

PLAT RECORDING SHEET

PLAT NAME: Tamarron Section 19 and Section 20 Partial Replat No 1

PLAT NO: _____

ACREAGE: 0.229

LEAGUE: A.G. Sharpless Survey

ABSTRACT NUMBER: 322

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

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

(DEPUTY CLERK)

D:\er_03_2025_11-25-am User ID: G:\Morales For E:\CLIENT PROJECTS\DR Horton\TAMARRON Section 19 & Section 20 Report No. \800 - Platting\840 - Final Plat\TAMARRON Section 19 & 20 PR No. 1_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 0.229 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TAMARRON SECTION 19 AND SECTION 20 PARTIAL REPLAT NO 1, 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, 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. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTNANCE 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, GREEK 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, 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 FORT BEND

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.

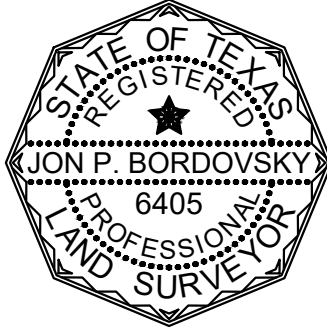
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.



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

CERTIFICATE FOR SURVEYOR:

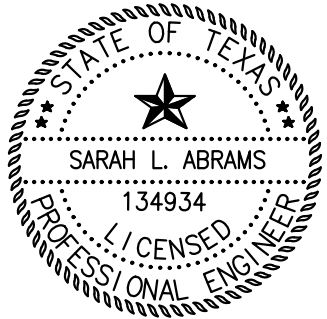
I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF 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 AND SECTION 20 PARTIAL REPLAT NO 1 WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 20____.

AMY PEARCE, CHAIR

CO-CHAIR

THIS PLAT OF TAMARRON SECTION 19 AND SECTION 20 PARTIAL REPLAT NO 1 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:

- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY 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.
- 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 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.
- 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.
- 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.
- 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.
- 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.
- 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 IS SUBJECT TO A CENTERPOINT ENERGY HOUSTON ELECTRIC EASEMENT AS RECORDED IN F.B.C.C.F. NO 2025025284 (BLANKET).

SURVEYOR:



GBI PARTNERS

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

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

METES AND BOUNDS DESCRIPTION:

BEING A TRACT CONTAINING 0.229 ACRE OF LAND LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322, IN FORT BEND COUNTY, TEXAS; SAID 0.229 ACRE TRACT BEING RESERVE "V", BLOCK 1, TAMARRON SECTION 19, A SUBDIVISION RECORDED IN PLAT NUMBER 20240251 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND RESERVE "Q", BLOCK 1, TAMARRON SECTION 20, A SUBDIVISION RECORDED IN PLAT NUMBER 20240252 OF THE F.B.C.P.R.; SAID 0.229 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 THE MOST SOUTHWESTERLY CORNER OF SAID RESERVE "V" AND THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF NIGHTHAWK DALE STREET (28- FEET WIDE), AS DEDICATED IN SAID TAMARRON SECTION 19;

THENCE, WITH THE WESTERLY LINE OF SAID RESERVE "V", NORTH 02 DEGREES 03 MINUTES 43 SECONDS WEST, A DISTANCE OF 115.00 FEET TO THE NORTHWESTERLY CORNER OF SAID RESERVE "V" AND THE SOUTHERLY LINE OF RESERVE "A" OF SAID TAMARRON SECTION 19;

THENCE, WITH THE NORTHERLY LINE OF SAID RESERVE "V" AND THE NORTHERLY LINE OF AFORESAID RESERVE "Q", NORTH 87 DEGREES 56 MINUTES 17 SECONDS EAST, AT A DISTANCE OF 168.48 FEET PASS THE NORTHEASTERLY CORNER OF SAID RESERVE "V" AND THE NORTHWESTERLY CORNER OF SAID RESERVE "Q", IN ALL A DISTANCE OF 327.48 FEET TO THE NORTHEASTERLY CORNER OF SAID RESERVE "Q";

