

PLAT RECORDING SHEET

PLAT NAME: Tamarron Section 19

PLAT NO: _____

ACREAGE: 23.663

LEAGUE: A.G. Sharpless Survey

ABSTRACT NUMBER: 322

NUMBER OF BLOCKS: 7

NUMBER OF LOTS: 201

NUMBER OF RESERVES: 23

OWNERS: D.R. Horton-Texas, LTD.,

(DEPUTY CLERK)

Date: Sep 30, 2024, 11:30am, User ID: WkMorales, Plot Z, CLIENT PROJECTS FOR Horton-Tamarron Section 19, 800 - Platting\840 - Final Plat\Tamarron Section 19_Final Plat Pt 2.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 23.663 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TAMARRON SECTION 19, 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 SECTION 19 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 CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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.

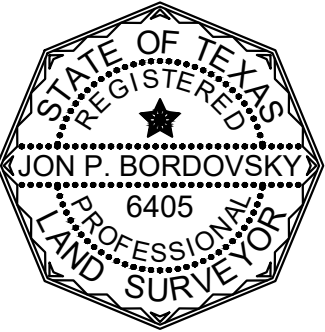
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE FOR SURVEYOR:

I, JON P. BORDOVSKY, 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 ARE MARKED ON THE GROUND; 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 GBI PARTNERS' CAP (UNLESS OTHERWISE NOTED).

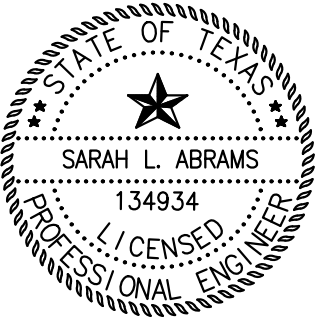
JON P. BORDOVSKY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405



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 SECTION 19 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 SECTION 19 WAS APPROVED ON _____ BY THE CITY OF _____

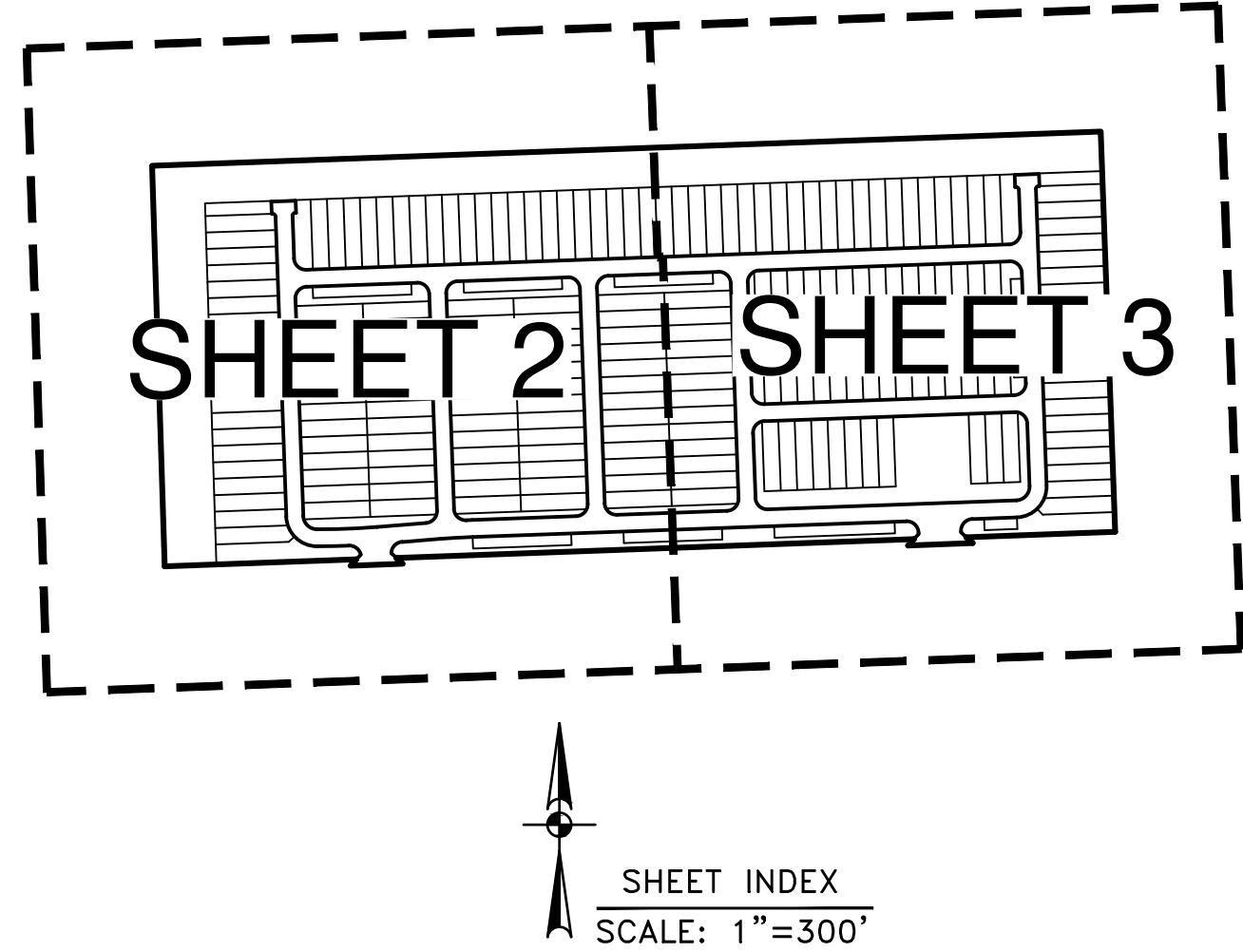
FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 20____, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN (6) MONTHS HEREAFTER.

