open space/Drainage Det.
 Total Acres in Reserve: 6.50

Owner: D.R. HORTON- TEXAS, Ltd.,
 Address: 6744 Horton Vista Drive
 City/State: Richmond, Tx 77407
 Telephone: 281-269-6832
 Email Address: _____

Engineer/Planner: Quiddity Engineering, LLC
 Contact Person: Mayra Hernandez
 Telephone: 832-913-4030
 Fax Number: _____
 Email Address: mahernandez@quiddity.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	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$1,879.25
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 Mayra Hernandez February 15, 2023
 TYPED OR PRINTED NAME/TITLE DATE

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 222
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 7

[A] RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space & Incidental Utility Purposes Only
0.20 AC
8,610 Sq Ft

[B] RESTRICTED RESERVE "B"
Restricted to Drainage and Detention Purposes Only
5.99 AC
261,120 Sq Ft

[C] RESTRICTED RESERVE "C"
Restricted to Landscape/Open Space & Incidental Utility Purposes Only
0.07 AC
3,011 Sq Ft

[D] RESTRICTED RESERVE "D"
Restricted to Landscape/Open Space & Incidental Utility Purposes Only
0.06 AC
2,636 Sq Ft

[E] RESTRICTED RESERVE "E"
Restricted to Access Road & Landscape/Open Space Purposes Only
0.18 AC
7,768 Sq Ft

Line	Bearing	Distance
L1	N65°42'40"E	340.42'
L2	N80°03'55"E	60.00'
L3	S09°56'05"E	369.15'
L4	S07°57'26"E	60.00'
L5	S03°21'29"E	150.29'
L6	S12°49'12"E	90.03'
L7	S14°35'09"E	69.37'
L8	S13°02'07"E	134.50'
L9	S09°19'14"E	87.88'
L10	S06°15'15"E	133.47'
L11	S02°28'10"E	190.97'
L12	N87°31'50"E	72.12'
L13	S02°28'10"E	198.35'
L14	N02°28'10"W	212.47'
L15	N03°52'05"W	86.05'
L16	N09°16'58"W	53.78'
L17	N08°18'23"W	100.74'
L18	N07°50'33"W	60.00'
L19	N09°54'31"W	94.80'
L20	N12°21'34"W	89.37'
L21	N13°02'57"W	89.72'
L22	N21°33'15"W	93.98'
L23	N21°34'34"W	372.61'
L24	S79°29'34"E	19.95'
L25	S41°13'33"W	20.69'
L26	S88°26'15"W	17.51'
L27	N14°45'15"W	24.45'
L28	N14°03'19"W	25.03'
L29	N11°15'08"W	25.57'
L30	N10°33'40"W	26.11'

Line	Bearing	Distance
L45	S78°14'36"E	40.91'
L46	S62°34'06"E	30.52'
L47	S46°53'36"E	40.91'
L48	S31°13'06"E	32.38'
L49	S16°58'45"E	39.64'
L50	S07°57'52"E	31.81'
L51	S07°19'29"E	31.89'
L52	S08°43'20"E	32.09'
L53	S07°24'47"E	31.75'
L54	S09°41'43"E	29.19'
L55	S11°20'04"E	26.29'
L56	S12°55'59"E	23.43'
L57	S14°29'47"E	21.89'
L58	S54°39'05"E	13.85'
L59	N75°43'25"E	103.78'
L60	N10°34'57"W	114.92'
L61	N88°24'34"W	101.47'
L62	N75°43'25"E	103.78'
L63	N18°46'31"W	125.62'
L64	N19°31'49"W	125.67'

Curve	Radius	Delta Angle	Arc Length	Chord Bearing	Chord Length
C1	1830.00'	2°42'46"	86.65'	N67°04'03"E	86.64'
C2	1970.00'	12°34'55"	432.60'	N72°00'08"E	431.73'
C3	30.00'	91°46'20"	48.05'	S55°49'15"E	43.08'
C4	25.00'	88°01'22"	38.41'	S53°56'45"E	34.74'
C5	1470.00'	2°52'05"	73.58'	N83°28'36"E	73.57'
C6	25.00'	62°13'28"	27.15'	N56°25'06"E	25.84'
C7	1500.00'	16°19'54"	427.56'	S73°52'37"W	426.11'
C8	55.00'	77°47'53"	74.68'	S26°48'44"W	69.07'
C9	1800.00'	3°44'23"	117.48'	N10°13'02"W	117.46'
C10	300.00'	84°07'19"	440.46'	S50°24'30"E	401.95'
C11	2500.00'	11°48'25"	515.18'	S08°22'22"E	514.27'
C12	800.00'	5°02'06"	70.30'	N85°00'47"E	70.28'
C13	55.00'	85°02'38"	81.64'	S49°56'51"E	74.35'
C14	1800.00'	11°27'40"	360.06'	N13°38'25"W	359.46'
C15	25.00'	87°55'24"	38.36'	N34°01'38"E	34.71'
C16	25.00'	35°29'20"	15.48'	N80°08'56"E	15.24'
C17	50.00'	152°51'29"	133.39'	S21°27'52"W	97.21'
C18	25.00'	42°52'40"	18.71'	N33°31'33"W	18.28'
C19	25.00'	89°34'58"	39.09'	N36°51'41"E	35.23'
C20	25.00'	90°00'00"	39.27'	N53°20'50"W	35.36'
C21	150.00'	48°07'20"	125.98'	N02°24'41"W	122.31'
C22	50.00'	142°45'30"	124.58'	S49°43'46"E	94.77'
C23	150.00'	48°07'20"	125.98'	S82°57'09"W	122.31'
C24	25.00'	90°00'00"	39.27'	N47°28'10"W	35.36'
C25	25.00'	90°00'00"	39.27'	S42°31'50"W	35.36'
C26	25.00'	90°00'00"	39.27'	S47°28'10"E	35.36'
C27	25.00'	42°50'00"	18.69'	S07°08'25"W	18.26'
C28	50.00'	265°40'01"	231.84'	S75°43'25"W	73.33'
C29	25.00'	42°50'00"	18.69'	N35°41'35"W	18.26'
C30	25.00'	95°31'31"	41.68'	N39°00'40"E	37.02'
C31	25.00'	85°28'14"	37.29'	S24°57'10"W	33.93'
C32	25.00'	96°53'24"	42.28'	N65°50'38"W	37.42'
C33	25.00'	27°15'46"	11.90'	N05°43'18"E	11.78'
C34	50.00'	138°45'11"	121.08'	S50°01'25"E	93.59'
C35	25.00'	29°46'37"	12.99'	S75°29'18"W	12.85'
C36	25.00'	87°36'16"	38.22'	N49°58'10"W	34.61'



