

**PLAT RECORDING SHEET**

**PLAT NAME:** Tamarron Section 60

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

**ACREAGE:** 43.384

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**LEAGUE:** A.G. Sharpless Survey

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**ABSTRACT NUMBER:** A-322

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**NUMBER OF BLOCKS:** 3

\_\_\_\_\_

**NUMBER OF LOTS:** 169

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**NUMBER OF RESERVES:** 9

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**OWNERS:** D.R. Horton – Texas, LTD.

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**(DEPUTY CLERK)**



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 43.384 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 60, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID LAND PROPERTY ACCORDING TO THE FOLLOWING DESIGNATIONS, 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 UNOBSSTRUCTED 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 UNOBSSTRUCTED 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, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, AND SHALL BE 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 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 TAMARRON SECTION 60 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY COVENANT AND AGREE TO ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACRES.

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 26 DAY OF JULY, 2021.

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

BY: Jonathan Woodruff  
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,

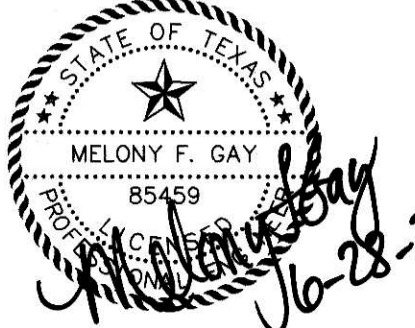
THIS 26 DAY OF JULY, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



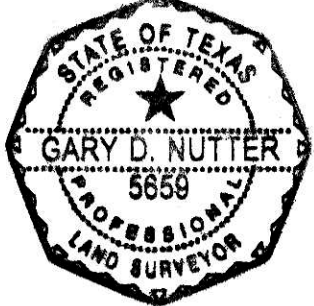
I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

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



Being 43.384 acres of land located in the A.G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract conveyed to D.R. Horton - Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), a portion of that certain called 29.4470 acre tract (Tract II) conveyed to D.R. Horton - Texas, LTD, by an instrument of record under File Number 2013000056, F.B.C.O.P.R., and all of that certain called 37.414 acre tract conveyed to D.R. Horton - Texas, LTD by an instrument of record in File Number 2018136651, F.B.C.O.P.R., said 43.384 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83):

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the northeast corner of Reserve "H" of Tamarron Sec 1, a subdivision of record in Plat Number 20140153 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), said Reserve "H" having been conveyed to Tamarron Homeowners Association, Inc. by an instrument of record in File Number 2017048839, F.B.C.O.P.R., said point being on the south right-of-way line of Tamarron Parkway (width varies) as shown on said Tamarron Sec 1;

Thence, along the south right-of-way line of said Tamarron Parkway the following five (5) courses;

1.South 84° 23' 33" East, 89.18 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;

2.77.41 feet along the arc of a tangent curve to the right, having a radius of 1,000.00 feet, a central angle of 04° 26' 08", and a chord which bears South 82° 10' 29" East, 77.39 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;

3.South 79° 57' 25" East, 113.21 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;

4.211.91 feet along the arc of a tangent curve to the left, having a radius of 1,000.00 feet, a central angle of 12° 08' 29", and a chord which bears South 86° 01' 40" East, 211.51 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;

5.North 87° 54' 06" East, 140.96 feet to a point for corner;

Thence, South 01° 59' 49" East, departing the south right-of-way line of said Tamarron Parkway, 79.28 feet to a point for corner on the north line of that certain called 2,000 acre drill site as described in Volume 1589, Page 757, of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), the beginning of a curve;

Thence, along the north line of said 2,000 acre drill site, 38.36 feet along the arc of a tangent curve to the right, having a radius of 385.53 feet, a central angle of 05° 42' 01", and a chord which bears North 85° 04' 57" East, 38.34 feet to a point for corner on the southerly line of the aforementioned 29.4470 acre tract, some being a north line of the aforementioned 631.26 acre tract;

Thence, North 87° 55' 58" East, along the southerly line of said 29.4470 acre tract, and along the northerly line of said 2,000 acre drill site, and said 331.26 acre tract, 76.71 feet to a point for the northeast corner of said 2,000 acre drill site;

Thence, South 01° 59' 49" East, departing the southerly line of said 29.4470 acre tract, and the northerly line of said 631.26 acre tract, and along the east line of said 2,000 acre drill site, 264.56 feet to a point for corner on the north line of the aforementioned 37.414 acre tract;