DONALD MCCOY, MAYOR

MARIELA RODRIGUEZ, CITY SECRETARY

NOTES:

- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE 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.
- THIS PLAT LIES WITHIN CITY OF FULSHEAR ETJ, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, KATY ISD, FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4, AND FORT BEND COUNTY ASSISTANCE DISTRICT NO. 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; DHI ENGINEERING DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 145.47' 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.
- TBM INDICATES TEMPORARY BENCHMARK: TBM 154: A BOX CUT ON BULLNOSE OF MEDIAN LOCATED AT THE SOUTH INTERSECTION OF TAMARRON PARKWAY AND SILVER HORN, LOCATED +/- 1,360--FEET EAST OF THE INTERSECTION OF BOTTICELLI DRIVE AND TAMARRON PARKWAY AND +/- 156 FEET SOUTH OF THE CENTERLINE OF TAMARRON PARKWAY, KATY, TX, HOLDING AN ELEVATION OF 143.48 FEET (NAVD88).
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988, GEOID '09, AS DERIVED FROM G.P.S. OBSERVATIONS.
- 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.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999898410.
- 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 OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, EFFECTIVE DATE OF SEPTEMBER 6, 2024 AND ISSUED SEPTEMBER 13, 2024.
- 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.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND 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.
- A MINIMUM DISTANCE OF 5 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 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.
- 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.
- ALL PROPERTY IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
- FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND DRAINAGE RESERVE.
- PERMANENT ACCESS EASEMENT SHALL MEAN A PRIVATELY MAINTAINED AND OWNED STREET EASEMENT THAT PROVIDES FOR VEHICULAR ACCESS TO THREE OR MORE SINGLE-FAMILY RESIDENTIAL UNITS AND WHICH SHALL BE AT LEAST 28 FEET IN WIDTH THAT IS DESIGNED AND CONSTRUCTED LIKE A PUBLIC STREET IN ACCORDANCE WITH THE DESIGN MANUAL AND CONTAINS ONE OR MORE PUBLIC UTILITIES WITHIN THE EASEMENT. THE RIGHT-OF-WAY WIDTH OF A PERMANENT ACCESS EASEMENT IS COTERMINOUS WITH THE PAVEMENT WIDTH AND THE TERMS ARE USED INTERCHANGEABLY. THE WIDTH SHALL BE MEASURED FROM EDGE TO EDGE ACROSS THE SURFACE OF THE PAVEMENT.
- AVERAGE LOT SIZE FOR THIS SUBDIVISION PLAT IS 3,024 SQUARE FEET.
- ALL LOTS WITHIN THIS SUBDIVISION PLAT ARE NON--TRADITIONAL LOTS.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS AND D.R. HORTON--TEXAS, LTD. RECORDED IN F.B.C.C.F. NOS. 2014049738 AND 2017121913.