THENCE, WITH THE EASTERLY LINE OF SAID RESERVE "Q", SOUTH 02 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 115.00 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID RESERVE "Q" AND THE NORTHERLY R.O.W. LINE OF MEADOWLARK SKY DRIVE (28- FEET WIDE), AS DEDICATED IN SAID TAMARRON SECTION 20;

THENCE, WITH SAID NORTHERLY R.O.W. LINE, THE FOLLOWING TWO (2) COURSES:

1) SOUTH 87 DEGREES 56 MINUTES 17 SECONDS WEST, A DISTANCE OF 3.50 FEET;

2) 27.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 17.50 FEET AND A CHORD WHICH BEARS NORTH 47 DEGREES 03 MINUTES 43 SECONDS WEST, A DISTANCE OF 24.75 FEET TO THE EASTERLY R.O.W. LINE OF BLUE MOCKINGBIRD STREET (28- FEET WIDE), AS DEDICATED IN SAID TAMARRON SECTION 20;

THENCE, WITH SAID EASTERLY R.O.W. LINE AND THE SOUTHERLY, NORTHERLY AND WESTERLY R.O.W. LINE OF SAID BLUE MOCKINGBIRD STREET, THE FOLLOWING SIX (6) COURSES:

1) NORTH 02 DEGREES 03 MINUTES 43 SECONDS WEST, A DISTANCE OF 71.50 FEET;

2) 7.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 5.00 FEET AND A CHORD WHICH BEARS NORTH 42 DEGREES 56 MINUTES 17 SECONDS EAST, A DISTANCE OF 7.07 FEET;

3) NORTH 87 DEGREES 56 MINUTES 17 SECONDS EAST, A DISTANCE OF 1.00 FEET;

4) NORTH 02 DEGREES 03 MINUTES 43 SECONDS WEST, A DISTANCE OF 20.00 FEET;

5) SOUTH 87 DEGREES 56 MINUTES 17 SECONDS WEST, A DISTANCE OF 40.00 FEET;

6) SOUTH 02 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A SOUTHEASTERLY CORNER OF AFORESAID RESERVE "Q";

THENCE, THE SOUTHERLY LINE OF SAID RESERVE "Q" AND AFORESAID RESERVE "V", SOUTH 87 DEGREES 56 MINUTES 17 SECONDS WEST, AT A DISTANCE OF 104.00 FEET PASS THE SOUTHWESTERLY CORNER OF SAID RESERVE "Q" AND THE SOUTHEASTERLY CORNER OF SAID RESERVE "V", IN ALL A DISTANCE OF 208.00 FEET TO THE EASTERLY R.O.W. LINE OF GREY HERON DRIVE (40- FEET WIDE AT THIS LOCATION), AS DEDICATED IN AFORESAID TAMARRON SECTION 19;

THENCE, WITH SAID EASTERLY R.O.W. LINE AND THE NORTHERLY, WESTERLY AND SOUTHERLY R.O.W. LINE OF SAID GREY HERON DRIVE, THE FOLLOWING SEVEN (7) COURSES:

1) NORTH 02 DEGREES 03 MINUTES 43 SECONDS WEST, A DISTANCE OF 20.00 FEET;

2) SOUTH 87 DEGREES 56 MINUTES 17 SECONDS WEST, A DISTANCE OF 40.00 FEET;

3) SOUTH 02 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 20.00 FEET;

