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Date: September 12, 2023

To: Fort Bend County Commissioners County  
**Commissioner Vincent M. Morales, Jr. Precinct 1**  
1517 Eugene Heimann Circle  
Richmond, TX 77469  
936-539-7833

From: Michael Foster

Project Reference: Request for Variance – Block Length  
Tamarron West Section 20

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Dear Commissioner Morales:

The proposed plat is located within Fort Bend County, within the City of Fulshear Extra Territorial Jurisdiction in a developing area near Texas Heritage Parkway and Tamarron Point. The subject tract falls directly East of Jordan Ranch Boulevard and West of Tamarron Section 48 (Plat No. 2022064917, F.B.C.P.R.) in the planned Tamarron West subdivision. North of the project is Tamarron West Phase II Detention – Pond 2, and South of the project is Ronald W. Henriksen Trustee 579 AC. Tract (F.B.C.C.F. NO. 2008132362).

We respectfully request the Court consider granting a variance to the maximum 1,400-foot block length requirement per Section 5.5.A.2 of the Fort Bend County Regulations of Subdivision. This variance request will provide an exception to providing a stub street north.

The proposed plat will dedicate the area for single family development. Providing a stub street to the North would negatively impact drainage as the existing detention pond has an overflow weir. The entry road into Section 20 was previously increased from 60' to 90' and will serve as a boulevard entry.

The intent and general purposes of the Fort Bend County Regulations of Subdivisions will be preserved and maintained. Existing and proposed streets in the area including Tamarron Point, Tamarron Parkway, and Jordan Ranch Boulevard, adequately address traffic circulation and distribution for the existing adjacent tracts. Granting the variance will not be detrimental to the public welfare or injurious to the neighboring property.

Respectfully,

A handwritten signature in cursive script that reads "Michael Foster". Below the signature, the date "9-12-23" is handwritten.

9-12-23

**Michael Foster**  
Civil Engineer, EIT

**DHI Engineering, LLC**  
6744 Horton Vista Drive  
Suite 100  
Richmond, TX 77407  
Office: 281-269-6847

[mfoster@dhiengineering.com](mailto:mfoster@dhiengineering.com)  
[www.dhiengineering.com](http://www.dhiengineering.com)

Date: Sep 11, 2023, 2:41pm User ID: W.Morales  
File: C:\Users\W.Morales\AppData\Local\Temp\Acad\publish\_9364\Tamarron West Sec 20\_Final Plat.dwg

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, VICE PRESIDENT, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 66.86 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TAMARRON WEST SECTION 20, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), 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 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 5 FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 EASEMENT, FROM A PLANE SIXTEEN (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 EASEMENTS 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, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DAMAGE 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 FIFTEEN FEET (20' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE 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 PLAT 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, PLANTING 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 CERTIFY THAT WE ARE THE OWNER(S) OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON WEST SECTION 20 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, 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, ACTING BY AND THROUGH D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNIE S. LOEB, ITS VICE PRESIDENT,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNIE S. LOEB, VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT OF D.R. HORTON – TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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.  
MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE FOR SURVEYOR:

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

CERTIFICATE FOR ENGINEER:

I, SARAH L. ABRAMS, 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.

\_\_\_\_\_  
SARAH L. ABRAMS  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 134934

THIS PLAT OF TAMARRON WEST SECTION 20 WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
AMY PEARCE, CHAIR

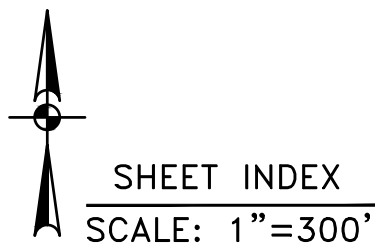
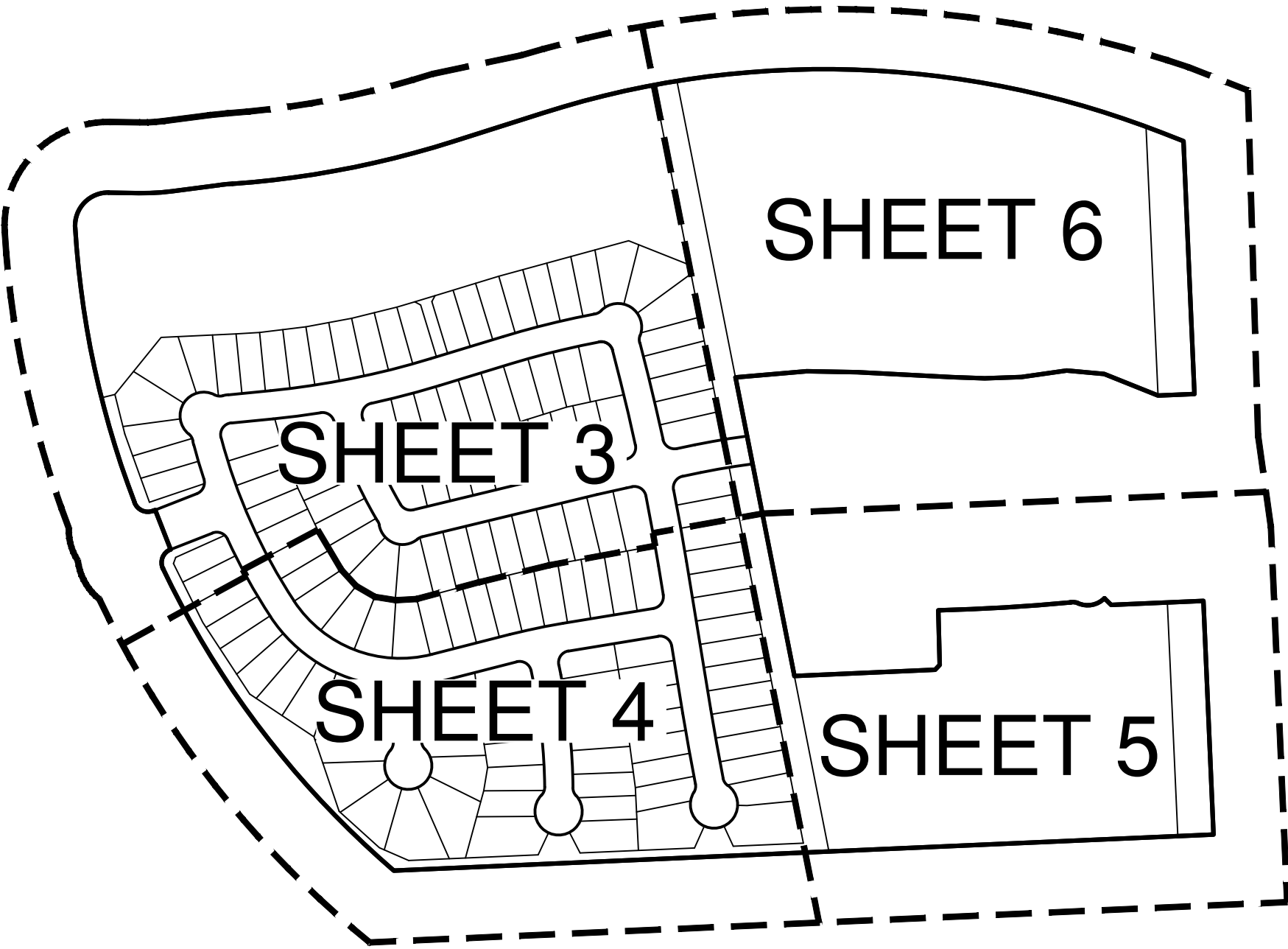
\_\_\_\_\_  
JOAN BERGER, CO-CHAIR

THIS PLAT OF TAMARRON WEST SECTION 20 WAS APPROVED ON \_\_\_\_\_ BY THE CITY OF

FULSHEAR CITY COUNCIL AND SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
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 (6) MONTHS HEREAFTER.