METES AND BOUNDS DESCRIPTION:

BEING A TRACT CONTAINING 23.663 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT NUMBER 322, FORT BEND COUNTY, TEXAS; SAID 23.663 ACRE TRACT BEING A PORTION OF A CALL 59.5775 ACRE TRACT RECORDED IN THE NAME OF D.R. HORTON – TEXAS, LTD. IN FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NUMBER 2014039914; STYLED TRACT II AND A PORTION OF RESERVE 'C'; TAMARRON SECTION 1, A SUBDIVISION RECORDED IN PLAT NUMBER 20140153 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.); SAID 23.663 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, AS DERIVED FROM G.P.S. OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND AT THE NORTHWESTERLY CORNER OF SAID RESERVE 'C' AND BEING ON THE EASTERLY LINE OF RESERVE 'D'; SAID TAMARRON SECTION 1;

THENCE, WITH SAID EASTERLY LINE, NORTH 01 DEGREE 48 MINUTES 10 SECONDS WEST, A DISTANCE OF 658.91 FEET TO A 5/8-INCH IRON ROD WITH WINDROSE CAP FOUND AT THE SOUTHWESTERLY CORNER OF A CALL 2.2759 ACRE TRACT RECORDED IN THE NAMES OF JAMES AND BEATRIZ KIZER IN F.B.C.C.F. NUMBER 2023039415;

THENCE, WITH THE SOUTHERLY LINE OF SAID 2.2759 ACRE TRACT AND THE SOUTHERLY LINES OF A CALL 2.3908 ACRE TRACT RECORDED IN THE NAMES OF RANDALL AND DOROTHY ARHELGER IN VOLUME 2290, PAGE 2331 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), A CALL 2.50 ACRE TRACT RECORDED IN THE NAMES OF RENE AND JULIE GIL IN VOLUME 2633, PAGE 1481 OF THE F.B.C.D.R., A CALL 2.50 ACRE TRACT RECORDED IN THE NAME OF MARCUS WILLIAM RAIF IN F.B.C.C.F. NUMBER 2003152831 AND A CALL 2.50 ACRE TRACT RECORDED IN THE NAMES OF GREGORY AND DEBBIE CONAWAY IN F.B.C.C.F. NUMBER 2013007933, NORTH 87 DEGREES 56 MINUTES 12 SECONDS EAST, A DISTANCE OF 1560.64 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET;

THENCE, THROUGH AND ACROSS AFORESAID 59.5775 ACRE TRACT, SOUTH 02 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 658.60 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET ON THE NORTHERLY LINE OF AFORESAID RESERVE 'C';

THENCE, WITH SAID NORTHERLY LINE, SOUTH 87 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 244.90 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET;

THENCE, THROUGH AND ACROSS SAID RESERVE 'C', SOUTH 47 DEGREES 05 MINUTES 11 SECONDS EAST, A DISTANCE OF 14.15 FEET TO 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF TAMARRON PARKWAY (WIDTH VARIES) RECORDED IN SAID SUBDIVISION OF TAMARRON SECTION 1;

THENCE, WITH SAID NORTHERLY R.O.W. LINE, SOUTH 87 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 106.14 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET;

THENCE, THROUGH AND ACROSS SAID RESERVE 'C', NORTH 42 DEGREES 54 MINUTES 49 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET ON AFORESAID NORTHERLY LINE OF RESERVE 'C';

THENCE, WITH SAID NORTHERLY LINE, SOUTH 87 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 851.37 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET;

THENCE, THROUGH AND ACROSS SAID RESERVE 'C', SOUTH 47 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET ON AFORESAID NORTHERLY R.O.W. LINE;

THENCE, WITH SAID NORTHERLY R.O.W. LINE, SOUTH 87 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 85.99 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET;

THENCE, THROUGH AND ACROSS SAID RESERVE 'C', NORTH 42 DEGREES 55 MINUTES 32 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET ON AFORESAID NORTHERLY LINE OF RESERVE 'C';

THENCE, WITH SAID NORTHERLY LINE, SOUTH 87 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 315.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.663 ACRES OF LAND.