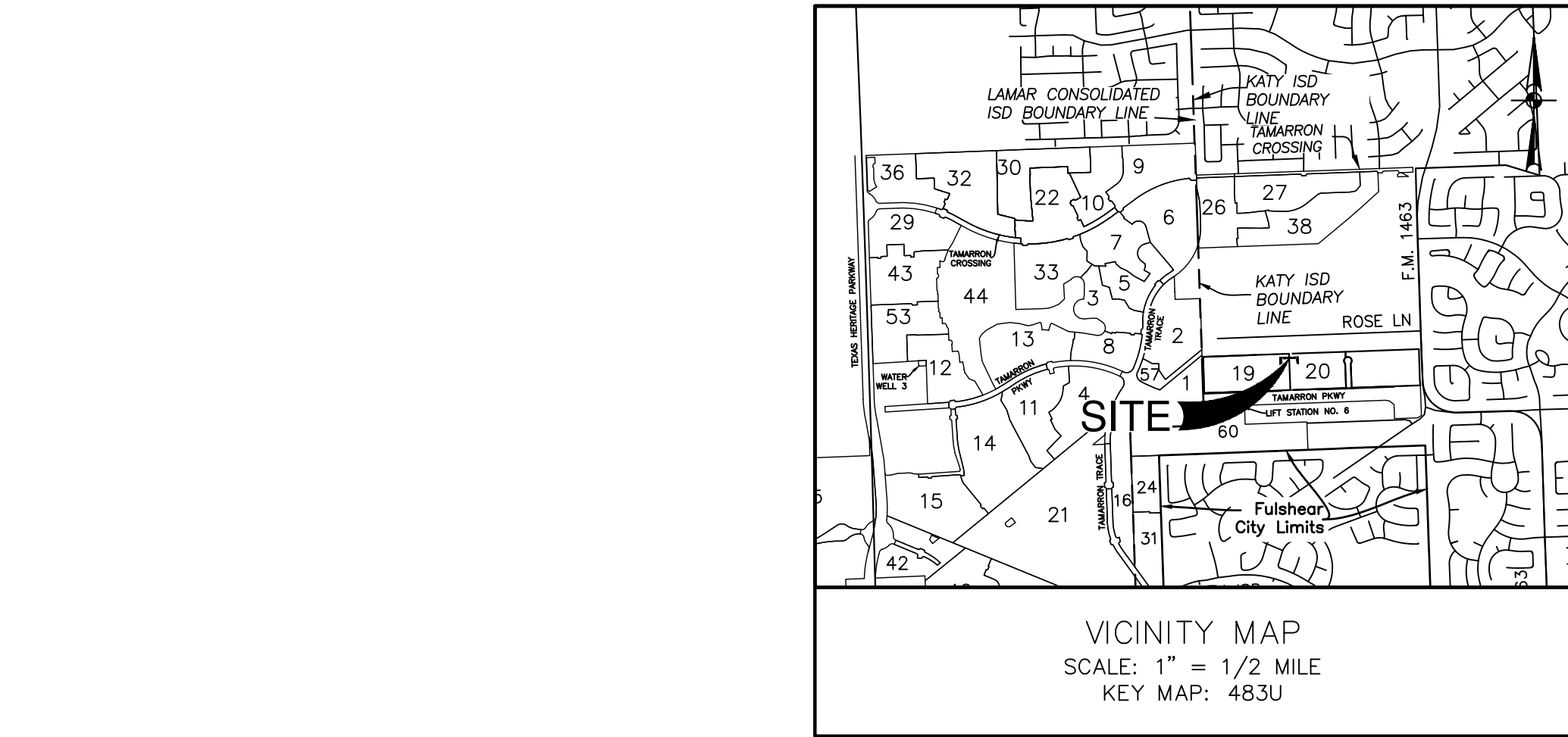
4) NORTH 87 DEGREES 56 MINUTES 17 SECONDS EAST, A DISTANCE OF 1.00 FEET;

5) 7.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 5.00 FEET AND A CHORD WHICH BEARS SOUTH 47 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 7.07 FEET;

6) SOUTH 02 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 69.50 FEET;

7) 30.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 19.50 FEET AND A CHORD WHICH BEARS SOUTH 42 DEGREES 56 MINUTES 17 SECONDS WEST, A DISTANCE OF 27.58 FEET TO THE AFORESAID NORTHERLY R.O.W. LINE OF NIGHTHAWK DALE STREET;

THENCE, WITH SAID NORTHERLY R.O.W. LINE, SOUTH 87 DEGREES 56 MINUTES 17 SECONDS WEST, A DISTANCE OF 10.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.229 ACRE OF LAND.