\_\_\_\_\_  
AARON GROFF, MAYOR

\_\_\_\_\_  
KATIE LEWIS, CITY SECRETARY



SURVEYOR:



**QUIDDITY**

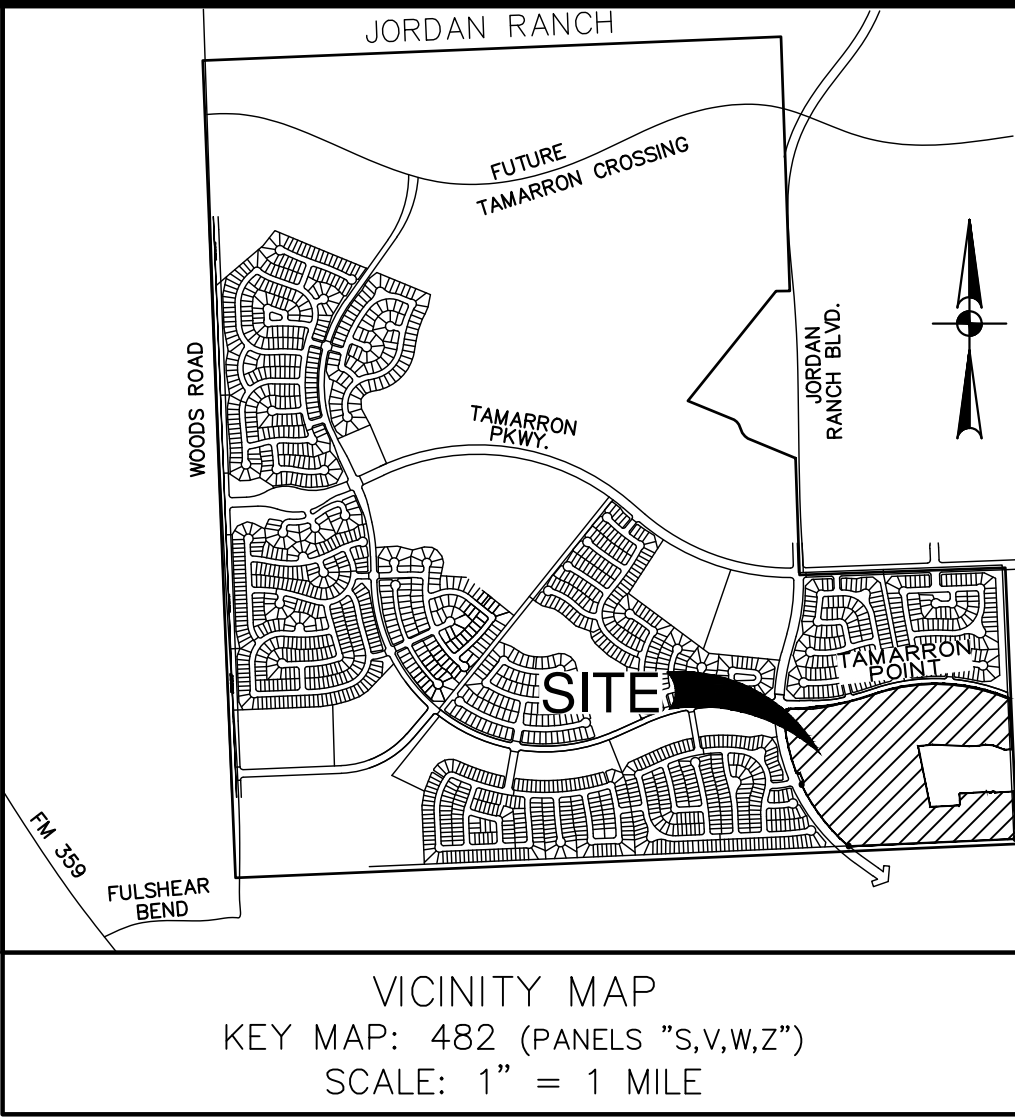
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10046100  
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

PREPARED BY:



**DHI Engineering, LLC**

6744 HORTON VISTA DR., SUITE 100  
RICHMOND, TX 77407  
TBP REG. NO. F-19561



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 \_\_\_\_\_, 202\_\_\_\_.

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

\_\_\_\_\_  
GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

\_\_\_\_\_  
K.P. GEORGE  
COUNTY JUDGE

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

\_\_\_\_\_  
KEN R. DEMERCHANT  
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 \_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND 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 WEST SECTION 20

A SUBDIVISION OF 66.86 ACRES OF LAND  
LOCATED IN THE  
JOHN JAY BOND SURVEY, ABSTRACT NUMBER 113  
FORT BEND COUNTY, TEXAS.

145 LOTS    9 RESERVES    4 BLOCKS

SCALE: 1"= 60'    SEPTEMBER 2023

OWNER:  
D.R. HORTON-TEXAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
6744 HORTON VISTA DRIVE, SUITE 100  
RICHMOND, TEXAS 77407  
(281) 556-2100