Thence, North 87° 54' 06" East, along the north line of said 37.414 acre tract, 1,119.66 feet to a 5/8-inch iron rod with cap stamped "GBI Partners" found for the northeast corner of said 37.414 acre tract, same being the northwest corner of a called 10.73 acre tract conveyed to Rehoboth Medical Clinics, LLC by an instrument of record in File Number 2020009440, F.B.C.O.P.R.;

Thence, South 02° 05' 33" East, along the east line of said 37.414 acre tract and the west line of said 10.73 acre tract, 506.85 feet to a point 1/2-inch iron pipe found for the southwest corner of said 10.73 acre tract and the southeast corner of said 37.414 acre tract, some being on the north line of Creek Falls at Cross Creek Ranch Section Eight, a subdivision of record in Plat Number 20160197, F.B.C.P.R.;

Thence, South 87° 52' 10" West, along the south line of said 37.414 acre tract, the north lines of said Creek Falls at Cross Creek Ranch Section Eight, the north line of Creek Falls at Cross Creek Ranch Section Nine, a subdivision of record in Plat Number 20160199, F.B.C.P.R., and the north line of Creek Falls at Cross Creek Ranch Section Eleven, a subdivision of record in Plat Number 20180054, F.B.C.P.R., 2,703.12 feet to 5/8-inch iron rod with cap stamped "Brown and Gay" found for the northwest corner of Creek Falls at Cross Creek Ranch Section Eleven, same being the northeast corner of Tamarron Section 24, a subdivision of Record in Plat Number 20180125, F.B.C.P.R.;

Thence, South 87° 52' 22" West, continuing along the south line of said 37.414 acre tract, and along the north line of said Tamarron Section 24, 506.82 feet to a 1.5-inch iron pipe found for the northwest corner of said Tamarron Section 24 and the southwest corner of said 37.414 acre tract, same being on the east line of Tamarron Section 16, a subdivision of record in Plat Number 20170238, F.B.C.P.R.;

Thence, North 01° 57' 46" West, along the west line of said 37.414 acre tract and along the east line of said Tamarron Section 16, 508.63 feet to 1-inch iron pipe found for the northeast corner of said Tamarron Section 16 and the northwest corner of said 37.414 acre tract, some being the southerly corner of Reserve "H" of the aforementioned Tamarron Sec 1;

1.North 87° 54' 06" East, along the south line of said Reserve "H" and a north line of said 37.414 acre tract, 1,346.03 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southeast corner of said Reserve "H";

Thence, North 01° 48' 10" West, departing the north line of said 37.414 acre tract and along the east line of said Reserve "H", 413.48 feet to the POINT OF BEGINNING and containing 43.384 acres of land.

THIS PLAT OF TAMARRON SECTION 60 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 5<sup>th</sup> DAY OF February, 2021.

Amy Pearce  
AMY PEARCE, CHAIR

Dan Hammel  
DAN HAMMEL, CO-CHAIR

THIS PLAT OF TAMARRON SECTION 60 WAS APPROVED ON 2/23/2021 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS 6 DAY OF August, 2021, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

Aaron Groff  
AARON GROFF, MAYOR

Kimberly Kopecky  
KIMBERLY KOPECKY, CITY SECRETARY

NOTES:

1. 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

2. 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.

3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.

4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.

5. THIS PLAT 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, KATY INDEPENDENT SCHOOL DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.

6. 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, KATY INDEPENDENT SCHOOL DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.

7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 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.

8. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

9. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.

10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 144.39 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.

11. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.

12. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

13. 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.

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

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

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

17. 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.

18. 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.

19. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182. RESERVES "C", "D", "E" & "F" WILL BE OWNED/MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182. RESERVES "A", "B", "G", "H" & "I" WILL BE OWNED/MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

20. 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.

21. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACRES TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