- General Notes
- A one-foot reserve (1" reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and remain in the dedicator, his heirs, assigns or successors.
 - All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - AE "Amalgamated Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Eas "Easement"
 - IRF "Iron Rod w/cap 'JonesCarter'"
 - No "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Public Records, Fort Bend County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol - Pg "Volume and Page"
 - WLE "Waterline Easement"
 - W "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped 'JonesCarter' as Per Certification"
 - "Street Name Break"
- All easements are centered on lot lines unless shown otherwise.
 - All building lines along street rights-of-way are as shown on the plat.
 - All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - Tamarron West Section 9 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar C.I.S.D., Fort Bend County, & Fort Bend County Drainage District, Fort Bend County Assistance District No.7 and Fort Bend County Emergency Services District No.4.
 - According to the Flood Insurance Rate Map (FIRM) No. 48157C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within Zone "X", which includes areas of minimum flood hazard.
 - The top of all floor slabs shall be a minimum of 153.73' above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 10 inches above any down gradient roadway or drainage restraint, whichever is higher.
 - Elevations shown hereon are based on NGS Monument HGCSD 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCSD 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/-0.34 miles North of the intersection of F.M. Highway 1463 and Churchill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD88).
 - All side lot building lines to be 5' unless otherwise noted.
 - Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
 - This plot is located in lighting zone L23.
 - The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, and may be brought to surface by applying the following combined scale factor of 1.0001144934.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - There are no pipelines within the platted area.
 - This plat was prepared from information by DHI TITLE AGENCY, dated February 15, 2023. The surveyor has not abstracted the subject tract.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. White wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - Site Plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
 - A minimum distance of 10 feet shall be maintained between residential dwellings.
 - Contours shown hereon are NAVD 88 datum.
 - Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.
 - Fort Bend County MUD No. 222 owner of Reserve "B" maintains the rights to the maintenance of Reserve "B".
 - "Restricted Reserve E" to be owned and maintained by Fort Bend County MUD No. 222, when necessary the MUD will be responsible for construction of the roadway.

TAMARRON WEST

SECTION 9

A SUBDIVISION OF 30.17 ACRES OF LAND
OUT OF THE JOHN JAY BOND SURVEY, A-113
FORT BEND COUNTY, TEXAS
125 LOTS 4 RESERVES 5 BLOCKS

FEBRUARY 2023

SURVEYOR/PLANNER/ENGINEER:



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

Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
1229 Corporate Drive - Rosenberg, Texas 77471 • 281.342.2033

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, by D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent acting by and through Ernie S. Loeb, its Vice President of Land, owner hereinafter referred to as Owners of the 30.17 acre tract described in the above and foregoing map of Tamarron West Section 9, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 the 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 purpose 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for some 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, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, We 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, D.R. Horton – Texas, Ltd., a Texas limited partnership by D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent has caused these presents to be signed by Ernie S. Loeb, Vice President of Land, thereunto authorized, this _____ day of _____, 2023.

D.R. Horton – Texas, Ltd.,
a Texas Limited Partnership
By: D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent.

By: Ernie S. Loeb
Vice President of Land

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Ernie S. Loeb, Vice President of Land, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Devin P. Espinosa, a Professional Engineer 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.

Devin P. Espinosa P.E.
Professional Engineer No. 139534

I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.

Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

A METES & BOUNDS
STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 30.17 acre tract of land in the John Jay Bond Survey, Abstract 113, Fort Bend County, Texas, being out of and a part of that certain called 927.88 acre tract of land recorded under County Clerk's File Number 2020183372, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the southwest corner of a called 182.86 acre tract recorded under County Clerk's File Number 2020183088, Official Public Records, Fort Bend County, Texas, and the southwest corner of said John Jay Bond Survey, Abstract 113, being the northwest corner of an adjoining called 461.36 acre tract (Tract 2) recorded under County Clerk's File Number 2013104491, Official Public Records, Fort Bend County, Texas, and the northwest corner of the adjoining Rufus Wright Survey, Abstract 344, being in the east line of a called 63.5250 acre tract recorded under County Clerk's File Number 2004123320, Official Public Records, Fort Bend County, Texas, being the east line of the Nathon Brookshire League, Abstract 14, as located in the margins of Woods Road;