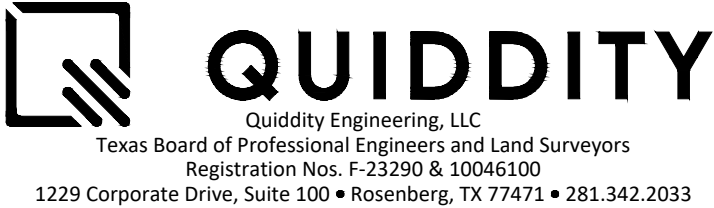
Date: Sep 11, 2023, 2:42pm User ID: W-Morales  
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CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	70.00'	94°16'35"	N43°43'52"E	102.62'	115.18'
C2	500.00'	8°11'42"	N86°46'18"W	71.45'	71.52'
C3	500.00'	3°12'45"	N84°16'50"E	28.03'	28.03'
C4	2030.00'	1°33'03"	N79°07'54"E	477.55'	478.66'
C5	1970.00'	38°58'57"	S88°07'55"E	1314.63'	1340.34'
C6	4030.00'	3°59'11"	N86°34'56"E	280.32'	280.38'
C7	85.00'	2°00'48"	N83°34'56"E	2.99'	2.99'
C8	25.00'	31°43'12"	S81°33'52"E	13.66'	13.84'
C9	50.00'	69°40'40"	N79°27'24"E	57.13'	60.81'
C10	1950.00'	2°35'04"	N37°25'00"W	805.72'	811.56'
C11	30.00'	94°01'57"	N21°31'21"E	43.89'	49.24'
C12	30.00'	90°26'49"	N66°14'16"W	42.59'	47.36'
C13	1950.00'	17°36'25"	N12°12'38"W	596.88'	599.23'
C14	1200.00'	18°39'50"	N24°05'48"W	389.17'	390.90'
C15	55.00'	99°05'30"	N34°46'52"E	83.70'	95.12'
C16	1800.00'	1°15'55"	N78°41'39"E	353.34'	353.91'
C17	1800.00'	6°12'18"	N76°09'51"E	194.84'	194.94'
C18	55.00'	86°00'23"	S57°43'48"E	75.02'	82.56'
C19	5000.00'	5°23'22"	S12°01'56"E	470.14'	470.31'
C20	5000.00'	2°18'48"	S10°29'39"E	201.87'	201.88'
C21	1300.00'	4°57'31"	S78°10'59"W	112.47'	112.51'
C22	300.00'	70°52'03"	N68°51'45"W	347.86'	371.08'
C23	1200.00'	1°33'25"	S4°58'17"E	284.66'	285.33'
C24	900.00'	17°00'57"	S21°49'25"E	266.30'	267.28'
C25	55.00'	73°15'05"	S66°57'27"E	65.62'	70.32'
C26	2000.00'	1°52'03"	N77°21'02"E	65.18'	65.18'
C27	1400.00'	4°34'06"	N80°34'06"E	111.60'	111.62'
C28	50.00'	156°11'16"	S57°29'38"E	97.85'	136.30'
C29	25.00'	36°14'47"	S2°28'37"W	15.55'	15.82'
C30	85.00'	0°55'09"	S15°11'12"E	1.36'	1.36'
C31	5030.00'	2°23'16"	S13°31'59"E	209.61'	209.62'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C32	25.00'	89°22'36"	S57°01'39"E	35.16'	39.00'
C33	1430.00'	4°29'02"	N80°31'34"E	111.88'	111.91'
C34	1370.00'	4°39'23"	S80°36'45"W	111.31'	111.34'
C35	25.00'	89°22'36"	S33°35'45"W	35.16'	39.00'
C36	5030.00'	1°45'17"	S10°12'54"E	154.05'	154.05'
C37	4970.00'	1°43'33"	S10°12'02"E	149.70'	149.70'
C38	25.00'	43°07'41"	S32°37'39"E	18.38'	18.82'
C39	50.00'	265°39'55"	S78°38'28"W	73.33'	231.84'
C40	25.00'	42°32'37"	N10°12'07"E	18.14'	18.56'
C41	5030.00'	1°43'56"	N10°12'13"W	152.07'	152.07'
C42	25.00'	90°00'00"	N54°20'15"W	35.36'	39.27'
C43	25.00'	92°26'44"	S34°26'23"W	36.10'	40.34'
C44	1230.00'	1°11'43"	S6°09'42"E	240.97'	241.36'
C45	25.00'	41°39'23"	S21°22'06"E	17.78'	18.18'
C46	50.00'	265°38'20"	N89°22'33"W	73.35'	231.81'
C47	25.00'	44°05'40"	N21°23'43"E	18.77'	19.24'
C48	1170.00'	1°10'752"	N61°30'33"W	226.94'	227.30'
C49	25.00'	92°30'47"	N58°02'23"W	36.12'	40.37'
C50	330.00'	3°27'09"	S77°25'48"W	19.88'	19.88'
C51	25.00'	81°05'14"	S38°36'46"W	32.50'	35.38'
C52	25.00'	42°50'00"	S23°20'52"E	18.26'	18.69'
C53	50.00'	265°40'01"	S88°04'09"W	73.33'	231.84'
C54	25.00'	42°50'00"	N19°29'09"E	18.26'	18.69'
C55	25.00'	81°05'14"	N42°28'29"W	32.50'	35.38'
C56	330.00'	49°35'22"	N58°13'24"W	276.78'	285.62'
C57	1230.00'	8°46'12"	N29°02'37"W	188.09'	188.27'
C58	25.00'	86°48'09"	N68°03'36"W	34.36'	37.87'
C59	25.00'	86°48'09"	N25°08'15"E	34.36'	37.87'
C60	1230.00'	3°29'57"	N16°30'51"W	75.10'	75.12'
C61	85.00'	5°25'30"	N13°23'08"W	8.05'	8.05'
C62	25.00'	41°20'06"	N30°00'25"W	17.65'	18.04'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C63	50.00'	168°03'51"	N33°21'27"E	99.46'	146.66'
C64	25.00'	41°20'06"	S83°16'40"E	17.65'	18.04'
C65	85.00'	8°16'20"	N80°11'27"E	12.26'	12.27'
C66	1770.00'	1°15'55"	N78°41'39"E	347.45'	348.01'
C67	1830.00'	6°12'18"	N76°09'51"E	198.09'	198.19'
C68	85.00'	1°23'31"	N79°57'46"E	2.07'	2.07'
C69	25.00'	36°14'47"	N62°32'08"E	15.55'	15.82'
C70	870.00'	13°09'02"	S23°45'23"E	199.24'	199.68'
C71	25.00'	73°15'05"	S66°57'27"E	29.83'	31.96'
C72	2030.00'	1°52'03"	N77°21'02"E	66.16'	66.16'
C73	25.00'	90°38'14"	N32°57'56"E	35.55'	39.55'
C74	4970.00'	2°22'26"	N13°32'24"W	205.91'	205.92'
C75	25.00'	86°00'23"	N57°43'48"W	34.10'	37.53'
C76	1770.00'	6°12'18"	S76°09'51"W	191.60'	191.69'
C77	1830.00'	4°39'07"	S75°23'16"W	148.54'	148.58'
C78	25.00'	94°53'41"	S30°15'58"W	36.83'	41.41'
C79	1830.00'	3°11'42"	S82°43'46"W	102.04'	102.05'
C80	25.00'	99°05'30"	S34°46'52"W	38.05'	43.24'
C81	1170.00'	18°39'50"	S24°05'48"E	379.44'	381.12'
C82	270.00'	70°52'03"	S68°51'45"E	313.07'	333.95'
C83	1330.00'	4°57'31"	N78°10'59"E	115.07'	115.10'
C84	25.00'	90°00'00"	N35°39'45"E	35.36'	39.27'
C85	4970.00'	1°44'27"	N10°12'29"W	151.01'	151.01'
C86	25.00'	90°38'14"	N56°23'50"W	35.55'	39.55'
C87	1970.00'	1°52'03"	S77°21'02"W	64.20'	64.21'
C88	25.00'	25°47'46"	S63°31'08"W	11.16'	11.26'
C89	50.00'	118°23'52"	N70°10'49"W	85.89'	103.32'
C90	25.00'	23°24'21"	N22°41'04"W	10.14'	10.21'
C91	85.00'	4°03'21"	N32°21'34"W	6.02'	6.02'
C92	930.00'	13°54'50"	N23°22'29"W	225.29'	225.84'
C93	25.00'	82°27'02"	N57°38'35"W	32.95'	35.98'