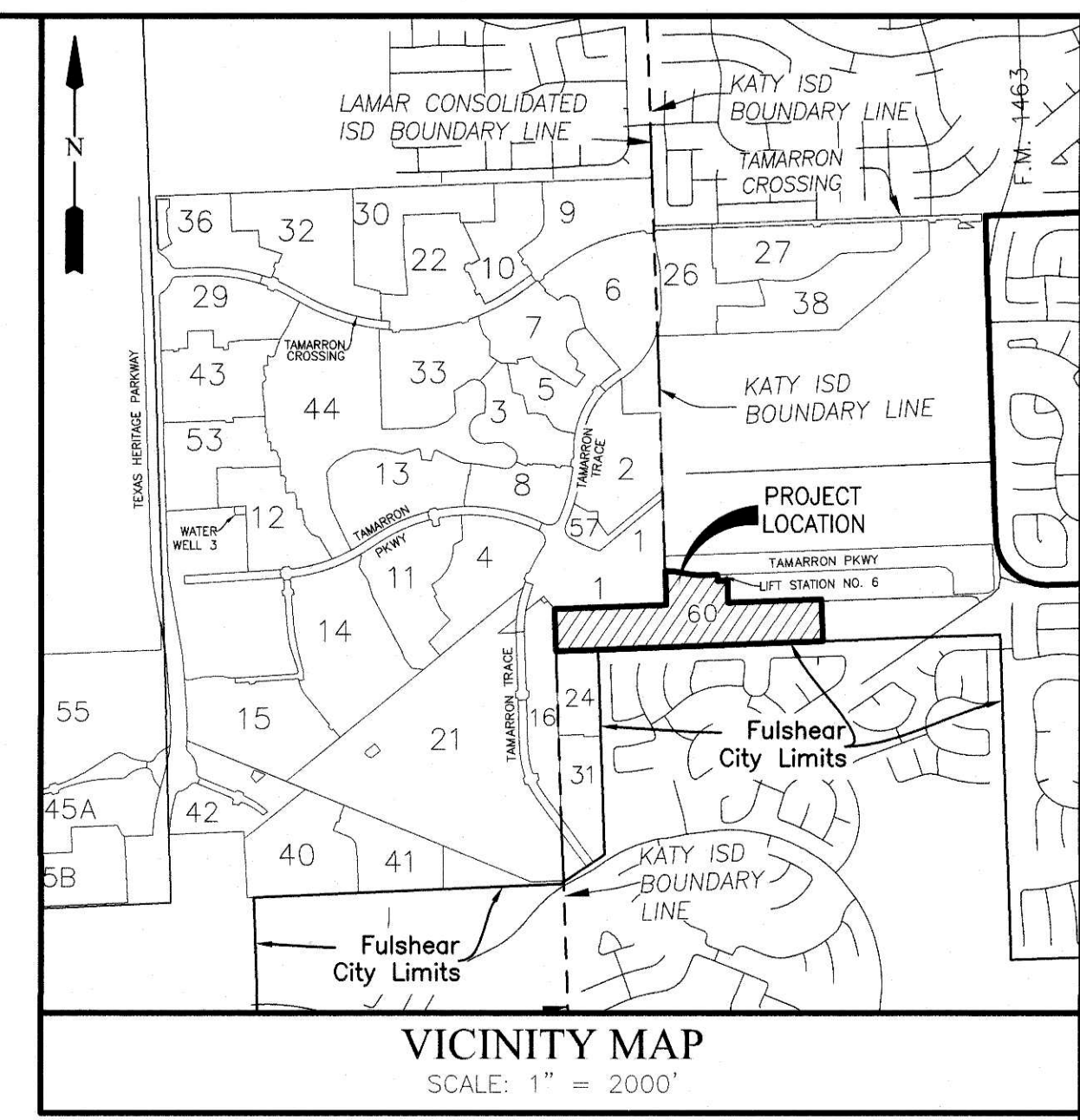
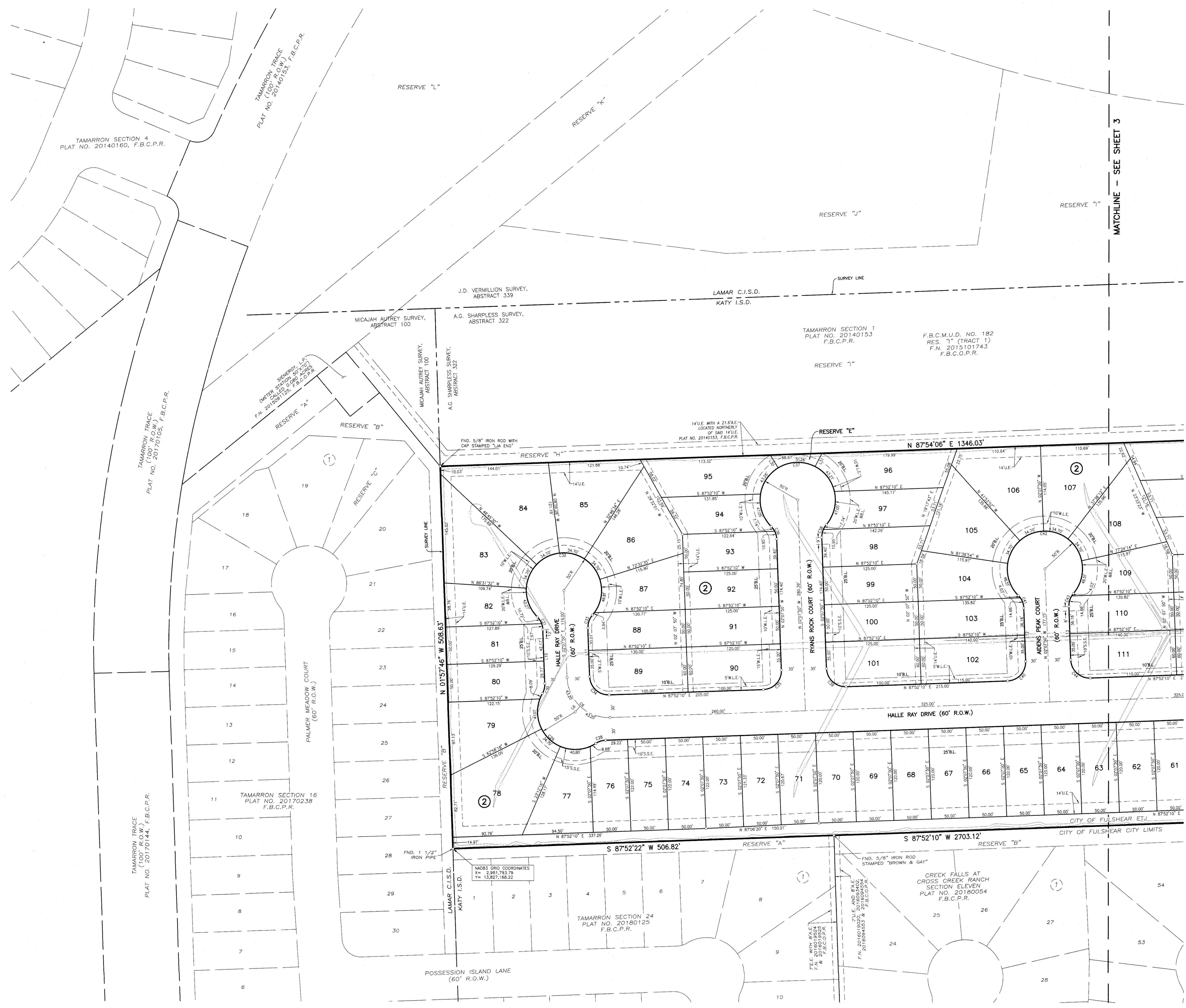
22. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

