

# PLAT RECORDING SHEET

**PLAT NAME:** Tamarron III Mixed Use

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

**ACREAGE:** 16.627

**LEAGUE:** J.D. Vermillion Survey

**ABSTRACT NUMBER:** 339

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**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, ERNIE S. LOEB, VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, OWNERS OF THE 16.627 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TAMARRON III MIXED USE, 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 AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN (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, 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, HARRIS 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, THEREUNTO AUTHORIZED,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

BY: D.R. HORTON-TEXAS, 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-TEXAS, 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

THIS PLAT OF TAMARRON III MIXED USE IS APPROVED BY THE CITY PLANNING COMMISSION OF CITY OF FULSHEAR, TEXAS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

AMY PEARCE, CHAIR

JOAN BERGER, CO-CHAIR

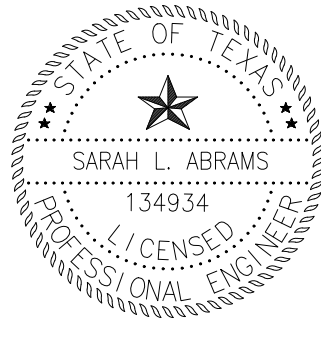
THIS PLAT OF TAMARRON III MIXED USE WAS APPROVED ON \_\_\_\_\_ BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN (6) MONTHS HEREAFTER.

DONALD MCCOY, MAYOR

MARIELA RODRIGUEZ, CITY SECRETARY

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.



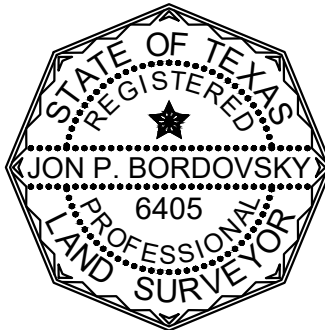
SARAH L. ABRAMS  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 134934

NOTES:

- BENCHMARK: TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT CONTROL POINT 10: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE WITH A BGE INC LOGO CAP STAMPED CONTROL POINT 10. THE POINT CAN BE LOCATED APPROXIMATELY 17,620 FEET NORTH OF THE NORTH ROW LINE OF FM 1093, 15 FEET SOUTH OF THE SOUTH ROW LINE OF STILL MAN FIELD DRIVE, 119.9 FEET EAST OF A GRAVEL ROAD, 26.8 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PAVEMENT OF SILLMAN FIELD DRIVE.  
ELEVATION = 148.56 FEET, NAVD 1988, 2001 ADJUSTMENT
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, EFFECTIVE DATE OF **08/08/2024** AND ISSUED **08/15/2024**.
- THIS PLAT LIES WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND ESD #4, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; DHI ENGINEERING DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF **148.30** 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 AROUND THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- ALL DRAINAGE EASEMENT ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 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: **1.00011591065**.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- 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.
- THIS SUBDIVISION IS SUBJECT TO AN UNRECORDED DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF FULSHEAR, TEXAS AND TAMARRON LAKES, L.P. AS EVIDENCED BY MEMORANDUM OF A DEVELOPMENT AGREEMENT RECORDED IN F.B.C.C.F. NOS. 20070776611 AND 2014049738.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- THIS PLAT IS SUBJECT TO A CENTERPOINT ENERGY HOUSTON ELECTRIC EASEMENT AS RECORDED IN F.B.C.C.F. NO. 2014039155 (BLANKET).
- THIS PLAT IS SUBJECT TO A 400-FOOT WIDE BUFFER EASEMENT AS RECORDED IN F.B.C.C.F. NO. 2020062122.

CERTIFICATE FOR SURVEYOR

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS 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 EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "GBI PARTNERS" UNLESS OTHERWISE NOTED.



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

FIELD NOTES FOR 16.627 ACRES

BEING A TRACT CONTAINING 16.627 ACRES OF LAND LOCATED IN THE J.D. VERMILLION SURVEY, ABSTRACT NO. 339, IN FORT BEND COUNTY, TEXAS; SAID 16.627 ACRE TRACT BEING A PORTION OF A CALL 686.0183 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 2013000056; SAID 16.627 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, DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT A 5/8- INCH IRON ROD WITH GBI PARTNERS CAP SET AT THE SOUTHWESTERLY CORNER OF TAMARRON SEC. 53, A SUBDIVISION RECORDED IN PLAT NUMBER 20180303 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND ON THE EASTERLY LINE RIGHT-OF-WAY (R.O.W.) LINE OF TEXAS HERITAGE PARKWAY (200- FEET WIDE) RECORDED IN F.B.C.C.F. NUMBER 2020062517;