SURVEYOR:



PREPARED BY:



DHI Engineering, LLC

6744 HORTON VISTA DR., SUITE 100  
RICHMOND, TX 77407  
TBP REG. NO. F-19561

## RESERVES

<b>A</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.22 AC. 9,411 SQ.FT.
<b>B</b>	RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR DETENTION PURPOSES ONLY) 9.41 AC. 409,839 SQ.FT.
<b>C</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.07 AC. 3,226 SQ.FT.
<b>D</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.88 AC. 38,339 SQ.FT.
<b>E</b>	RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR DETENTION PURPOSES ONLY) 14.41 AC. 627,507 SQ.FT.
<b>F</b>	RESTRICTED RESERVE (RESTRICTED TO DRILL SITE PURPOSES ONLY) 8.02 AC. 349,424 SQ.FT.
<b>G</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 2.15 AC. 93,650 SQ.FT.
<b>H</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.99 AC. 43,048 SQ.FT.
<b>I</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.87 AC. 37,788 SQ.FT.

## LEGEND

○	=	SET 3/4" IRON ROD WITH CAP STAMPED "QUIDDITY" AS PER CERTIFICATION
—	=	STREET NAME CHANGE SYMBOL
AE	=	AERIAL EASEMENT
AC	=	ACRE
BL	=	BUILDING LINE
DE	=	DRAINAGE EASEMENT
FD	=	FOUND
F.B.C.D.R.	=	FORT BEND COUNTY DEED RECORDS
F.B.C.F.	=	FORT BEND COUNTY CLERK'S FILE
F.B.C.P.R.	=	FORT BEND COUNTY PLAT RECORDS
IR	=	IRON ROD
NO.	=	NUMBER
PG.	=	PAGE
R	=	RADIUS
ROW	=	RIGHT-OF-WAY
SSE	=	SANITARY SEWER EASEMENT
STM SE	=	STORM SEWER EASEMENT
UE	=	UTILITY EASEMENT
VOL	=	VOLUME
WLE	=	WATER LINE EASEMENT

# TAMARRON WEST SECTION 20

A SUBDIVISION OF 66.86 ACRES OF LAND  
LOCATED IN THE  
JOHN JAY BOND SURVEY, ABSTRACT NUMBER 113  
FORT BEND COUNTY, TEXAS.

145 LOTS 9 RESERVES 4 BLOCKS

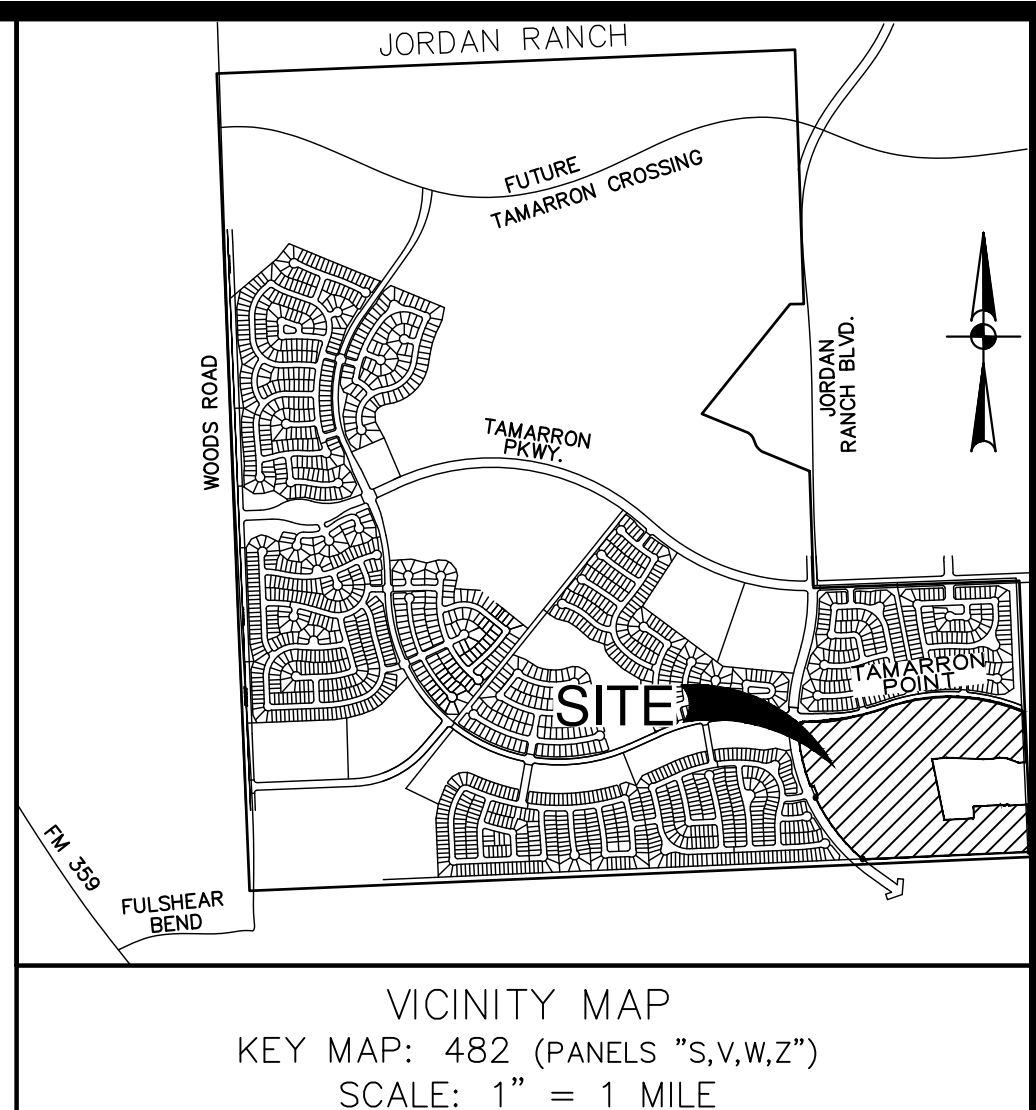
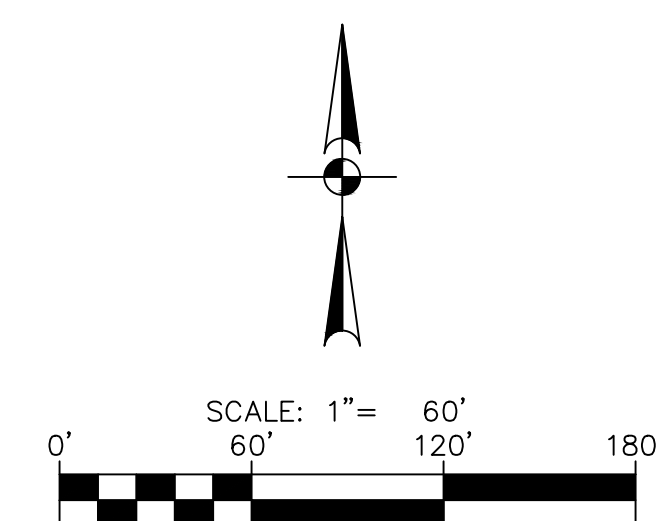
SCALE: 1"= 60' SEPTEMBER 2023