23. 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.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.673	116,425	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.423	18,416	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.019	811	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	1.747	76,082	RESTRICTED TO OPEN SPACE/DRAINAGE
E	0.019	813	RESTRICTED TO OPEN SPACE
F	0.019	813	RESTRICTED TO OPEN SPACE/DRAINAGE
G	0.437	19,036	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.159	6,947	RESTRICTED TO LANDSCAPE/OPEN SPACE
I	0.228	9,944	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	5.724	249,287	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1000.00'	42°06'08"	77.41'	S 82°10'29" E	77.39'
C2	1000.00'	12°08'29"	211.91'	S 86°01'40" E	211.51'
C3	385.53'	5°42'01"	38.36'	N 85°04'57" E	38.34'
C4	500.00'	8°06'35"	70.77'	S 06°03'07" E	70.71'
C5	500.00'	8°06'35"	70.77'	S 06°03'07" E	70.71'
C6	55.00'	90°00'00"	86.36'	S 47°07'50" E	77.78'
C7	55.00'	89°57'43"	86.36'	N 42°53'19" E	77.78'
C8	52.60'	18°02'17"	165.28'	S 87°53'19" W	105.20'
C9	30.00'	95°33'22"	50.03'	S 45°46'52" W	44.43'
C10	25.00'	90°08'01"	39.33'	S 47°03'50" E	35.40'
C11	25.00'	90°00'00"	39.27'	N 42°52'10" E	35.36'
C12	25.00'	42°50'00"	18.69'	N 23°32'50" W	18.26'
C13	50.00'	26°54'01"	231.84'	N 87°52'10" E	73.33'
C14	25.00'	42°50'00"	18.69'	S 19°17'10" W	18.26'
C15	25.00'	90°00'00"	39.27'	S 47°07'50" E	35.36'
C16	25.00'	90°00'00"	39.27'	N 42°52'10" E	35.36'
C17	25.00'	42°50'00"	18.69'	N 23°32'50" W	18.26'
C18	50.00'	26°54'01"	231.84'	N 87°52'10" E	73.33'
C19	25.00'	42°50'00"	18.69'	S 19°17'10" W	18.26'
C20	25.00'	90°00'00"	39.27'	S 47°07'50" E	35.36'
C21	25.00'	90°00'00"	39.27'	N 42°52'10" E	35.36'
C22	25.00'	90°00'00"	39.27'	S 47°07'50" E	35.36'
C23	25.00'	90°00'00"	39.27'	N 42°52'10" E	35.36'
C24	82.60'	18°02'17"	259.55'	N 87°53'19" E	165.20'
C25	25.00'	31°23'26"	13.70'	S 17°47'16" E	13.53'
C26	50.00'	15°24'43"	133.29'	S 42°53'19" W	97.18'
C27	25.00'	31°23'26"	13.70'	N 76°26'07" W	13.53'
C28	25.00'	31°22'05"	13.69'	S 72°11'07" W	13.52'
C29	50.00'	15°24'41"	133.29'	N 47°07'50" W	97.18'
C30	25.00'	31°22'05"	13.69'	N 13°33'13" E	13.52'
C31	25.00'	42°50'00"	18.69'	N 23°32'50" W	18.26'
C32	50.00'	26°54'01"	231.84'	N 87°52'10" E	73.33'
C33	25.00'	42°50'00"	18.69'	S 19°17'10" W	18.26'
C34	25.00'	90°00'00"	39.27'	S 47°07'50" E	35.36'
C35	25.00'	90°00'00"	39.27'	N 42°52'10" E	35.36'
C36	25.00'	42°50'00"	18.69'	N 23°32'50" W	18.26'
C37	50.00'	26°54'01"	231.84'	N 87°52'10" E	73.33'
C38	25.00'	42°50'00"	18.69'	S 19°17'10" W	18.26'
C39	25.00'	90°00'00"	39.27'	S 47°07'50" E	35.36'
C40	25.00'	90°00'00"	39.27'	N 42°52'10" E	35.36'
C41	25.00'	42°50'00"	18.69'	N 23°32'50" W	18.26'
C42	50.00'	26°54'01"	231.84'	N 87°52'10" E	73.33'</