Thence North 87 degrees 31 minutes 50 seconds East along the south line of said called 182.86 acre tract, the south line of said called 927.88 acre tract, and the south line of said John Jay Bond Survey, Abstract 113, being the north line of said adjoining called 461.36 acre tract, and the north line of said adjoining Rufus Wright Survey, Abstract 344, 4,163.92 feet for the southwest corner and Piece of Beginning of the herein described tract;

Thence establishing the west line of the herein described tract with the following courses and distances:

- North 02 degrees 28 minutes 10 seconds West, 212.47 feet;
- North 03 degrees 52 minutes 05 seconds West, 86.05 feet;
- North 09 degrees 16 minutes 58 seconds West, 53.78 feet;
- North 08 degrees 18 minutes 23 seconds West, 100.74 feet;
- North 07 degrees 50 minutes 33 seconds West, 60.00 feet;
- North 09 degrees 04 minutes 31 seconds West, 94.80 feet;
- North 12 degrees 21 minutes 34 seconds West, 89.37 feet;
- North 13 degrees 02 minutes 57 seconds West, 89.72 feet;
- North 21 degrees 33 minutes 15 seconds West, 93.98 feet;
- North 21 degrees 34 minutes 34 seconds West, 372.61 feet to the northwest corner of the herein described tract, being in a non-tangent curve to the left;

Thence establishing the north line of the herein described tract with the following courses and distances:

Thence with said non-tangent curve to the left, having a central angle of 02 degrees 42 minutes 46 seconds, an arc length of 86.65 feet, a radius of 1,830.00 feet, and a chord bearing North 67 degrees 04 minutes 03 seconds East, 86.64 feet;

North 65 degrees 42 minutes 40 seconds East, 340.42 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 12 degrees 34 minutes 55 seconds, an arc length of 432.60 feet, a radius of 1,970.00 feet, and a chord bearing North 72 degrees 00 minutes 08 seconds East, 431.73 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 91 degrees 46 minutes 20 seconds, an arc length of 48.05 feet, a radius of 30.00 feet, and a chord bearing South 55 degrees 49 minutes 15 seconds East, 43.08 feet;

North 80 degrees 03 minutes 55 seconds East, 60.00 feet to the northeast corner of the herein described tract;

Thence establishing the east line of the herein described tract with the following courses and distances:

South 09 degrees 56 minutes 05 seconds East, 369.15 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 88 degrees 01 minute 22 seconds, an arc length of 38.41 feet, a radius of 25.00 feet, and a chord bearing South 53 degrees 56 minutes 45 seconds East, 34.74 feet;

South 07 degrees 57 minutes 26 seconds East, 60.00 feet being in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 02 degrees 52 minutes 05 seconds, an arc length of 73.58 feet, a radius of 1,470.00 feet, and a chord bearing North 83 degrees 28 minutes 36 seconds East, 73.57 feet;

South 03 degrees 21 minutes 29 seconds East, 150.29 feet

South 12 degrees 49 minutes 12 seconds East, 90.03 feet;

South 14 degrees 35 minutes 09 seconds East, 69.37 feet;

South 13 degrees 02 minutes 07 seconds East, 134.50 feet

South 09 degrees 19 minutes 14 seconds East, 87.88 feet

South 06 degrees 15 minutes 15 seconds East, 133.47 feet

South 02 degrees 28 minutes 10 seconds East, 190.97 feet

North 87 degrees 31 minutes 50 seconds East, 95.04 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 62 degrees 13 minutes 28 seconds, an arc length of 27.15 feet, a radius of 25.00 feet, and a chord bearing North 56 degrees 25 minutes 06 seconds East, 25.84 feet;

South 02 degrees 28 minutes 10 seconds East, 188.35 feet to the southeast corner of the herein described tract, being in the south line of said called 927.88 acre tract, and the south line of said John Jay Bond Survey, Abstract 113, being the north line of said adjoining called 461.36 acre tract, and the north line of said adjoining Rufus Wright Survey, Abstract 344, from which a point for the northwest corner of said called 461.36 acre tract bears North 87 degrees 31 minutes 50 seconds East, 458.60 feet;

Thence South 87 degrees 31 minutes 50 seconds West, along the south line of said called 927.88 acre tract, and the south line of said John Jay Bond Survey, Abstract 113, being the north line of said adjoining called 461.36 acre tract, and the north line of said adjoining Rufus Wright Survey, Abstract 344, 1034.55 feet to the Piece of Beginning, and containing 30.17 acres of land, more or less.

This plat of Tamarron West Section 9 was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 2023.

Amy Pearce, Chair

Dar Hakimzadeh, Co-Chair

This plat of Tamarron West Section 9 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 2023.