SURVEYOR:



GBI PARTNERS

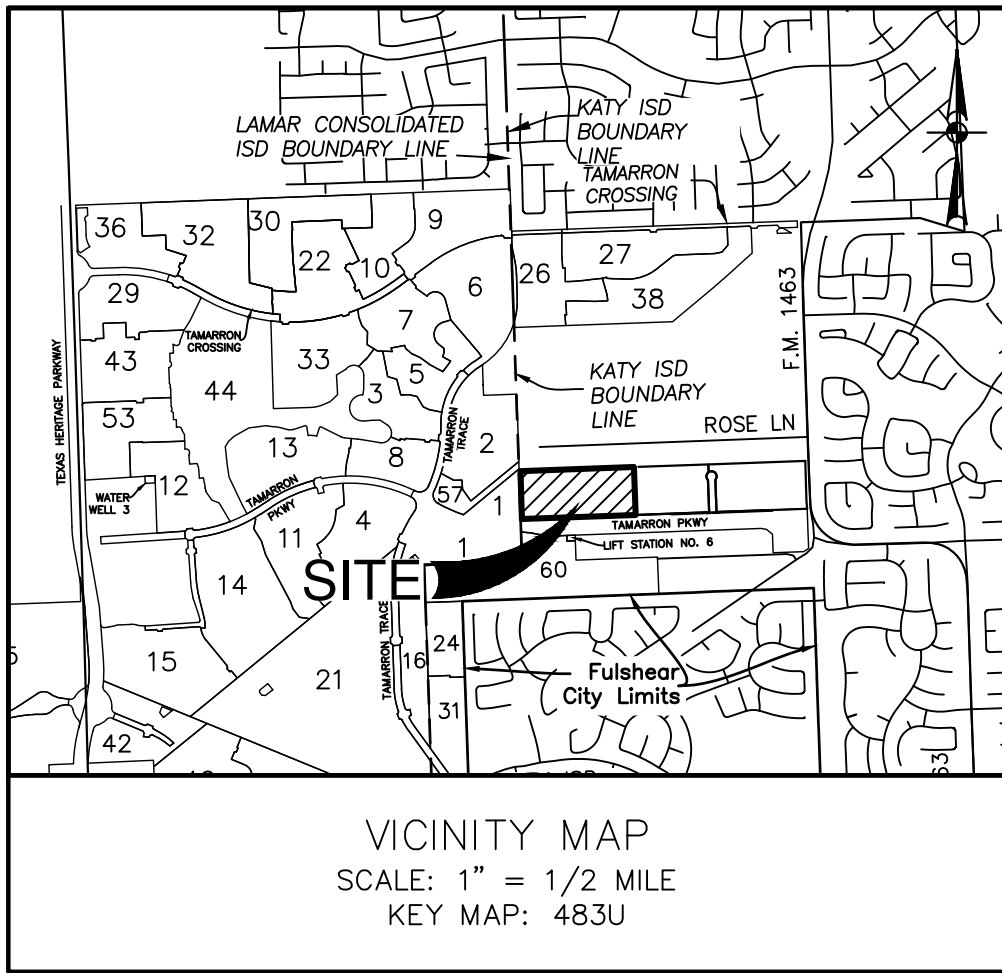
4724 VISTA ROAD TBPELS FIRM #10130300
PASADENA, TX 77505 GBSurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

PREPARED BY:



DHI Engineering, LLC

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



I, J. STACY SLAWNSKI, 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 SLAWNSKI, 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

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 RECORDEATION 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

FINAL PLAT OF TAMARRON SECTION 19

A SUBDIVISION OF 23.663 ACRES OF LAND
LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT NUMBER 322
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS.