THENCE, WITH THE SOUTHERLY LINE OF SAID TAMARRON SEC. 53 AND TAMARRON SEC. 12, A SUBDIVISION RECORDED IN PLAT NUMBER 20200106 OF THE F.B.C.P.R., NORTH 86 DEGREES 16 MINUTES 34 SECONDS EAST, A DISTANCE OF 824.10 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND AT THE NORTHWESTERLY CORNER OF TAMARRON REMOTE WATER WELL NO. 3; A SUBDIVISION RECORDED IN PLAT NUMBER 20200087 OF THE F.B.C.P.R.;

THENCE, WITH THE WESTERLY LINE OF SAID TAMARRON REMOTE WATER WELL NO. 3, SOUTH 03 DEGREES 43 MINUTES 26 SECONDS EAST, A DISTANCE OF 98.87 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND AT THE SOUTHWESTERLY CORNER OF SAID TAMARRON REMOTE WATER WELL NO. 3;

THENCE, WITH THE SOUTHERLY LINE OF SAID TAMARRON REMOTE WATER WELL NO. 3, NORTH 86 DEGREES 16 MINUTES 34 SECONDS EAST, A DISTANCE OF 137.85 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND ON THE WESTERLY LINE OF AFORESAID TAMARRON SEC. 12;

THENCE, WITH SAID WESTERLY LINE, SOUTH 01 DEGREE 55 MINUTES 13 SECONDS EAST, A DISTANCE OF 691.48 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND AT THE SOUTHWESTERLY CORNER OF SAID TAMARRON SEC. 12 AND ON THE NORTHERLY R.O.W. LINE OF TAMARRON PARKWAY (100- FEET WIDE), RECORDED IN PLAT NUMBER 20210030;

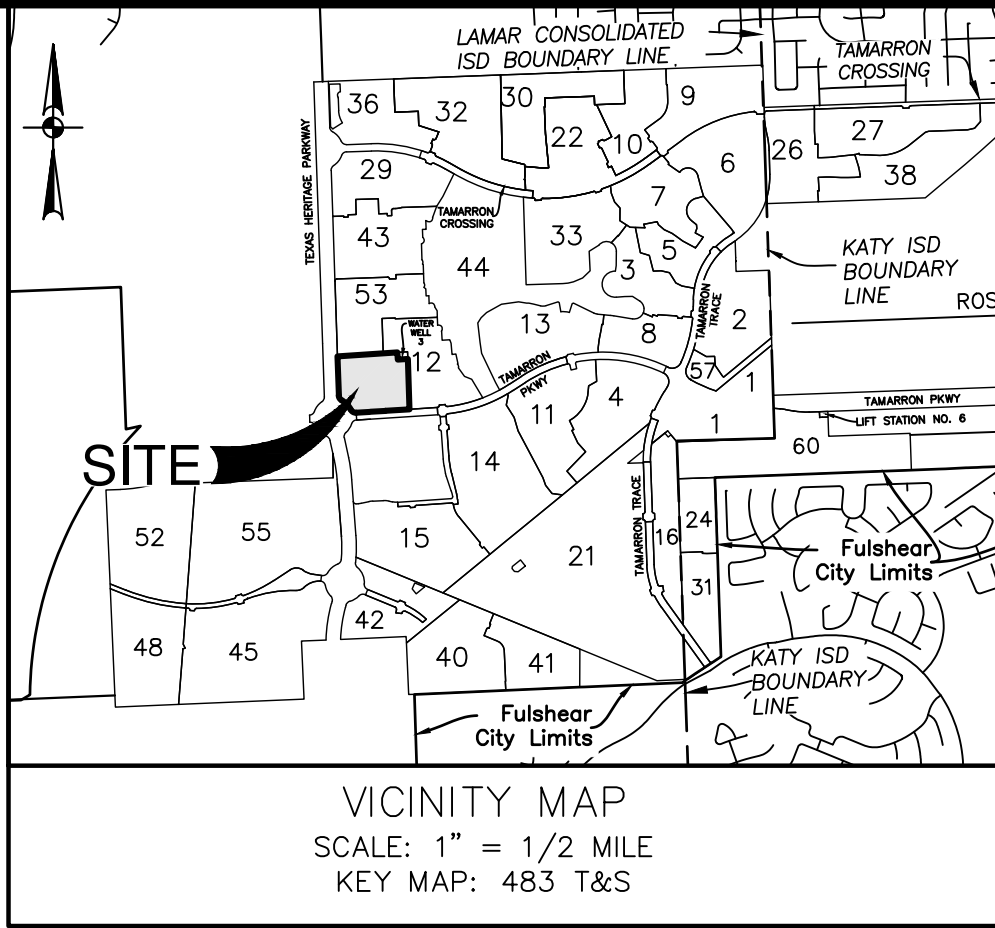
THENCE, WITH SAID NORTHERLY R.O.W. LINE, THE FOLLOWING FIVE (5) COURSES:

- SOUTH 86 DEGREES 16 MINUTES 34 SECOND WEST, A DISTANCE OF 330.96 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 7.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 00 DEGREES 03 MINUTES 17 SECONDS, A RADIUS OF 8050.00 FEET AND A CHORD WHICH BEARS SOUTH 86 DEGREES 14 MINUTES 55 SECONDS WEST, A DISTANCE OF 7.69 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- SOUTH 86 DEGREES 13 MINUTES 17 SECONDS WEST, A DISTANCE OF 199.01 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 7.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 00 DEGREES 03 MINUTES 17 SECONDS, A RADIUS OF 7950.00 FEET AND A CHORD WHICH BEARS SOUTH 86 DEGREES 14 MINUTES 55 SECONDS WEST, A DISTANCE OF 7.60 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- SOUTH 86 DEGREES 16 MINUTES 34 SECONDS WEST, A DISTANCE OF 189.61 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET AT THE NORTHEASTERLY INTERSECTION OF SAID TAMARRON PARKWAY AND AFORESAID TEXAS HERITAGE PARKWAY;

THENCE, WITH SAID INTERSECTION, THE FOLLOWING THREE (3) COURSES:

- 89.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 68 DEGREES 42 MINUTES 20 SECONDS, A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS NORTH 59 DEGREES 22 MINUTES 16 SECONDS WEST, A DISTANCE OF 84.64 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET;
- 180.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 38 DEGREES 24 MINUTES 09 SECONDS, A RADIUS OF 270.00 FEET AND A CHORD WHICH BEARS NORTH 44 DEGREES 13 MINUTES 11 SECONDS WEST, A DISTANCE OF 177.60 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET;
- 80.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 61 DEGREES 30 MINUTES 02 SECONDS, A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS NORTH 32 DEGREES 40 MINUTES 14 SECONDS WEST, A DISTANCE OF 76.69 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP SET ON THE AFORESAID EASTERLY R.O.W. LINE OF TEXAS HERITAGE PARKWAY;

THENCE, WITH SAID EASTERLY R.O.W. LINE, NORTH 01 DEGREE 55 MINUTES 13 SECONDS WEST, A DISTANCE OF 540.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.627 ACRES OF LAND.



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF 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 \_\_\_\_\_, 2025.

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 RECDORDATION 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 III MIXED USE

A SUBDIVISION OF 16.627 ACRES OF LAND  
LOCATED IN THE J.D. VERMILLION SURVEY,  
ABSTRACT NUMBER 339  
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK

SCALE: 1"= 60' JANUARY 2025

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:

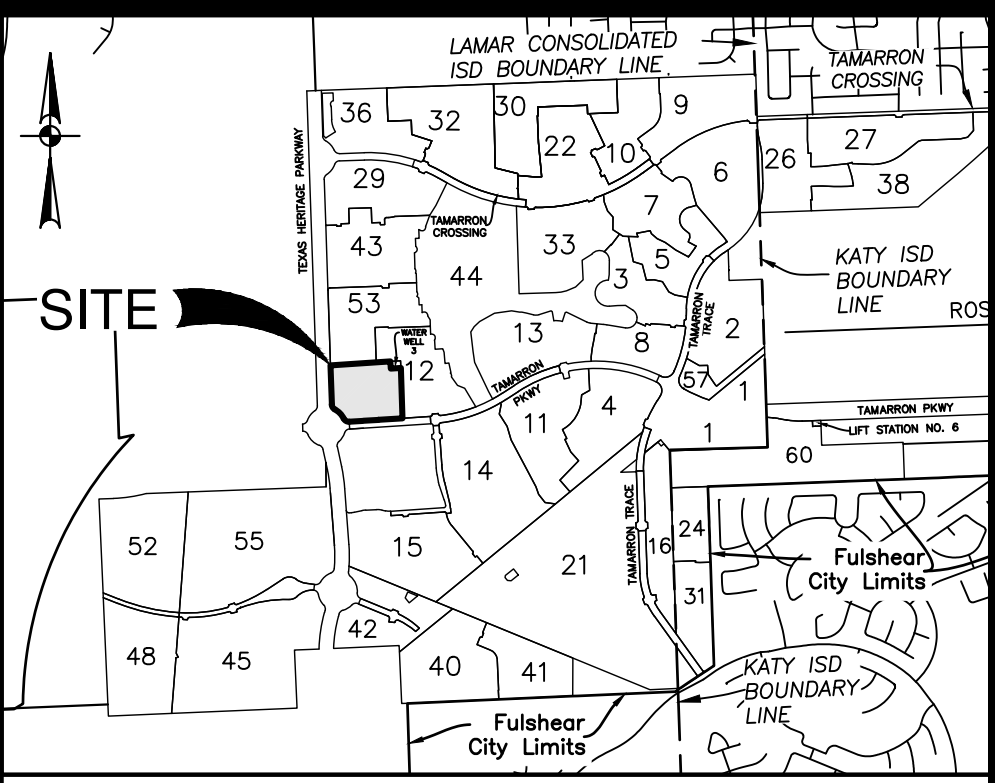


**GBI PARTNERS**

4724 VISTA ROAD  
PASADENA, TX 77505  
PHONE: 281-499-4539

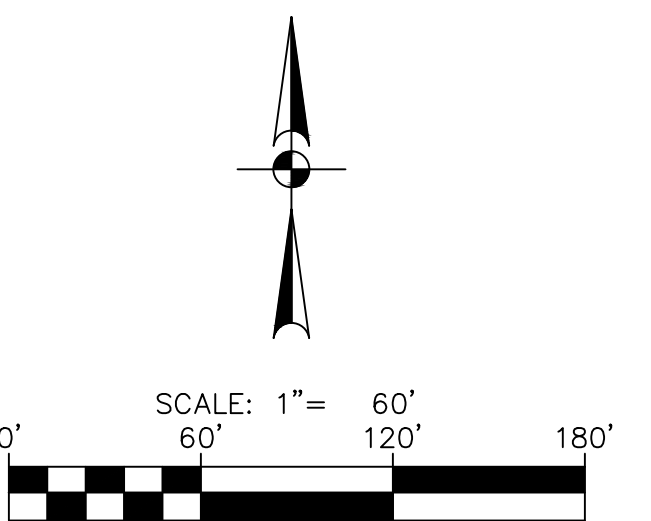
TBPE FIRM # 10130300  
GBISurvey@GBISurvey.com  
www.GBISurvey.com





## LEGEND

- FOUND 5/8" IRON ROD W/GBI PARTNERS CAP
- AC = ACRE
- AE = AERIAL EASEMENT
- BL = BUILDING LINE
- DE = DRAINAGE EASEMENT
- ESMT = EASEMENT
- FBCDR = FORT BEND COUNTY DEED RECORDS
- FBCCF = FORT BEND COUNTY CLERK'S FILE
- FBCPR = FORT BEND COUNTY PLAT RECORDS
- FC = FILM CODE
- FD = FOUND
- IR = IRON ROD
- LE = LANDSCAPE EASEMENT
- NO = NUMBER
- P.O.B. = POINT OF BEGINNING
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- UE = UTILITY EASEMENT
- WLE = WATER LINE EASEMENT



# FINAL PLAT OF TAMARRON III MIXED USE

A SUBDIVISION OF 16.627 ACRES OF LAND  
LOCATED IN THE J.D. VERMILLION SURVEY,  
ABSTRACT NUMBER 339  
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXA

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1 RESERVE    1 BLOCK
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SCALE: 1" = 60'      JANUARY 2025

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

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	8050.00'	0°03'17"	S86°14'55"W	7.69'	7.69'
C2	7950.00'	0°03'17"	S86°14'55"W	7.60'	7.60'
C3	75.00'	68°42'20"	N59°22'16"W	84.64'	89.94'
C4	270.00'	38°24'09"	N44°31'11"W	177.60'	180.97'
C5	75.00'	61°30'02"	N32°40'14"W	76.69'	80.50'

SURVEYOR:

# GBI PARTNERS

4724 VISTA ROAD  
PASADENA, TX 77505  
PHONE: 281-499-4539

TBPELS FIRM #10130300  
GBISurvey@GBISurvey.com  
www.GBISurvey.com



# DHI

Date: Jan 07, 2025, 3:40pm User ID: WLMorales  
File: Z:\\_CLIENT PROJECTS\DHI Communities\Tamarron III MF\800 - Platting\840 - Final Plat\Tamarron III MU\_Final Plat R1.dwg