Aaron Groff, Mayor

Mariela Rodriguez, City Secretary

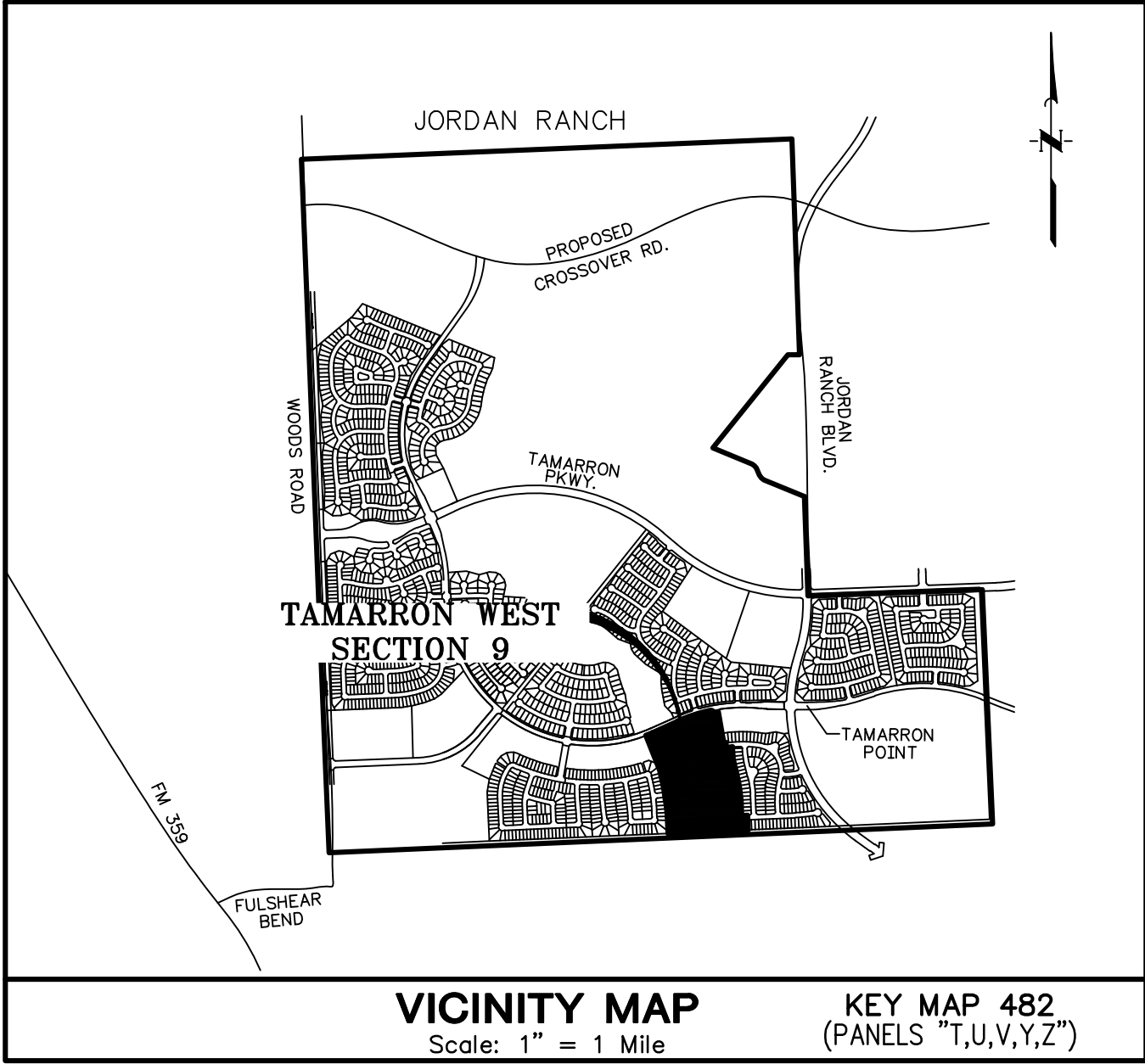
STATE OF TEXAS §
COUNTY OF FORT BEND §

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 registration in my office on _____, 2023, at _____ o'clock ____m. in Plot Number(s) _____ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Fort Bend County, Texas
Deputy

By: _____



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E. Date
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2023.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

W.A. "Andy" Meyers
Commissioner, Precinct 3

Dexter L. McCoy
Commissioner, Precinct 4

TAMARRON WEST

SECTION 9

A SUBDIVISION OF 30.17 ACRES OF LAND
OUT OF THE JOHN BOND SURVEY, A-113
FORT BEND COUNTY, TEXAS
125 LOTS 4 RESERVES 5 BLOCKS

FEBRUARY 2023

SURVEYOR/PLANNER/ENGINEER:



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

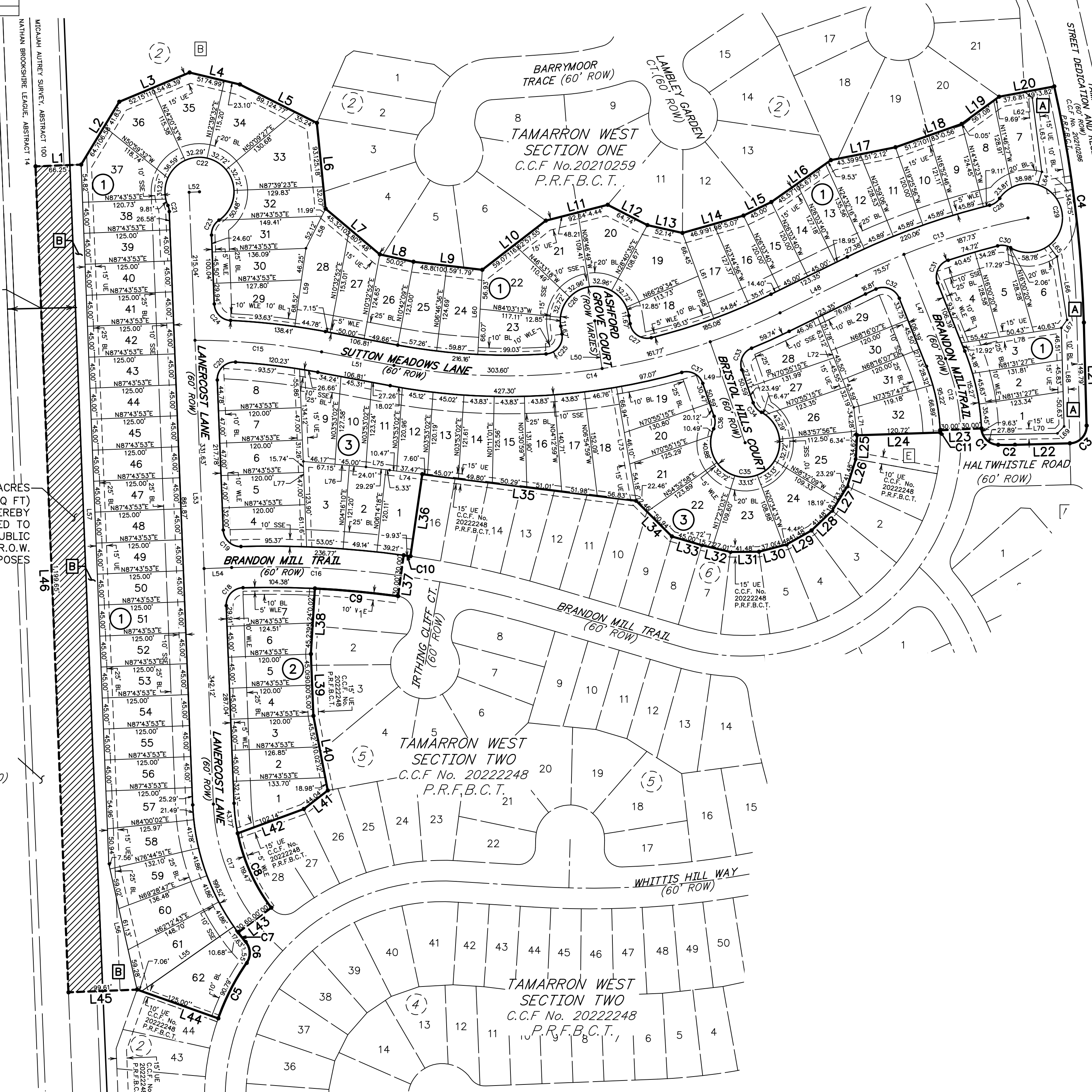
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 222
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 7

LINE	BEARING	DISTANCE
L1	S87°43'53"W	66.25'
L2	S31°19'25"W	106.58'
L3	S67°20'35"W	110.54'
L4	N76°38'14"W	74.99'
L5	N63°24'10"W	124.77'
L6	N05°49'22"W	125.18'
L7	N49°53'20"W	102.80'
L8	N77°33'33"W	50.02'
L9	N83°20'18"W	100.59'
L10	S52°12'29"W	116.62'
L11	S75°41'42"W	92.64'
L12	N62°56'31"W	64.74'
L13	N77°23'45"W	52.14'
L14	S74°07'28"W	91.98'
L15	S63°56'20"W	45.00'
L16	S54°52'21"W	105.67'
L17	S78°42'08"W	95.51'
L18	S70°36'23"W	101.83'
L19	S53°57'49"W	67.08'
L20	S79°26'54"W	81.49'
L21	N01°32'00"W	149.79'
L22	N88°28'01"E	79.65'
L23	N87°24'40"E	60.00'
L24	N88°05'25"E	120.72'
L25	N02°56'08"E	34.62'
L26	N17°22'40"E	41.48'
L27	N31°49'12"E	41.48'
L28	N46°15'44"E	41.48'
L29	N60°42'15"E	41.48'
L30	N75°08'47"E	41.48'
L31	N89°35'19"E	41.48'
L32	S76°41'37"E	42.73'
L33	S73°35'59"E	45.00'
L34	S45°05'58"E	73.40'
L35	S62°55'23"E	312.59'
L36	N08°12'26"E	120.20'
L37	N07°48'34"E	60.00'
L38	S03°27'30"W	95.24'
L39	S02°16'07"E	90.00'
L40	S10°55'34"E	110.02'
L41	N52°03'46"E	44.04'
L42	N69°54'26"E	102.14'
L43	N53°05'25"E	60.00'
L44	S70°26'44"E	125.00'
L45	N87°43'53"E	99.61'
L46	S02°17'02"E	1199.65'
L47	N21°43'53"W	162.99'
L48	N63°56'20"E	123.35'
L49	N19°04'45"W	155.00'
L50	N08°46'49"W	70.00'
L51	N79°27'08"W	106.81'
L52	N87°43'53"E	15.00'
L53	N02°16'07"W	888.79'
L54	N87°43'53"E	39.98'
L55	N54°56'40"E	163.37'
L56	N12°38'43"W	187.00'
L57	N02°16'07"W	1015.71'
L58	N26°22'26"E	64.11'
L59	N08°03'25"E	114.77'
L60	N03°01'52"E	123.01'
L61	N20°08'14"W	132.33'
L62	N53°56'47"W	13.74'
L63	N07°20'29"W	108.72'
L64	N16°42'25"E	20.00'
L65	N36°59'08"W	20.00'
L66	N09°01'56"W	92.99'
L67	N35°08'43"E	14.34'
L68	N01°38'00"W	142.97'
L69	N43°39'52"E	14.07'
L70	N88°57'44"E	108.07'
L71	N06°50'31"W	40.62'
L72	N21°43'53"W	140.86'
L73	N09°47'51"W	167.22'
L74	N82°55'23"W	47.94'
L75	N82°26'28"W	34.63'
L76	N84°57'18"W	91.17'
L77	S02°16'07"E	258.03'
L78	N81°31'27"E	146.49'