OWNER:  
D.R. HORTON-TEXAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
6744 HORTON VISTA DRIVE, SUITE 100  
RICHMOND, TEXAS 77407  
(281) 556-2100








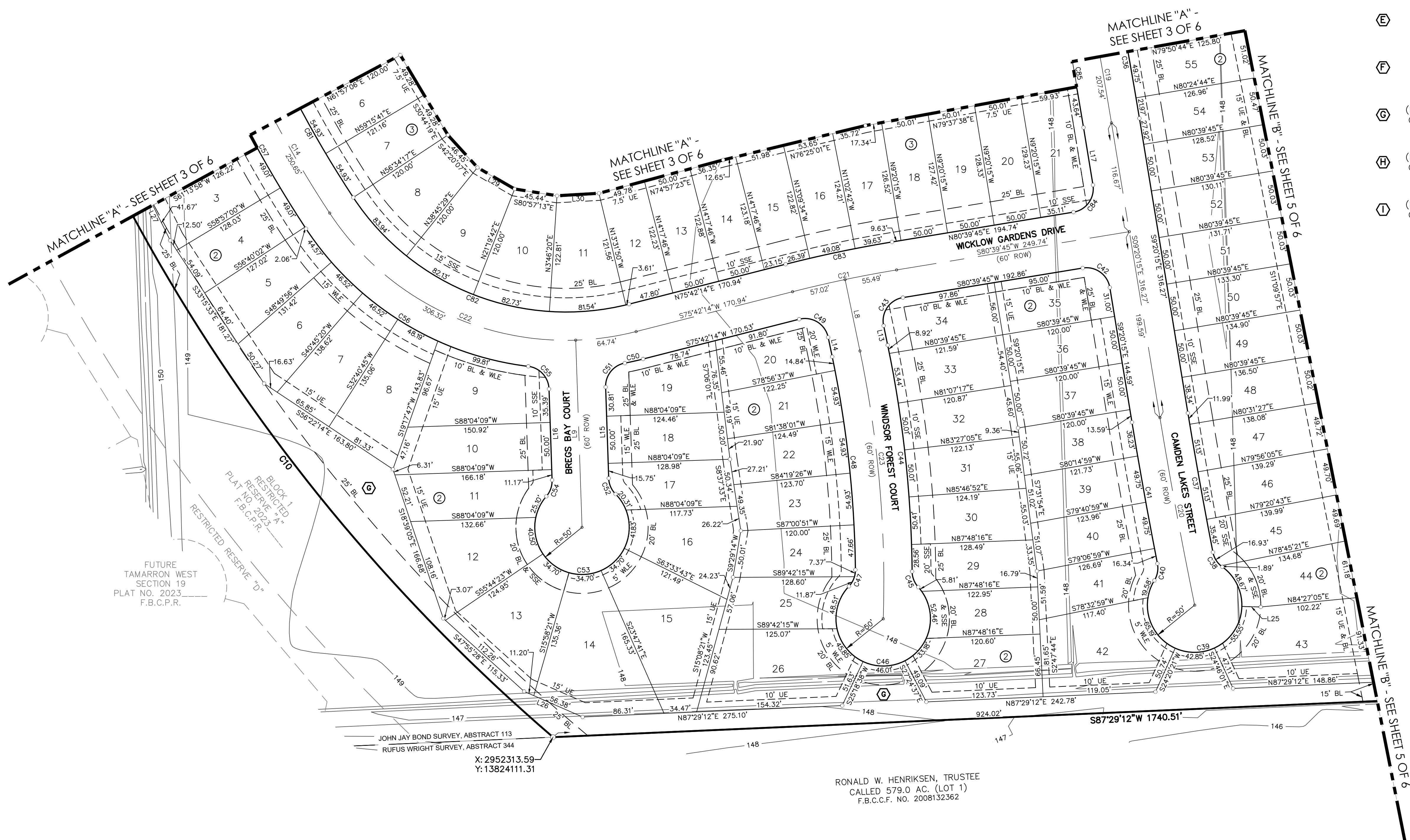


# RESERVES

(A)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	0.22 AC.	9,411 SQ.FT.
(B)	RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR DETENTION PURPOSES ONLY)	9.41 AC.	409,839 SQ.FT.
(C)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	0.07 AC.	3,226 SQ.FT.
(D)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	0.88 AC.	38,339 SQ.FT.
(E)	RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR DETENTION PURPOSES ONLY)	14.41 AC.	627,507 SQ.FT.
(F)	RESTRICTED RESERVE (RESTRICTED TO DRILL SITE PURPOSES ONLY)	8.02 AC.	349,424 SQ.FT.
(G)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	2.15 AC.	93,650 SQ.FT.
(H)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	0.99 AC.	43,048 SQ.FT.
(I)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	0.87 AC.	37,788 SQ.FT.

# LEGEND

○ =	SET 3/4" IRON ROD WITH CAP STAMPED
BI =	"QUIDDITY" AS PER CERTIFICATION
 =	STREET NAME CHANGE SYMBOL
AE =	AERIAL EASEMENT
AC. =	ACRE
BL =	BUILDING LINE
DE =	DRAINAGE EASEMENT
FD =	FOUND
F.B.C.D.R. =	FORT BEND COUNTY DEED RECORDS
F.B.C.C.F. =	FORT BEND COUNTY CLERK'S FILE
F.B.C.P. =	FORT BEND COUNTY PLAT RECORDS
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NO. =	NUMBER
PG. =	PAGE
R =	RADIUS
ROW =	RIGHT-OF-WAY
SSE =	SANITARY SEWER EASEMENT
STM SE =	STORM SEWER EASEMENT
UE =	UTILITY EASEMENT
VOL =	VOLUME
WLE =	WATER LINE EASEMENT



# TAMARRON WEST SECTION 20

A SUBDIVISION OF 66.86 ACRES OF LAND  
LOCATED IN THE  
JOHN JAY BOND SURVEY, ABSTRACT NUMBER 113  
FORT BEND COUNTY, TEXAS.

