

# PLAT RECORDING SHEET

**PLAT NAME:** Tamarron Section 20

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

**ACREAGE:** 15.296

\_\_\_\_\_

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

\_\_\_\_\_

**ABSTRACT NUMBER:** 322

\_\_\_\_\_

**NUMBER OF BLOCKS:** 5

**NUMBER OF LOTS:** 139

**NUMBER OF RESERVES:** 17

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

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(DEPUTY CLERK)

Date: Sep 30, 2024, 11:25am User ID: WLMorales  
File Z:\CLIENT PROJECTS\FOR HORTON\TAMARRON Section 20.dwg Plotting\840 - Final Plat\TAMARRON Section 20\_Final Plat\_Rt.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 15.296 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TAMARRON 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 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 \_\_\_\_\_

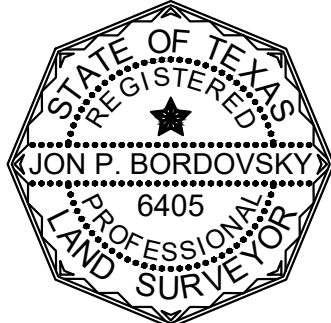
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNIE S. LOEB, VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT OF D.R. HORTON – TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT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

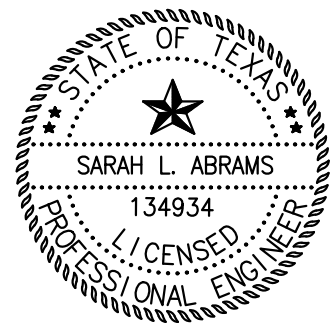
I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF 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 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 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.

\_\_\_\_\_  
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 **145.74'** 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 222: A BOX CUT ON BULLNOSE OF MEDIAN LOCATED AT THE SOUTH INTERSECTION OF TAMARRON PARKWAY AND MIRABEAU DRIVE, KATY, TX. HOLDING AN ELEVATION OF 143.85 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: 0.99988410.
- 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 3,011 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 2017127193.

BEING A TRACT CONTAINING 15.296 ACRES OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT NUMBER 322, FORT BEND COUNTY, TEXAS; SAID 15.296 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; SAID 15.296 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 INTERSECTION OF BOTTICELLI DRIVE (100--FEET WIDE), RECORDED IN PLAT NUMBER 20220229 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND TAMARRON PARKWAY (WIDTH VARIES), RECORDED IN PLAT NUMBER 20140153 OF THE F.B.C.P.R.;

THENCE, WITH SAID INTERSECTION, 21.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 41 DEGREES 47 MINUTES 53 SECONDS, A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS SOUTH 18 DEGREES 50 MINUTES 13 SECONDS WEST, A DISTANCE OF 21.40 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND ON THE NORTHERLY LINE OF RESERVE 'C'; TAMARRON SECTION 1, A SUBDIVISION RECORDED IN PLAT NUMBER 20140153 OF THE F.B.C.P.R.;

THENCE, WITH SAID NORTHERLY LINE, SOUTH 87 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 1004.37 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET;

THENCE, THROUGH AND ACROSS AFORESAID 59.5775 ACRE TRACT, NORTH 02 DEGREES 03 MINUTES 43 SECONDS WEST, A DISTANCE OF 658.60 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET ON THE SOUTHERLY LINE OF A CALL 2.50 ACRE TRACT OF LAND RECORDED IN THE NAME OF GREGORY AND DEBBIE CONAWAY IN F.B.C.C.F. NUMBER 2013007933;

THENCE, WITH SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF A CALL 2.50 ACRE TRACT RECORDED IN THE NAMES OF JAMES AND CYNTHIA COLEMAN IN VOLUME 2687, PAGE 1262 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), A CALL 2.50 ACRE TRACT OF LAND RECORDED IN THE NAMES OF DANIEL AND SYLVIA VALERIO IN F.B.C.C.F. NUMBER 1999043948 AND A CALL 2.50 ACRE TRACT RECORDED IN THE NAMES OF JUN WU AND LEI WANG IN F.B.C.C.F. NUMBER 2018116341, NORTH 87 DEGREES 56 MINUTES 12 SECONDS EAST, A DISTANCE OF 1023.75 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND AT THE NORTHWESTERLY CORNER OF RESERVE 'B'; TAMARRON MULTIFAMILY II, A SUBDIVISION RECORDED IN PLAT NUMBER 20220253 OF THE F.B.C.P.R.;