ALSO BEING A PARTIAL REPLAT OF
RESERVE "C" OF TAMARRON SECTION 1
AS RECORDED IN PLAT NO. 20140153, F.B.C.P.R.

201 LOTS 23 RESERVES 7 BLOCKS

SCALE: 1"= 60' SEPTEMBER 2024

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

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1200.00'	4°46'57"	S87°45'21"W	100.14'
C2	36.50'	87°47'27"	N45°57'27"W	50.61'
C3	36.50'	90°00'02"	S42°56'16"W	51.62'
C4	1200.00'	2°34'25"	S86°39'04"W	53.89'
C5	5.00'	90°00'00"	S42°56'17"W	7.07'
C6	50.50'	90°00'00"	S42°56'17"W	71.42'
C7	19.50'	90°02'11"	S42°55'11"W	27.59'
C8	19.50'	89°57'49"	N47°04'49"W	27.57'
C9	1186.00'	2°34'25"	S86°39'05"W	53.27'
C10	19.50'	82°56'06"	S43°53'49"W	25.83'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C11	19.50'	77°45'48"	N53°26'50"W	24.48'
C12	1214.00'	2°28'33"	S88°54'33"W	52.46'
C13	50.50'	87°47'27"	N45°57'27"W	70.03'
C14	5.00'	90°00'00"	N47°03'43"W	7.07'
C15	5.00'	90°00'00"	S42°56'17"W	7.07'
C16	19.50'	90°00'00"	S47°03'43"E	27.58'
C17	19.50'	90°00'00"	N42°56'17"E	27.58'
C18	5.00'	90°00'00"	N47°03'43"W	7.07'
C19	19.50'	90°00'00"	S42°56'17"W	27.58'
C20	19.50'	90°26'29"	S47°16'58"E	27.68'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	1214.00'	0°26'29"	N87°43'02"E	9.35'
C22	19.50'	90°00'00"	N42°56'17"E	27.58'
C23	19.50'	90°00'00"	N47°03'43"W	27.58'
C24	19.50'	90°00'00"	N42°56'17"E	27.58'
C25	19.50'	90°00'00"	N47°03'43"W	27.58'
C26	19.50'	90°00'00"	S42°56'17"W	27.58'
C27	19.50'	90°00'00"	S47°03'43"E	27.58'
C28	1186.00'	4°46'57"	N87°45'21"E	98.97'
C29	19.50'	87°25'35"	N41°39'04"E	26.95'
C30	19.50'	90°00'00"	N47°03'43"W	27.58'