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

## TAMARRON SECTION 60

A SUBDIVISION OF 43.384 ACRES OF LAND LOCATED IN  
THE A.G. SHARPLESS SURVEY, ABSTRACT 322,  
FORT BEND COUNTY, TEXAS.

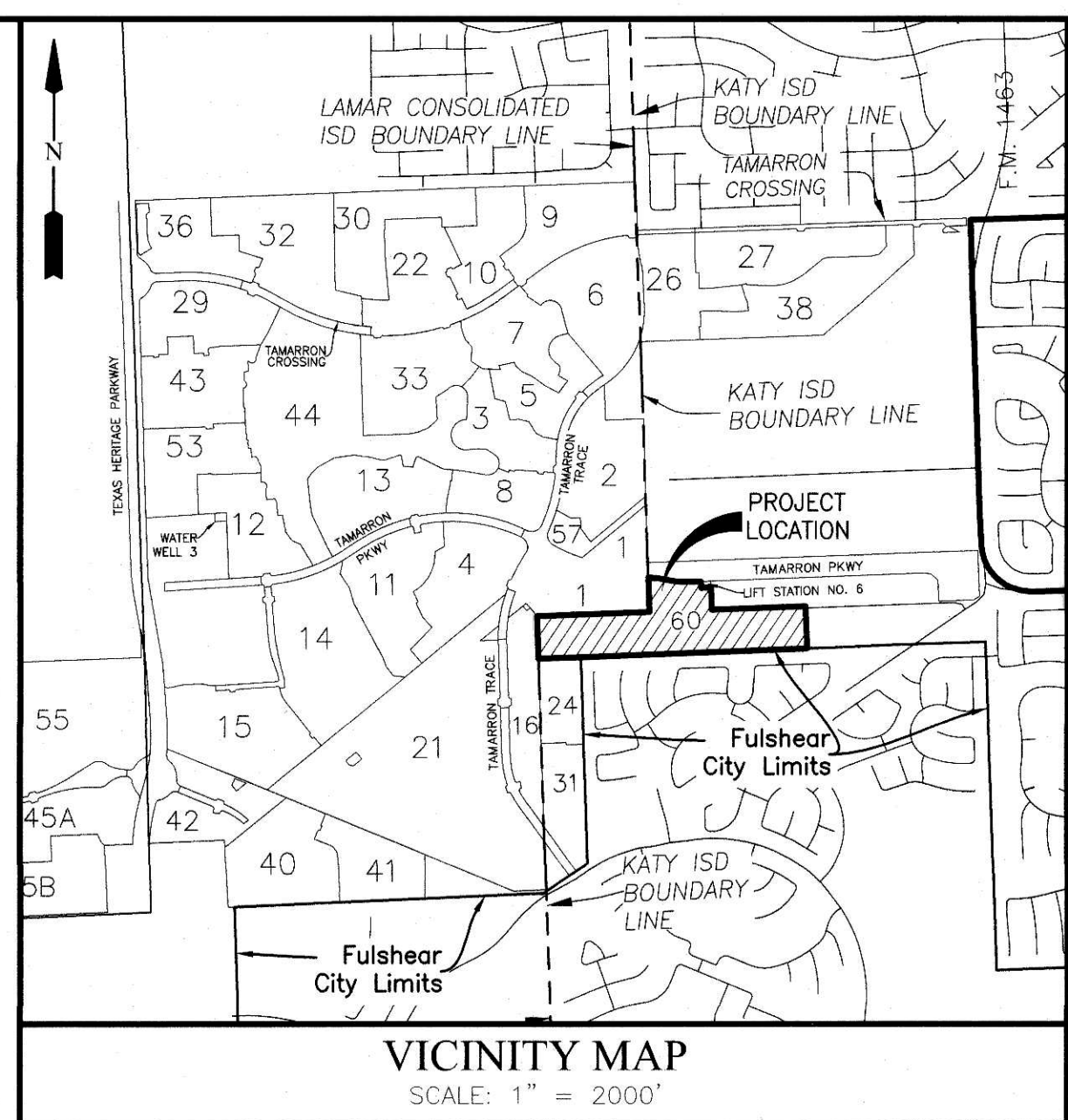
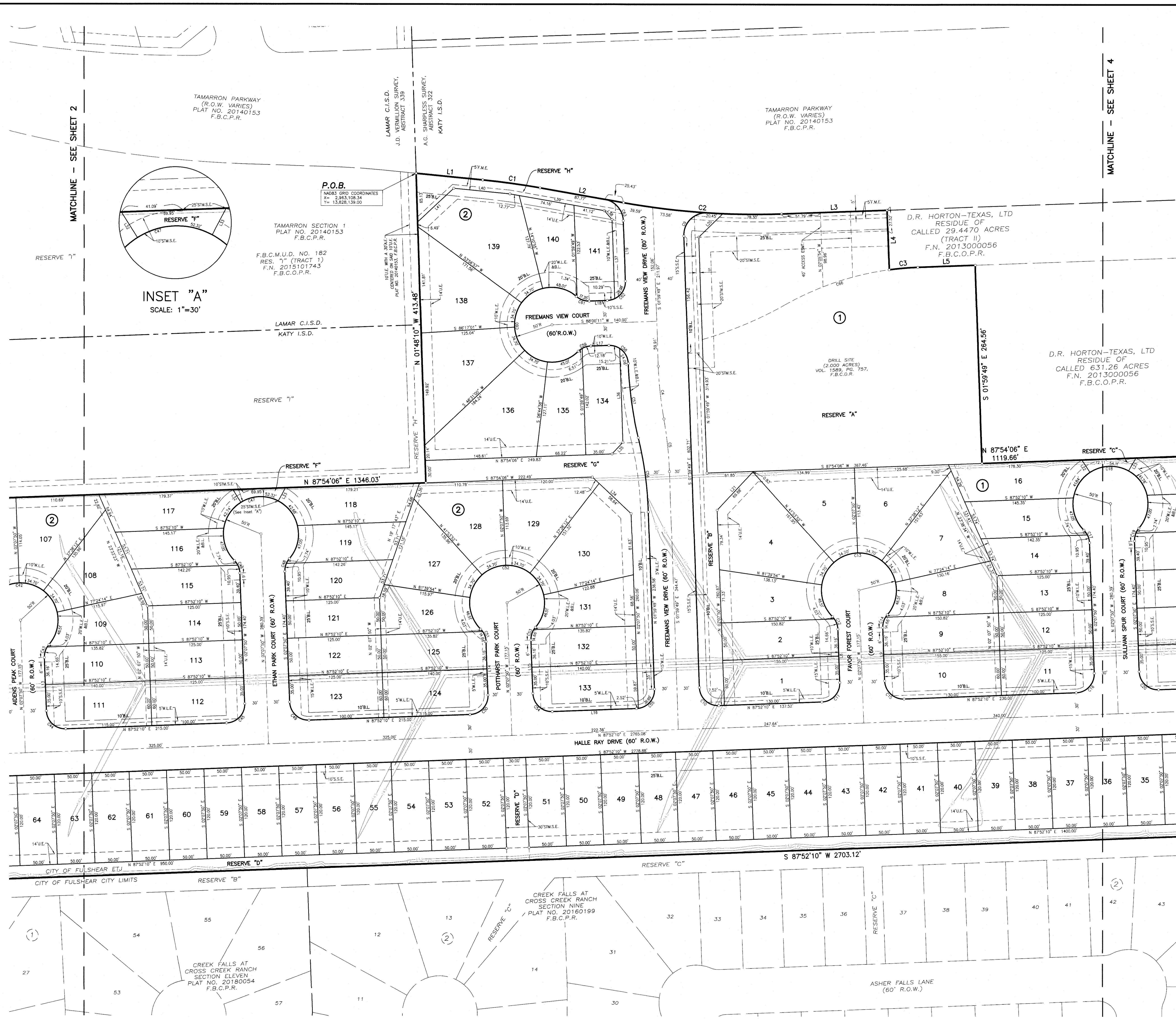
169 LOTS 9 RESERVES (5.724 ACRES) 3 BLOCKS  
JUNE 28, 2021 JOB NO. 1931-6060C