THENCE, WITH THE WESTERLY LINE OF SAID TAMARRON MULTIFAMILY II, SOUTH 02 DEGREES 03 MINUTES 46 SECONDS EAST, A DISTANCE OF 107.32 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND ON THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF SAID BOTTICELLI DRIVE (70--FEET RADIUS AT THIS LOCATION);

THENCE, WITH SAID R.O.W. LINE, THE FOLLOWING THREE (3) COURSES:

- 115.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 94 DEGREES 44 MINUTES 37 SECONDS, A RADIUS OF 70.00 FEET AND A CHORD WHICH BEARS SOUTH 07 DEGREES 26 MINUTES 46 SECONDS WEST, A DISTANCE OF 103.01 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET;
- 16.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 37 DEGREES 51 MINUTES 49 SECONDS, A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS SOUTH 20 DEGREES 59 MINUTES 38 SECONDS EAST, A DISTANCE OF 16.22 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET;
- SOUTH 02 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 414.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.296 ACRES OF LAND.

\_\_\_\_\_  
J. STACY SLAWSKI, 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 RECORDATION IN

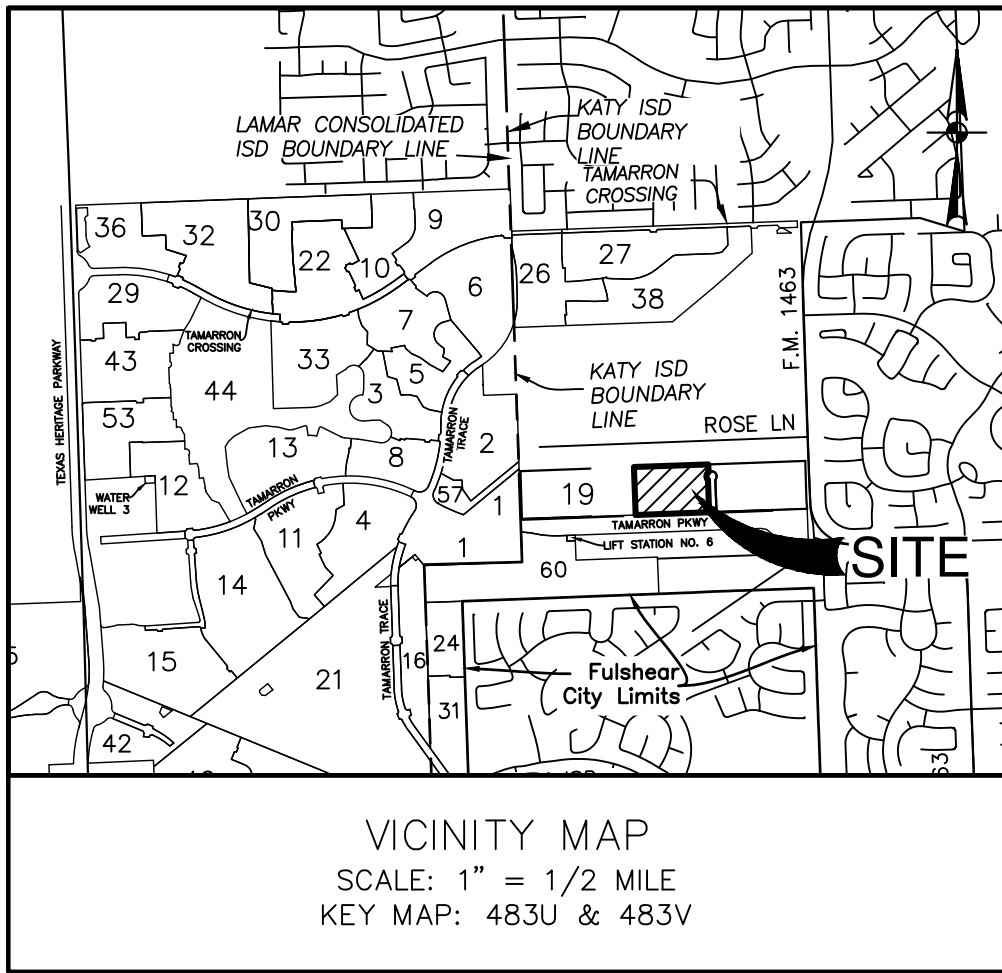
MY OFFICE ON \_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND IN

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



## FINAL PLAT OF TAMARRON SECTION 20

A SUBDIVISION OF 15.296 ACRES OF LAND  
LOCATED IN THE A.G. SHARPLESS SURVEY,  
ABSTRACT NUMBER 322

CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS.