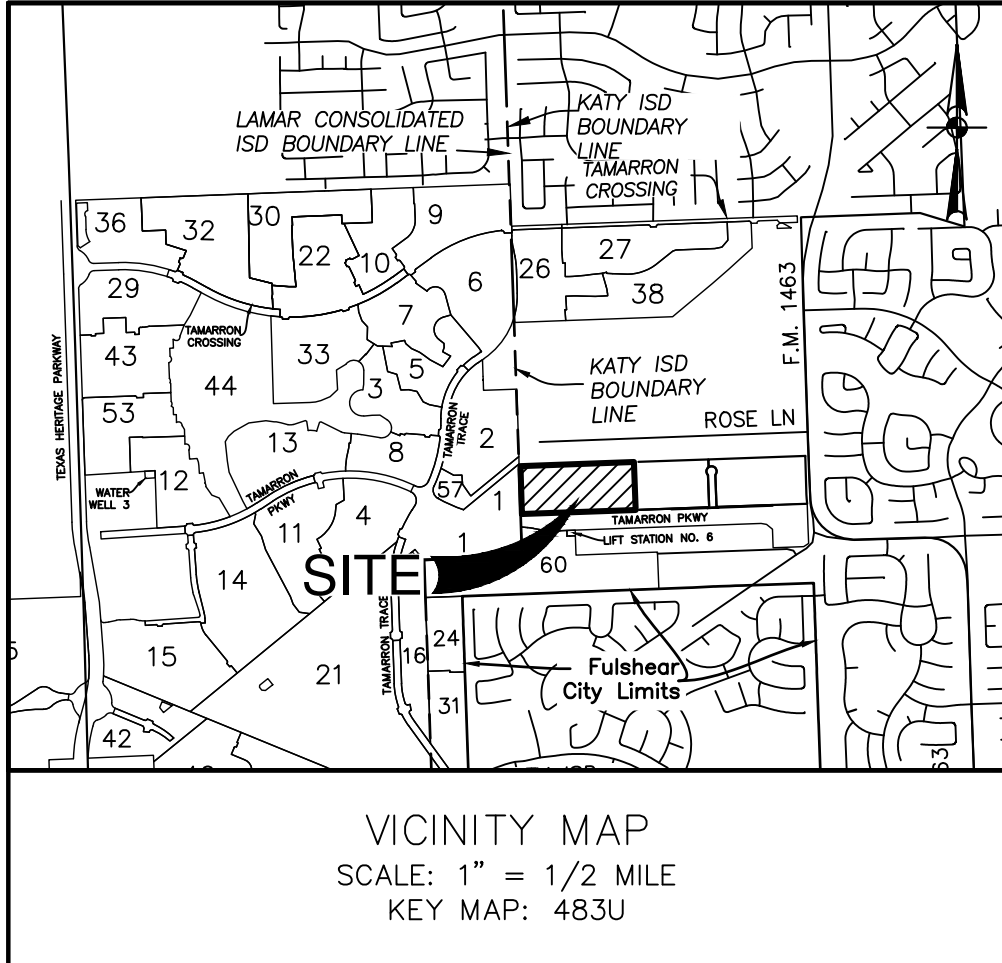
CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	19.50'	90°00'00"	S42°56'17"W	27.58'
C32	22.50'	87°47'27"	S45°57'27"E	31.20'
C33	22.50'	90°00'00"	N42°56'17"E	31.82'
C34	19.50'	90°00'00"	N47°03'43"W	27.58'
C35	19.50'	90°00'00"	S42°56'17"W	27.58'
C36	19.50'	90°00'00"	S47°03'43"E	27.58'
C37	19.50'	90°00'00"	N42°56'17"E	27.58'
C38	19.50'	90°00'00"	N47°03'43"W	27.58'
C39	19.50'	90°00'00"	S42°56'17"W	27.58'
C40	19.50'	90°00'00"	S47°03'43"E	27.58'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N2°03'43"W	47.90'
L2	N87°56'17"E	40.00'
L3	N87°56'17"E	40.00'
L4	S2°05'54"E	53.65'
L5	N42°55'32"E	24.87'
L6	S87°56'17"W	1.00'
L7	N87°56'17"E	40.00'
L8	S87°56'17"W	1.00'
L9	S87°56'17"W	1.00'
L10	N87°56'17"E	40.00'
L11	S87°56'17"W	1.00'
L12	S87°56'17"W	73.13'
L13	S2°05'54"E	1.91'
L14	S47°05'11"E	25.77'
L15	N42°54'49"E	25.34'

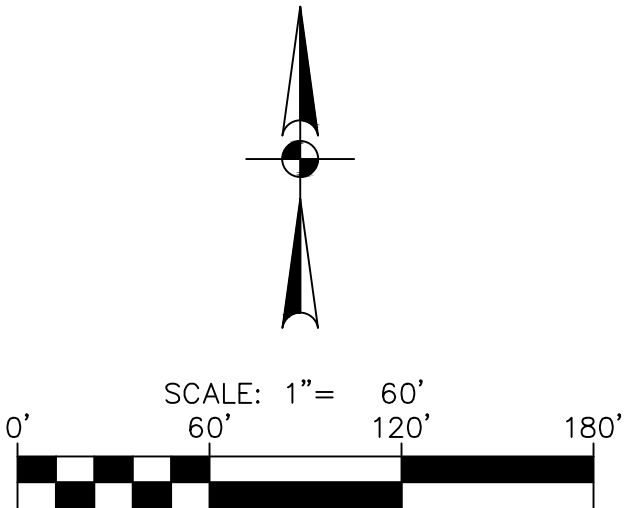
LINE TABLE		
LINE #	BEARING	LENGTH
L16	N2°05'54"W	2.24'
L17	S85°21'52"W	62.59'
L18	S47°04'28"E	25.29'
L19	S47°47'33"W	12.88'
L20	S43°03'41"E	13.09'
L21	S2°03'43"E	19.00'
L22	S87°56'17"W	54.00'
L23	S2°03'43"E	19.00'
L24	S2°03'43"E	19.00'
L25	S2°03'43"E	19.00'
L26	S2°03'43"E	19.00'
L27	S2°03'43"E	19.00'
L28	S2°03'43"E	19.00'
L29	S2°03'43"E	19.00'
L30	S2°03'43"E	19.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	S2°03'43"E	19.00'
L32	S2°03'43"E	19.00'
L33	S2°03'43"E	19.00'
L34	S2°03'43"E	19.00'
L35	S2°03'43"E	19.00'
L36	S87°56'17"W	19.00'
L37	S87°56'17"W	19.00'
L38	N2°03'43"W	20.00'
L39	S2°03'43"E	20.00'
L40	N2°03'43"W	20.00'
L41	S2°03'43"E	20.00'
L42	S26°52'49"E	28.88'
L43	N87°55'32"E	43.69'
L44	S2°04'28"E	10.00'
L45	N2°04'28"W	10.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L46	N26°52'49"W	25.20'