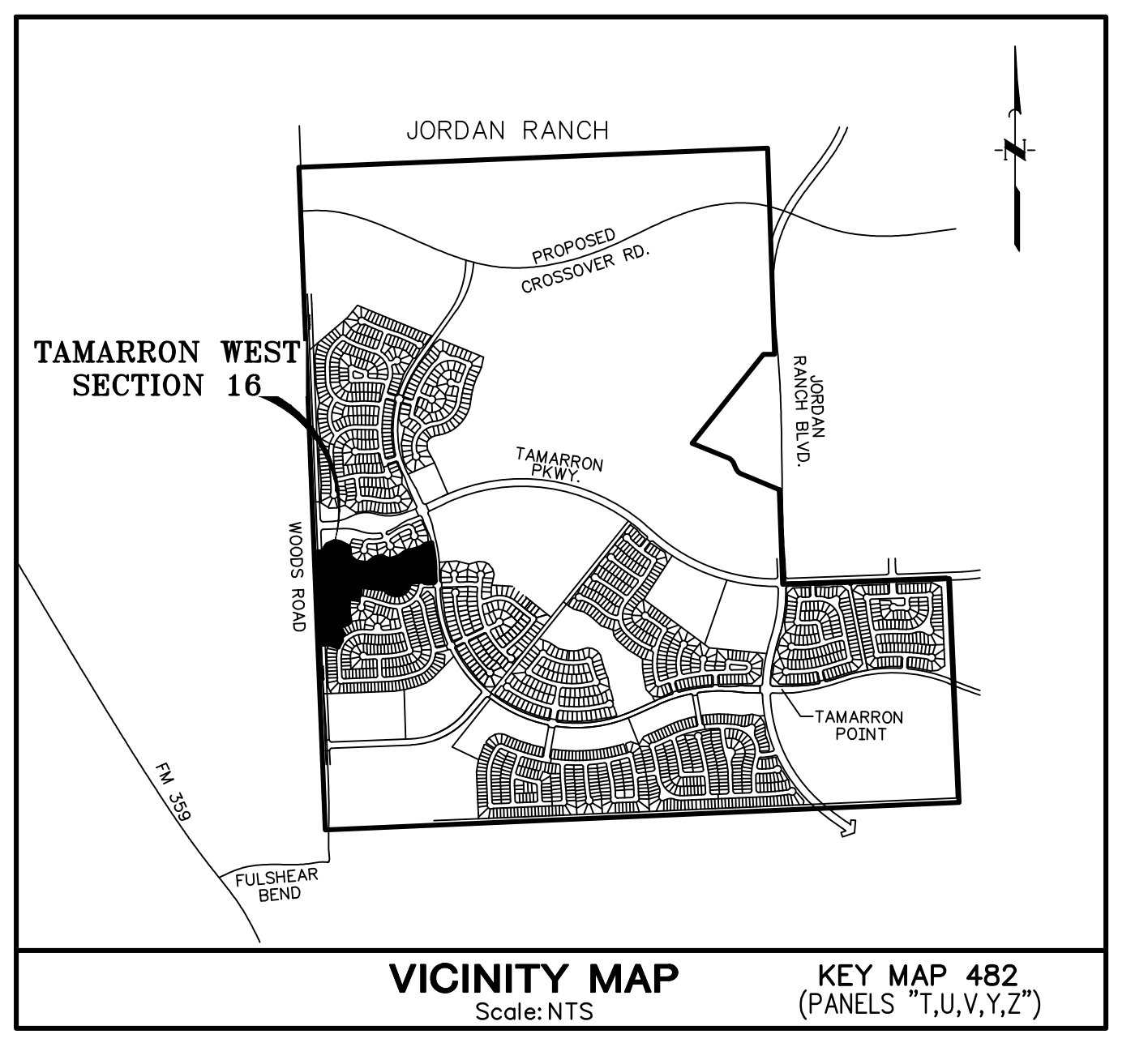
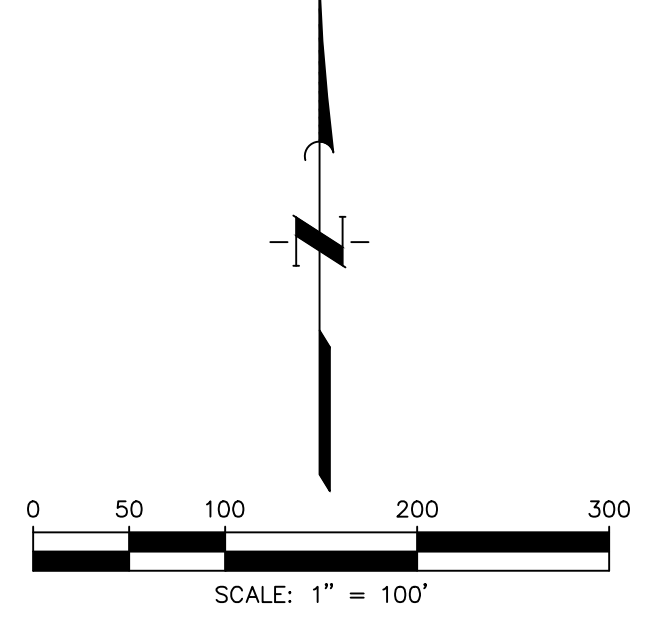
RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.43 AC
18,750 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.51 AC
22,207 Sq. Ft.