139 LOTS 17 RESERVES 5 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

PREPARED BY:



**DHI Engineering, LLC**

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

SURVEYOR:



**GBI PARTNERS**

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

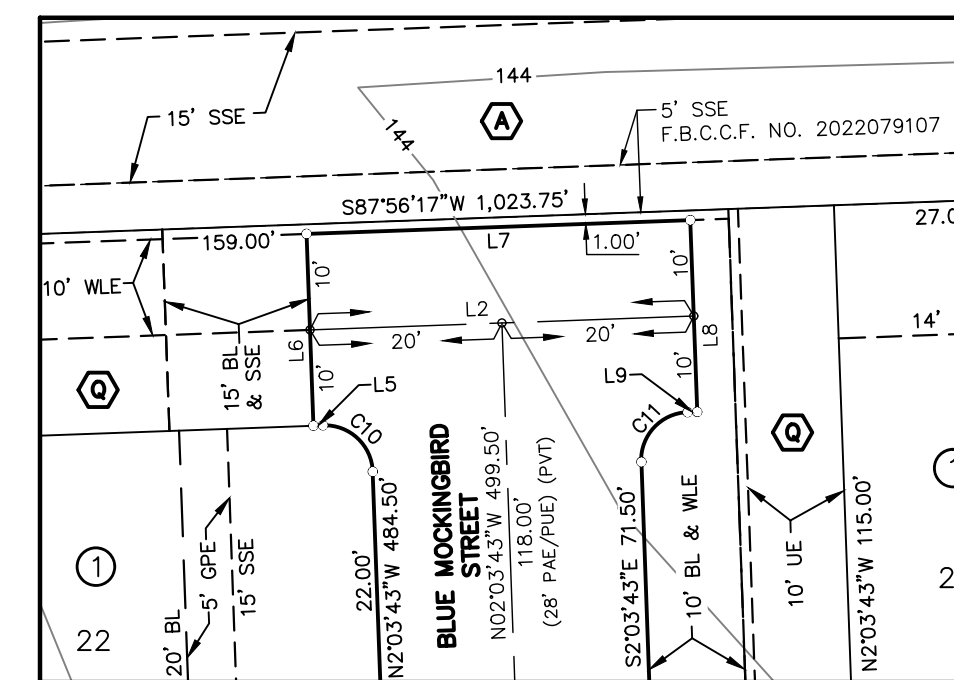
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	75.00'	94°44'37"	S72°26'46"E	103.01'	115.75'
C2	20.00'	37°51'49"	S20°59'38"E	16.22'	16.52'
C3	30.00'	41°47'53"	S18°50'13"W	21.40'	21.89'
C4	38.50'	90°00'00"	S42°56'17"W	54.45'	60.48'
C5	38.50'	90°00'00"	N47°03'43"W	54.45'	60.48'
C6	750.00'	10°20'58"	N82°45'48"E	135.29'	135.47'
C7	70.00'	24°16'16"	S02°26'53"E	29.43'	29.65'
C8	70.00'	24°12'16"	N24°41'09"W	29.35'	29.57'
C9	52.50'	90°00'00"	N47°03'43"W	74.25'	82.47'
C10	5.00'	90°00'00"	N47°03'43"W	7.07'	7.85'
C11	5.00'	90°00'00"	S42°56'17"W	7.07'	7.85'
C12	17.50'	90°00'00"	S47°03'43"E	24.75'	27.49'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C13	736.00'	10°23'45"	N82°44'24"E	133.36'	133.54'
C14	25.00'	65°51'16"	N44°36'53"E	27.18'	28.73'
C15	25.00'	65°40'44"	N69°37'40"W	27.11'	28.66'
C16	764.00'	68°03'38"	S80°36'16"W	81.88'	81.92'
C17	17.50'	85°54'17"	S40°48'25"W	23.81'	26.19'
C18	17.50'	90°00'00"	S47°03'43"E	24.75'	27.49'
C19	25.00'	90°00'00"	N42°56'17"E	35.36'	39.27'
C20	25.00'	90°00'00"	N47°03'43"W	35.36'	39.27'
C21	17.50'	90°00'00"	S42°56'17"W	24.75'	27.49'
C22	52.50'	90°00'00"	S42°56'17"W	74.25'	82.47'
C23	17.50'	90°00'00"	N47°03'43"W	24.75'	27.49'
C24	17.50'	90°00'00"	S42°56'17"W	24.75'	27.49'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C25	17.50'	90°00'00"	S47°03'43"E	24.75'	27.49'
C26	24.50'	90°00'00"	N42°56'17"E	34.65'	38.48'
C27	17.50'	90°00'00"	N42°56'17"E	24.75'	27.49'
C28	17.50'	90°00'00"	N47°03'43"W	24.75'	27.49'
C29	17.50'	90°00'00"	S42°56'17"W	24.75'	27.49'
C30	24.50'	90°00'00"	S47°03'43"E	34.65'	38.48'
C31	17.50'	90°00'00"	N47°03'43"W	24.75'	27.49'
C32	17.50'	90°00'00"	S42°56'17"W	24.75'	27.49'
C33	17.50'	90°00'00"	S47°03'43"E	24.75'	27.49'
C34	17.50'	90°00'00"	N42°56'17"E	24.75'	27.49'