145 LOTS      9 RESERVES      4 BLOCKS  
SCALE: 1"= 60'      SEPTEMBER 2023

OWNER:  
D.R. HORTON-TEXAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
6744 HORTON VISTA DRIVE, SUITE 100  
RICHMOND, TEXAS 77407  
(281) 556-2100

PREPARED BY:



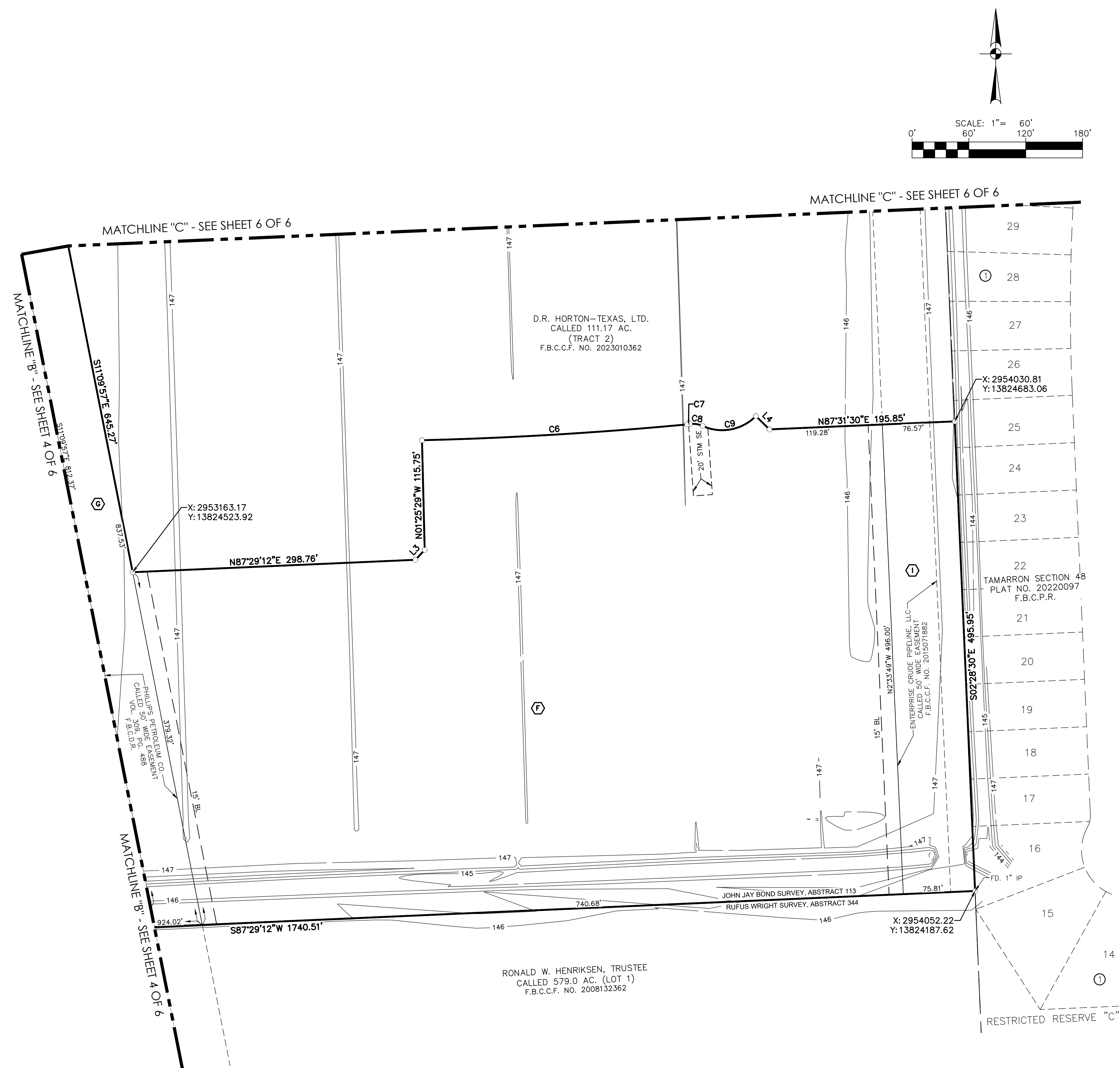
**DHI Engineering, LLC**

6744 HORTON VISTA DR., SUITE 100  
RICHMOND, TX 77407  
TBPE REG. NO. F-19561

SURVEYOR:

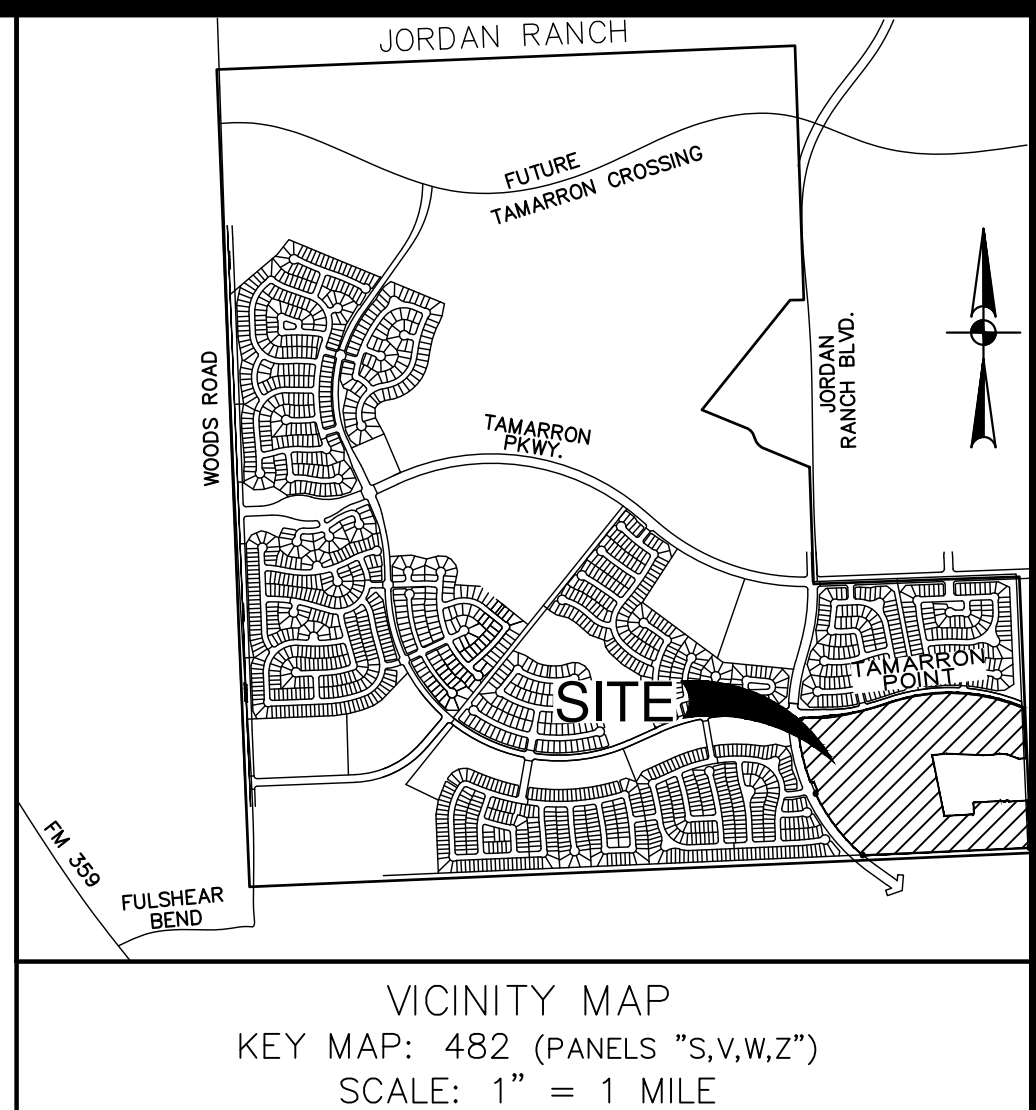


Quiddity Engineering, LLC  
Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10046100  
e Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033




## RESERVES

- |     |  |           |                |
|-----|--|-----------|----------------|
| (A) | RESTRICTED RESERVE<br>(RESTRICTED TO LANDSCAPE OR<br>OPEN SPACE PURPOSES ONLY) | 0.22 AC.  | 9,411 SQ.FT.   |
| (B) | RESTRICTED RESERVE<br>(RESTRICTED TO DRAINAGE OR<br>DETENTION PURPOSES ONLY)   | 9.41 AC.  | 409,839 SQ.FT. |
| (C) | RESTRICTED RESERVE<br>(RESTRICTED TO LANDSCAPE OR<br>OPEN SPACE PURPOSES ONLY) | 0.07 AC.  | 3,226 SQ.FT.   |
| (D) | RESTRICTED RESERVE<br>(RESTRICTED TO LANDSCAPE OR<br>OPEN SPACE PURPOSES ONLY) | 0.88 AC.  | 38,339 SQ.FT.  |
| (E) | RESTRICTED RESERVE<br>(RESTRICTED TO DRAINAGE OR<br>DETENTION PURPOSES ONLY)   | 14.41 AC. | 627,507 SQ.FT. |
| (F) | RESTRICTED RESERVE<br>(RESTRICTED TO DRILL SITE<br>PURPOSES ONLY)              | 8.02 AC.  | 349,424 SQ.FT. |
| (G) | RESTRICTED RESERVE<br>(RESTRICTED TO LANDSCAPE OR<br>OPEN SPACE PURPOSES ONLY) | 2.15 AC.  | 93,650 SQ.FT.  |
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| (I) | RESTRICTED RESERVE<br>(RESTRICTED TO LANDSCAPE OR<br>OPEN SPACE PURPOSES ONLY) | 0.87 AC.  | 37,788 SQ.FT.  |



## LEGEND

- |   |   |  |
|---|---|--|
| ○   | = | SET 3/4" IRON ROD WITH CAP STAMPED<br>"QUILITY" AS PER CERTIFICATION |
|  | = | STREET NAME CHANGE SYMBOL  |
| AE  | = | AERIAL EASEMENT  |
| AC.   | = | ACRE   |
| BL  | = | BUILDING LINE  |
| DE  | = | DRAINAGE EASEMENT  |
| FD  | = | FOUND  |
| F.B.C.D.R.  | = | FORT BEND COUNTY DEED RECORDS  |
| F.B.C.C.F.  | = | FORT BEND COUNTY CLERK'S FILE  |
| F.B.C.P.  | = | FORT BEND COUNTY PLAT RECORDS  |
| IR  | = | IRON ROD   |
| NO  | = | NUMBER   |
| PG.   | = | PAGE   |
| R   | = | RADIUS   |
| ROW   | = | RIGHT-OF-WAY   |
| SSE   | = | SANITARY SEWER EASEMENT  |
| STM SE  | = | STORM SEWER EASEMENT   |
| UE  | = | UTILITY EASEMENT   |
| VOL   | = | VOLUME   |
| WLE   | = | WATER LINE EASEMENT  |

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LOCATED IN THE  
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145 LOTS    9 RESERVES    4 BLOCKS  
SCALE: 1"= 60'            SEPTEMBER 2023

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SURVEYOR:



**QUIDDITY**  
Quiddity Engineering, LLC

Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10046100  
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

PREPARED BY:

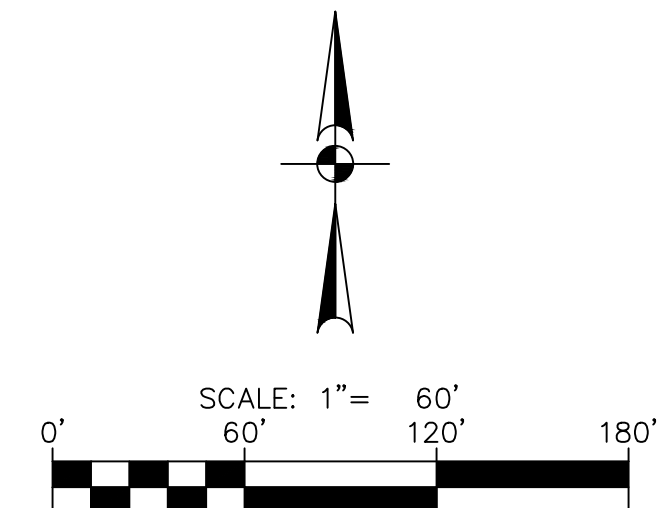
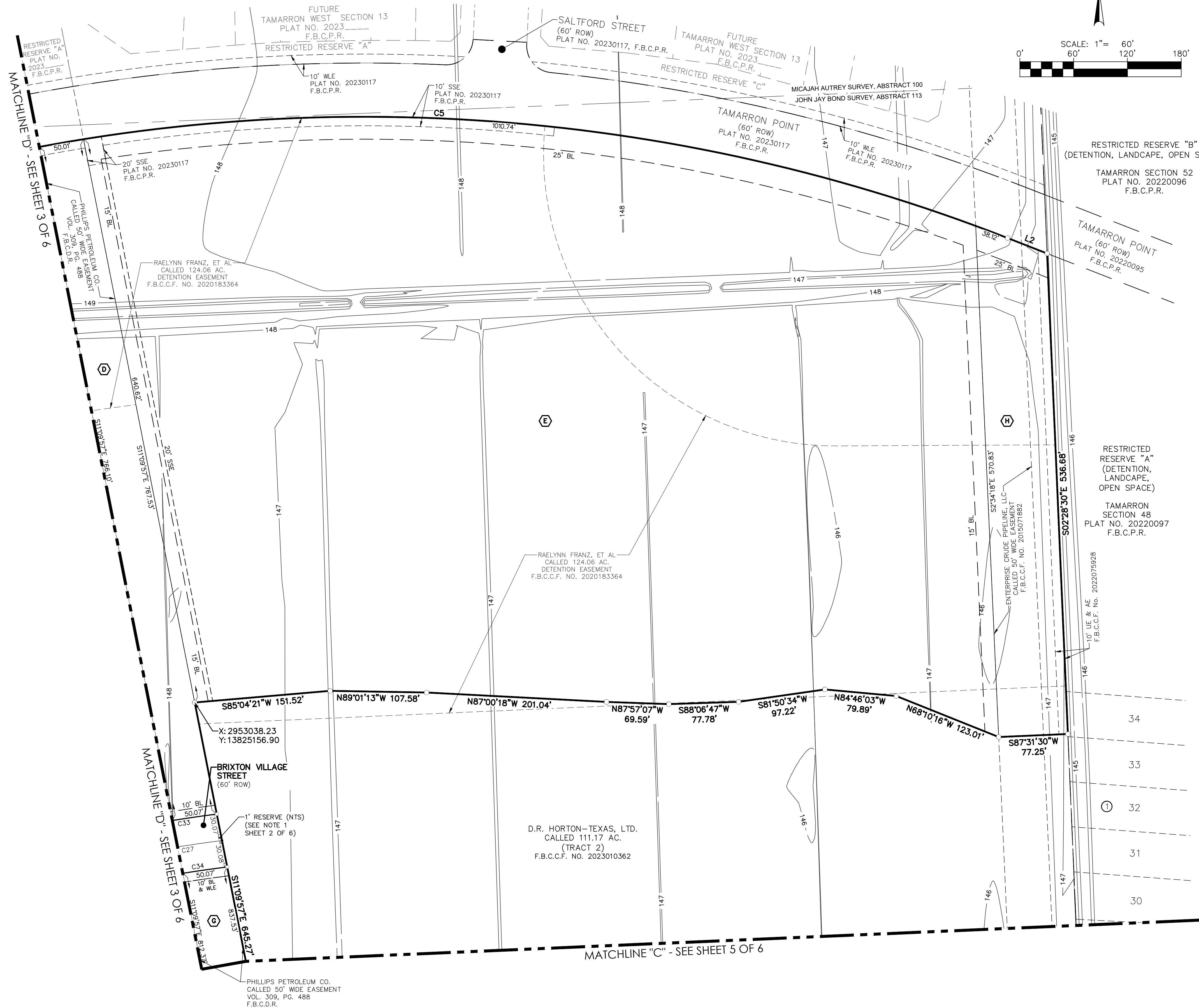


**DHI Engineering, LLC**

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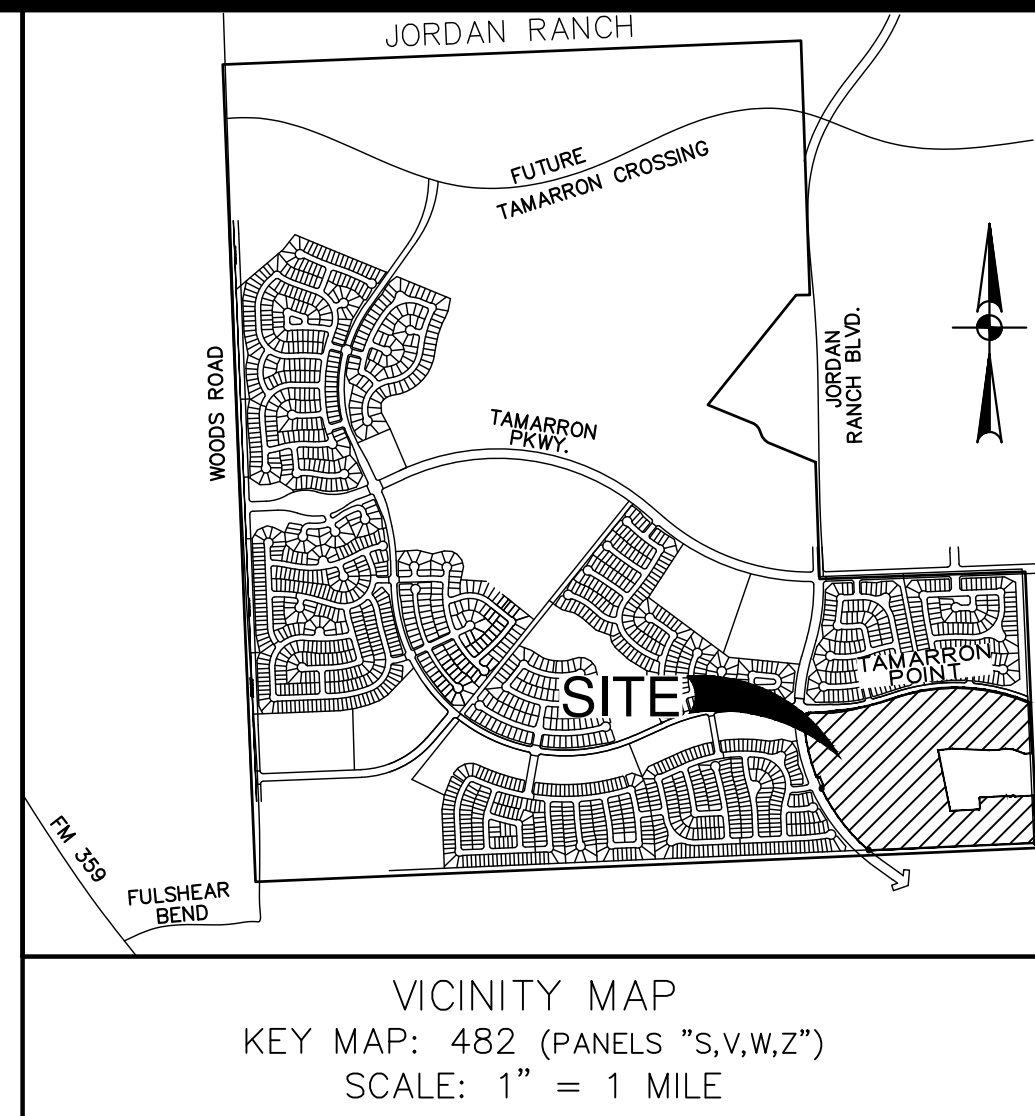


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## RESERVES

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