1003 FRANZ
INVESTMENTS, LTD.
CALLED 927.88 AC.
(TRACT 1)
C.C.F. No. 2020183372
O.P.R.F.B.C.T.

TAMARRON WEST
SECTION THREE
C.C.F. No. 20220066
P.R.F.B.C.T.



- General Notes
- All call-out radii are fifty feet (50'), unless otherwise indicated.
 - All block corner and call-out radii are twenty-five feet (25').
 - AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - ESM "Easement"
 - F.C.M. "Film Code"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - No "Number"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol. & Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity' as Per Certification"
 - "Street Name Break"
- All easements are centered on lot lines unless shown otherwise.
 - All building lines along street rights-of-way are as shown on the plat.
 - All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - According to the Flood Insurance Rate Map (FIRM) No. 48157C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within Zone "X", which includes areas of 0.2% annual chance flood.
 - The top of all floor slabs shall be a minimum of 3" above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
 - Elevations shown hereon are based on NGS Monument HCCSD 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HCCSD 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/- 0.34 miles North of the intersection of F.M. Highway 1463 and Churchill Farms Boulevard, Katy, TX. Holding an elevation of 136.21 feet (NAVD88).
 - All side lot building lines to be 5' unless otherwise noted.
 - Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - This plat is located in lighting zone L23.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 1.0001144934.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - This plat was prepared from information by DHI TITLE AGENCY, dated XXXXXX. The surveyor has not abstracted the subject tract.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. White wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - Site Plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
 - Single family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit, and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
 - Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
 - Tamarron West Section 16 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISD, Fort Bend County, & Fort Bend County Drainage District and Fort Bend County Assistance District.
 - A minimum distance of 10 feet shall be maintained between residential dwellings.
 - Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	85°59'19"	37.52'	S45°34'59"E	34.10'	23.31'
C2	470.00'	2°57'21"	24.25'	N89°56'41"E	24.24'	12.13'
C3	25.00'	90°00'00"	39.27'	N43°28'00"E	35.36'	25.00'
C4	1770.00'	11°11'31"	345.75'	N07°07'45"W	345.20'	173.42'
C5	345.00'	15°04'42"	90.79'	N27°05'37"E	90.53'	45.66'
C6	25.00'	74°36'12"	32.55'	N02°40'07"W	30.30'	19.05'
C7	330.00'	3°03'38"	17.63'	N38°26'24"W	17.63'	8.82'
C8	270.00'	25°21'11"	119.47'	N24°14'00"W	118.50'	60.73'
C9	1370.00'	5°04'23"	121.30'	S84°43'38"E	121.26'	60.69'
C10	1430.00'	0°23'53"	9.93'	S81°59'30"E	9.93'	4.97'
C11	285.00'	0°40'45"	3.38'	N02°14'57"W	3.38'	1.69'
C12	315.00'	19°08'33"	105.24'	N12°09'36"W	104.75'	53.12'
C13	1000.00'	15°05'09"	263.30'	N71°28'54"E	262.54'	132.41'
C14	900.00'	36°36'31"	575.05'	N82°14'36"E	565.32'	297.72'
C15	1000.00'	10°34'32"	184.58'	N84°44'24"W	184.32'	92.55'
C16	1400.00'	10°04'41"	246.25'	N87°31'47"W	245.93'	123.44'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C17	300.00'	34°38'29"	181.38'	S19°35'21"E	178.63'	93.56'
C18	25.00'	90°38'23"	39.55'	S43°03'05"W	35.55'	25.28'
C19	25.00'	89°24'31"	39.01'	S46°58'22"E	35.17'	24.74'
C20	25.00'	95°42'53"	41.76'	S45°35'20"W	37.07'	27.63'
C21	25.00'	21°02'22"	9.18'	N27°05'37"E	9.13'	4.64'
C22	50.00'	258°48'31"	225.85'	N73°54'14"W	77.27'	60.86'
C23	25.00'	57°46'09"	25.21'	S26°36'58"W	24.15'	13.79'
C24	25.00'	84°52'59"	37.04'	S44°42'36"E	33.74'	22.86'
C25	25.00'	95°05'32"	41.49'	S84°45'56"E	36.89'	27.33'
C26	50.00'	180°00'00"	157.08'	S81°31'11"W	100.00'	INFINITY
C27	25.00'	95°05'32"	41.49'	N56°19'35"W	36.89'	27.33'
C28	25.00'	41°25'49"	18.08'	N55°27'54"E	17.69'	9.45'
C29	50.00'	265°37'36"	231.80'	N12°26'13"W	73.36'	53.97'
C30	25.00'	44°21'27"	19.35'	N81°48'08"W	18.87'	10.19'
C31	25.00'	93°20'12"	40.73'	S24°56'13"W	36.37'	26.50'
C32	25.00'	93°20'12"	40.73'	N68°23'59"W	36.37'	26.50'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C33	25.00'	86°41'54"	37.83'	S24°16'12"W	34.32'	23.60'
C34	25.00'	42°50'00"	18.69'	S40°29'45"E	18.26'	9.81'
C35	50.00'	265°40'01"	231.84'	N70°55'15"E	73.33'	53.93'
C36	25.00'	42°50'00"	18.69'	N02°20'15"E	18.26'	9.81'
C37	25.00'	86°41'54"	37.83'	N62°25'42"W	34.32'	23.60'

TAMARRON WEST SECTION 16

A SUBDIVISION OF 22.05 ACRES OF LAND
OUT OF THE
MICAJAH AUTREY SURVEY, A-100
FORT BEND COUNTY, TEXAS

101 LOTS 2 RESERVES 3 BLOCKS
FEBRUARY 2023

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 1040100
1229 Corporate Drive, Suite 100 • Houston, TX 77041 • 281.342.2033

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent acting by and through Ernie S. Loeb, its Vice President of Land, owner hereinafter referred to as Owners of the 22.05 acre tract described in the above and foregoing map of Tamarron West Section 16, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 the 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 purpose 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) 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, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, We 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, D.R. Horton – Texas, Ltd., a Texas limited partnership by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent has caused these presents to be signed by Ernie S. Loeb, its Vice President of Land, thereunto authorized, this _____ day of _____, 20____.