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

**ENGINEER:**  
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386





VICINITY MAP

SCALE: 1" = 2000'

KEY MAP NO. 483U

### LEGEND

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

## TAMARRON SECTION 60

A SUBDIVISION OF 43.384 ACRES OF LAND LOCATED IN  
THE A.G. SHARPLESS SURVEY, ABSTRACT 322,  
FORT BEND COUNTY, TEXAS.

169 LOTS    9 RESERVES (5.724 ACRES)    3 BLOCKS  
JUNE 28, 2021                      JOB NO. 1931-6060C

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Katy, Texas 77449

Phone 713.953.5200  
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FRN-F-1386

SHEET 3 OF 4

CK:

CAD: JAP

Path/Name : I:\Projds1\PLATTING\1931\03\_PLATS\Tamarron\TamarronSec--60.dwg

te\Time : Mon, 28 Jun 2021 - 4:10pm



MATCHLINE - SEE SHEET 3

TAMARRON PARKWAY  
(R.O.W. VARIES)  
PLAT NO. 20140153  
F.B.C.P.R.

D.R. HORTON-TEXAS, LTD  
RESIDUE OF  
CALLED 29.4470 ACRES  
(TRACT II)  
F.N. 2013000056  
F.B.C.O.P.R.

D.R. HORTON-TEXAS, LTD  
RESIDUE OF  
CALLED 631.26 ACRES  
F.N. 2013000056  
F.B.C.O.P.R.

D.R. HORTON-TEXAS, LTD  
RESIDUE OF  
CALLED 631.26 ACRES  
F.N. 2013000056  
F.B.C.O.P.R.

TEMPORARY TURN-AROUND ESMT.  
(TO BE AUTOMATICALLY ABANDONED  
AND TERMINATED WHEN THE FUTURE  
R.O.W. IS EXTENDED IN A  
RECORDED PLAT)

60' INGRESS & EGRESS EASEMENT  
VOL. 2172, PG. 246, F.B.C.D.R.

FND. 5/8" IRON ROD WITH  
CAP STAMPED  
"GBI PARTNERS"