LEGEND

- = FOUND 5/8" IRON ROD
- = SET 5/8" IRON ROD WITH CAP STAMPED "GBI PARTNERS" 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.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 | GPE = GAS PIPELINE EASEMENT | PAE/PUE = PERMANENT ACCESS EASEMENT/PUBLIC UTILITY EASEMENT | PVT = PRIVATE |


RESERVES

- | | | |
|---|---|--|
| (RESTRICTED TO DRAINAGE, LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
3.487 AC. 151,915 SQ.FT. | (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.159 AC. 6,927 SQ.FT. | (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.082 AC. 3,579 SQ.FT. |
| (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.159 AC. 6,913 SQ.FT. | (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.082 AC. 3,579 SQ.FT. | (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.709 AC. 30,881 SQ.FT. |
| (RESTRICTED TO PARKING PURPOSES ONLY)
0.024 AC. 1,026 SQ.FT. | (RESTRICTED TO PARKING PURPOSES ONLY)
0.071 AC. 3,078 SQ.FT. | (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.077 AC. 3,362 SQ.FT. |
| (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.353 AC. 15,396 SQ.FT. | (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.052 AC. 2,268 SQ.FT. | (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.077 AC. 3,348 SQ.FT. |
| (RESTRICTED TO PARKING PURPOSES ONLY)
0.086 AC. 3,762 SQ.FT. | (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.082 AC. 3,579 SQ.FT. | (RESTRICTED TO PARKING PURPOSES ONLY)
0.071 AC. 3,078 SQ.FT. |
| (RESTRICTED TO PARKING PURPOSES ONLY)
0.071AC. 3,078 SQ.FT. | (RESTRICTED TO PARKING PURPOSES ONLY)
0.071 AC. 3,078 SQ.FT. | (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.127 AC. 5,516 SQ.FT. |
| (RESTRICTED TO PARKING PURPOSES ONLY)
0.071 AC. 3,078 SQ.FT. | (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.052 AC. 2,268 SQ.FT. | (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.129 AC. 5,621 SQ.FT. |
| (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.078 AC. 3,387 SQ.FT. | (RESTRICTED TO PARKING PURPOSES ONLY)
0.071 AC. 3,078 SQ.FT. | |

FINAL PLAT OF TAMARRON SECTION 19

A SUBDIVISION OF 23.663 ACRES OF LAND
LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT NUMBER 322
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS.

ALSO BEING A PARTIAL REPLAT OF
RESERVE "C" OF TAMARRON SECTION 1
AS RECORDED IN PLAT NO. 20140153, F.B.C.P.R.

201 LOTS 23 RESERVES 7 BLOCKS

SCALE: 1" = 60' SEPTEMBER 2024

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



GBI PARTNERS

4724 VISTA ROAD TBPELS FIRM #10130300
PASADENA, TX 77505 GBSurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

PREPARED BY:



DHI Engineering, LLC

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