D.R. Horton – Texas, Ltd.,
a Texas limited partnership
By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent.

By: _____
Ernie S. Loeb
Vice President of Land

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Ernie S. Loeb, Vice President of Land, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Hala Elmachtoub, 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.

Hala A. Elmachtoub, P.E.
Professional Engineer No. 144386

I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.

Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

This plat of Tamarron West Section 16 was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 20____.

Amy Pearce, Chair

Dar Hakimzadeh, Co-Chair

This plat of Tamarron West Section 16 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 20____.

Aaron Groff, Mayor

Mariela Rodriguez, City Secretary

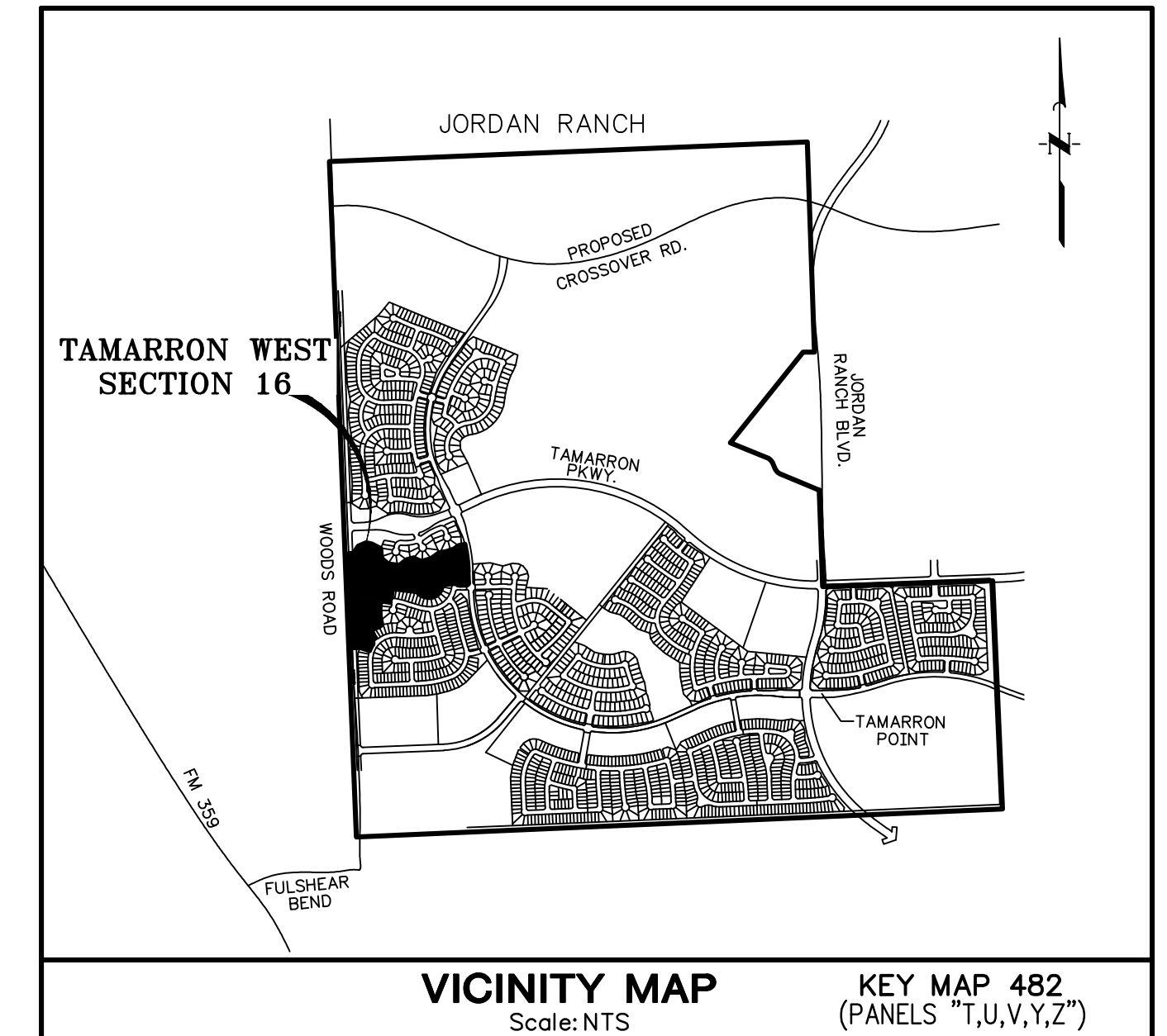
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 20____ at _____ o'clock ____m. in Plat Number(s) _____ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Fort Bend County, Texas
Deputy

By: _____



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer
Date

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 20____.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

W.A. "Andy" Meyers
Commissioner, Precinct 3

Dexter L. McCoy
Commissioner, Precinct 4

TAMARRON WEST

SECTION 16

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Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10040300
1229 Corporate Drive, Suite 100 • Houston, TX 77041 • 281.342.2033