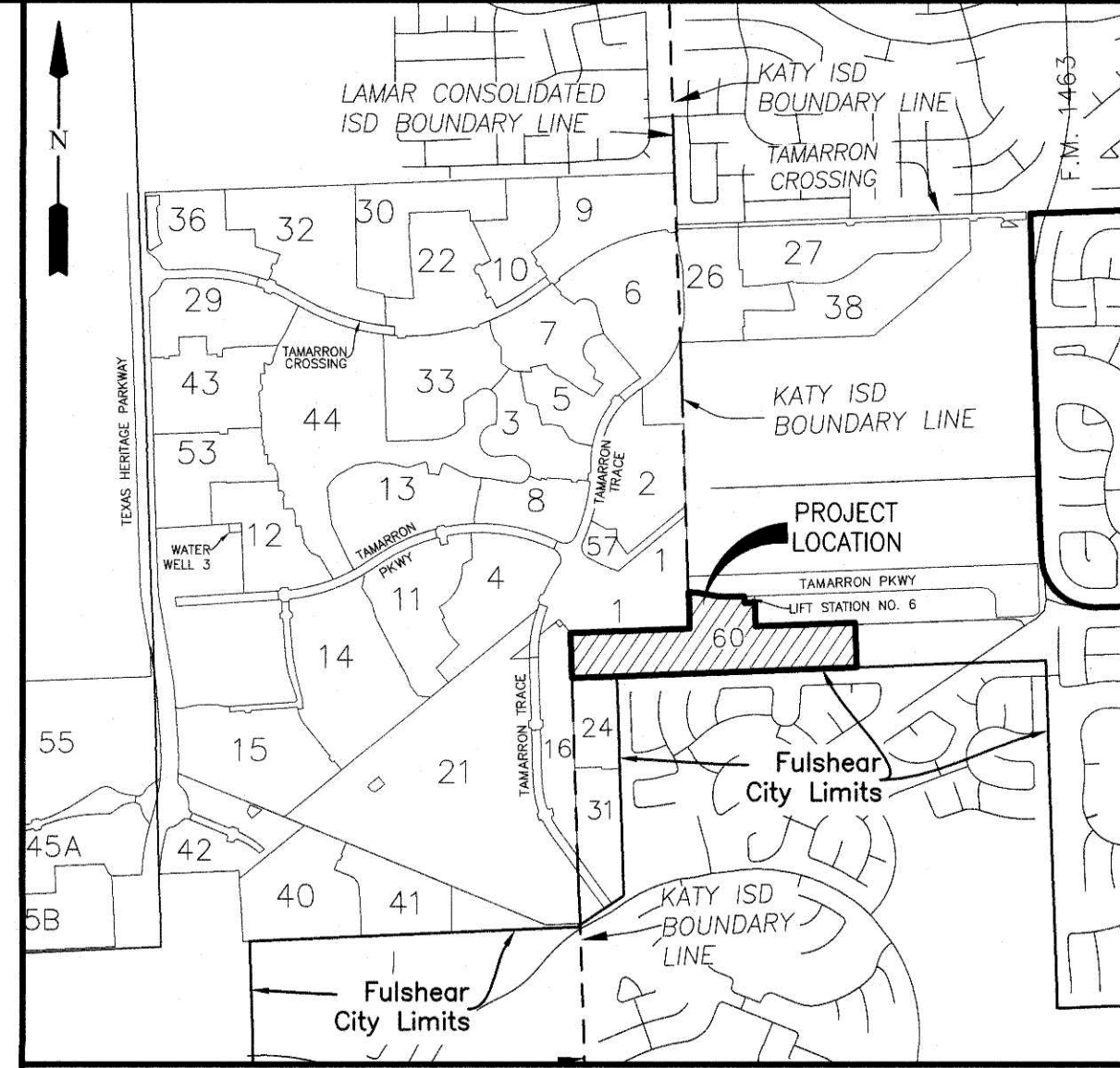
CENTERLINE OF 10' H.L.A.P. EASEMENT  
VOL. 930, PG. 573, F.B.C.D.R.

REHOBOTH MEDICAL CLINICS, PLLC  
CALLED 10.73 ACRES  
F.N. 2020009440, F.B.C.O.P.R.

FND. 1/2" IRON PIPE  
NAD83 GRID COORDINATES  
X= 2,958,091.14  
Y= 13,827,287.51

CITY OF FULSHEAR ETJ  
CITY OF FULSHEAR CITY LIMITS

CALM BROOK LANE  
(60' R.O.W.)

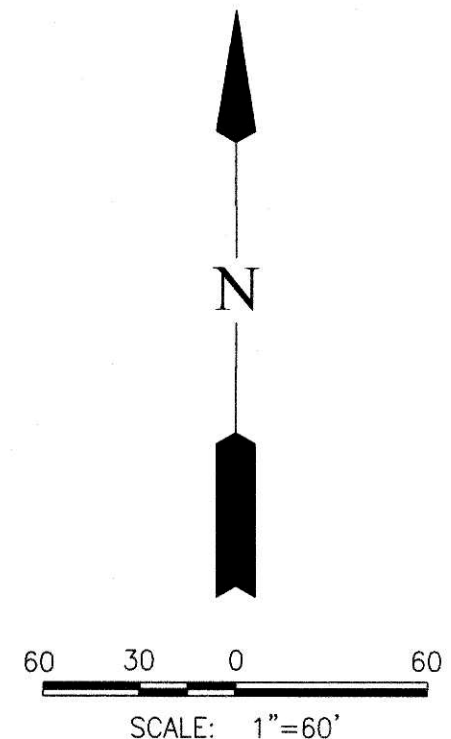


VICINITY MAP  
SCALE: 1" = 2000'

KEY MAP NO. 483U

LEGEND

- B.L. INDICATES BUILDING LINE
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