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S87°56'17"W	144.00'	L13	S87°56'17"W	87.50'
L2	N87°56'17"E	40.00'	L14	S60°26'18"E	13.66'
L3	N77°35'19"E	17.30'	L15	N2°03'43"W	19.00'
L4	S2°03'43"E	14.21'	L16	S2°03'43"E	19.00'
L5	S87°56'17"W	1.00'	L17	N2°03'43"W	19.00'
L6	N2°03'43"W	20.00'	L18	S2°03'43"E	19.00'
L7	N87°56'17"E	40.00'	L19	N2°03'43"W	19.00'
L8	S2°03'43"E	20.00'	L20	S2°03'43"E	19.00'
L9	S87°56'17"W	1.00'	L21	S37°15'40"W	13.89'
L10	N87°56'17"E	87.50'	L22	S2°03'43"E	19.00'
L11	S2°03'43"E	39.00'	L23	S2°03'43"E	19.00'
L12	S2°03'43"E	39.00'	L24	S2°03'43"E	19.00'

LINE TABLE		
LINE #	BEARING	LENGTH
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	54.00'



DETAIL "A"  
1:20 SCALE

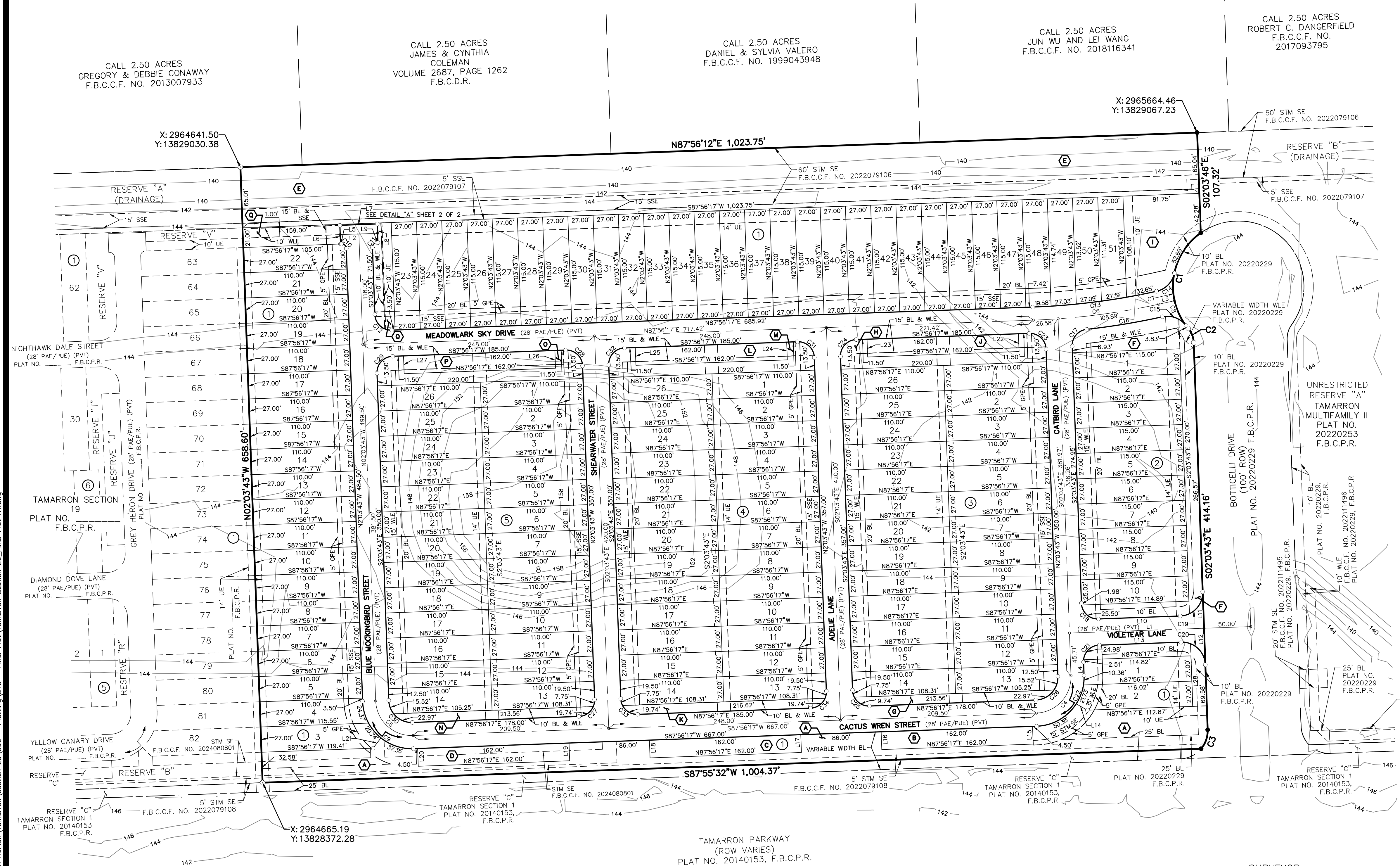
CALL 2.50 ACRES  
GREGORY & DEBBIE CONAWAY  
F.B.C.F. NO. 2013007933

CALL 2.50 ACRES  
JAMES & CYNTHIA  
COLEMAN  
VOLUME 2687, PAGE 1262  
F.B.C.D.R.

CALL 2.50 ACRES  
DANIEL & SYLVIA VALERO  
F.B.C.C.F. NO. 1999043948

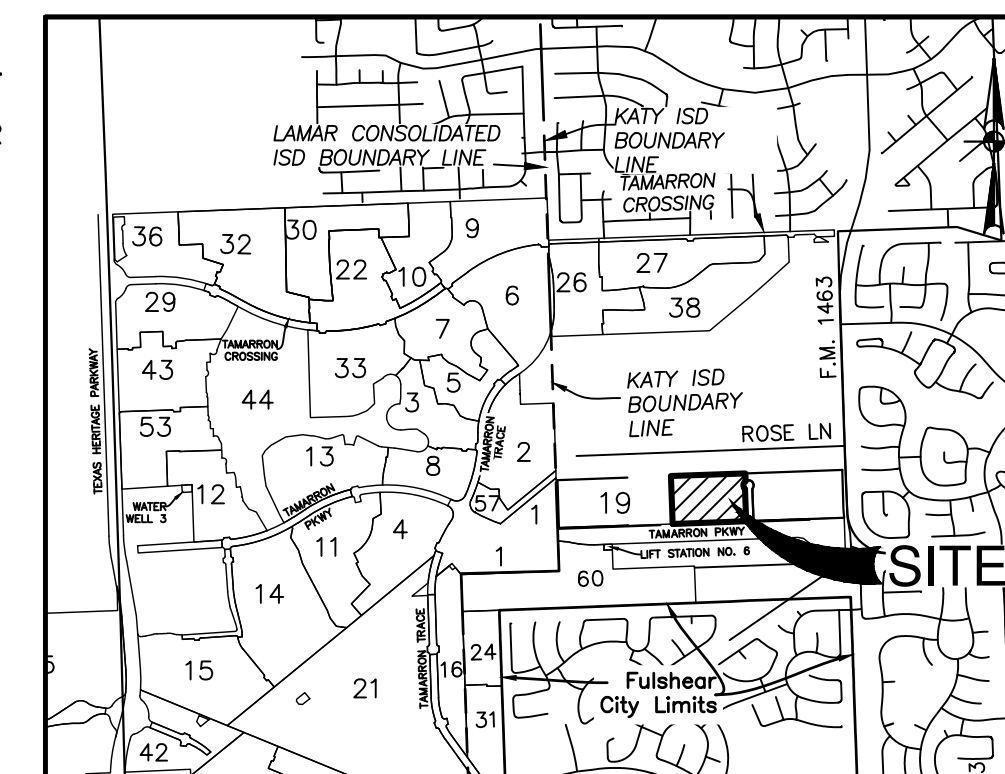
CALL 2.50 ACRES  
JUN WU AND LEI WANG  
F.B.C.C.F. NO. 2018116341

CALL 2.50 ACRES  
ROBERT C. DANGERFIELD  
F.B.C.C.F. NO.  
2017093795



## RESERVES

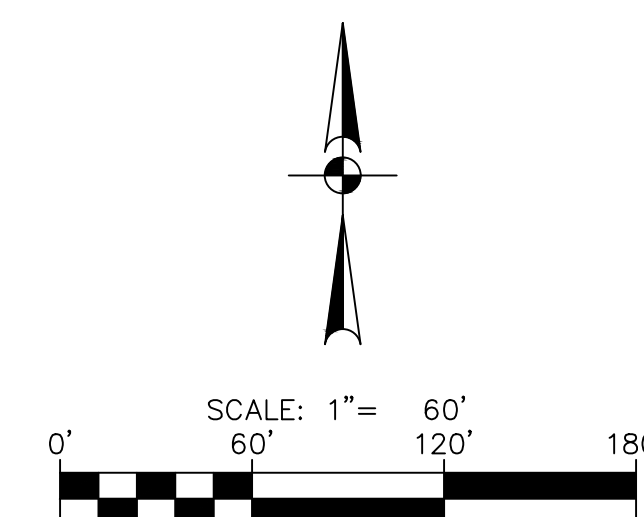
<b>A</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.620 AC. 27,012 SQ.FT.
<b>B</b>	RESTRICTED RESERVE (RESTRICTED TO PARKING PURPOSES ONLY) 0.071 AC. 3,078 SQ.FT.
<b>C</b>	RESTRICTED RESERVE (RESTRICTED TO PARKING PURPOSES ONLY) 0.071 AC. 3,078 SQ.FT.
<b>D</b>	RESTRICTED RESERVE (RESTRICTED TO PARKING PURPOSES ONLY) 0.071 AC. 3,078 SQ.FT.
<b>E</b>	RESTRICTED RESERVE (RESTRICTED TO DRAINAGE PURPOSES ONLY) 1.528 AC. 66,569 SQ.FT.
<b>F</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.218 AC. 9,498 SQ.FT.
<b>G</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.047 AC. 2,032 SQ.FT.
<b>H</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.083 AC. 3,611 SQ.FT.
<b>I</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.162 AC. 7,042 SQ.FT.
<b>J</b>	RESTRICTED RESERVE (RESTRICTED TO PARKING PURPOSES ONLY) 0.071 AC. 3,078 SQ.FT.
<b>K</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.048 AC. 2,077 SQ.FT.
<b>L</b>	RESTRICTED RESERVE (RESTRICTED TO PARKING PURPOSES ONLY) 0.071 AC. 3,078 SQ.FT.
<b>M</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.083 AC. 3,611 SQ.FT.
<b>N</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.047 AC. 2,032 SQ.FT.
<b>O</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.083 AC. 3,611 SQ.FT.
<b>P</b>	RESTRICTED RESERVE (RESTRICTED TO PARKING PURPOSES ONLY) 0.071 AC. 3,078 SQ.FT.
<b>Q</b>	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.102 AC. 4,442 SQ.FT.



VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP: 483U & 483V

## 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
- PV = PRIVATE



# FINAL PLAT OF TAMARRON SECTION 20

A SUBDIVISION OF 15.296 ACRES OF LAND  
LOCATED IN THE A.G. SHARPLESS SURVEY,  
ABSTRACT NUMBER 322  
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS.

139 LOTS      17 RESERVES      5 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

PREPARED BY:

SURVEYOR:



**GBI PARTNERS**  
4724 VISTA ROAD PASADENA, TX 77505  
PHONE: 281-499-4539  
TBPOLS FIRM #10130300  
GBISurvey@GBISurvey.com  
www.GBISurvey.com



**DHI Engineering, LLC**

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