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 _____, 20____.

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

TAMARRON SECTION 19 AND SECTION 20 PARTIAL REPLAT NO 1

A SUBDIVISION OF 0.229 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 "V" OF TAMARRON SECTION 19
AS RECORDED IN PLAT NO. 20240251, F.B.C.P.R. AND
RESERVE "Q" OF TAMARRON SECTION 20 AS
RECORDED IN PLAT NO. 20240252, F.B.C.P.R.

REASON TO REPLAT: TO REVISE EASEMENTS FOR
CENTERPOINT ENERGY

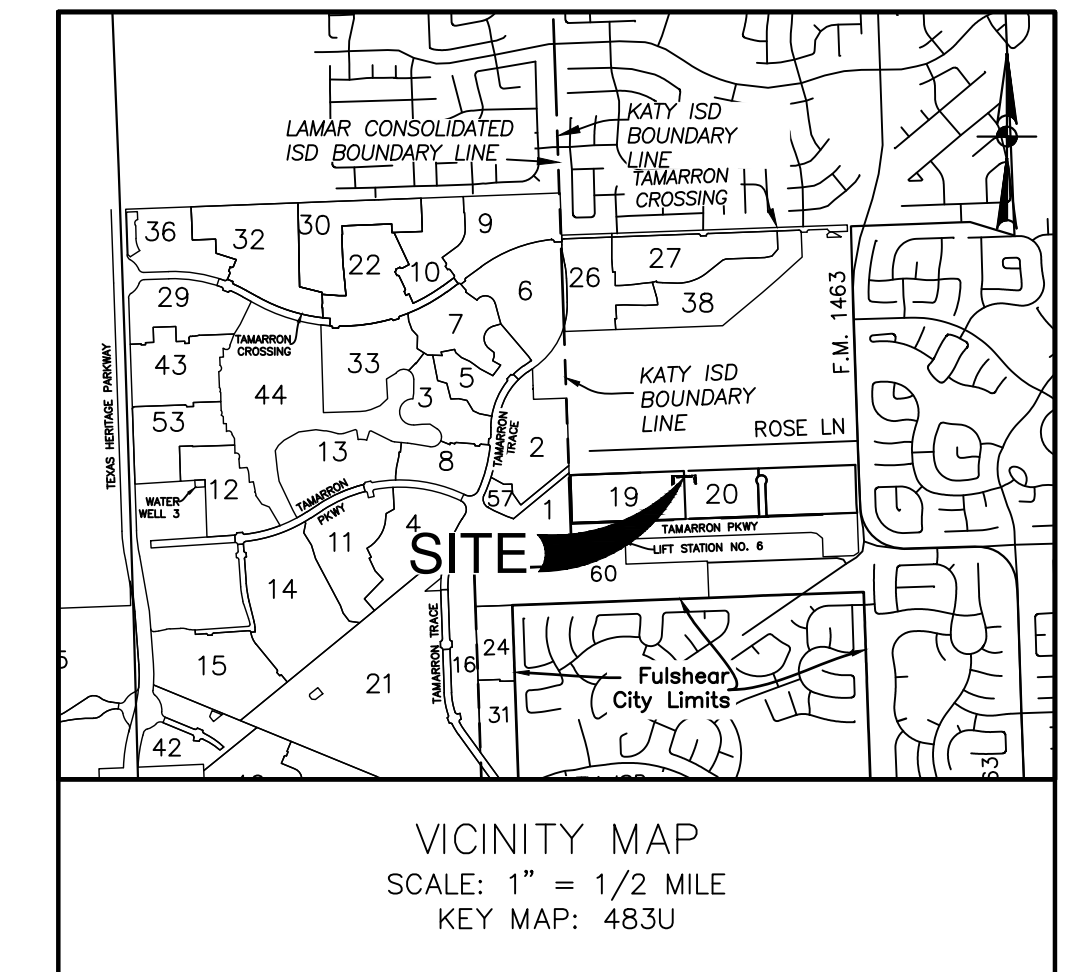
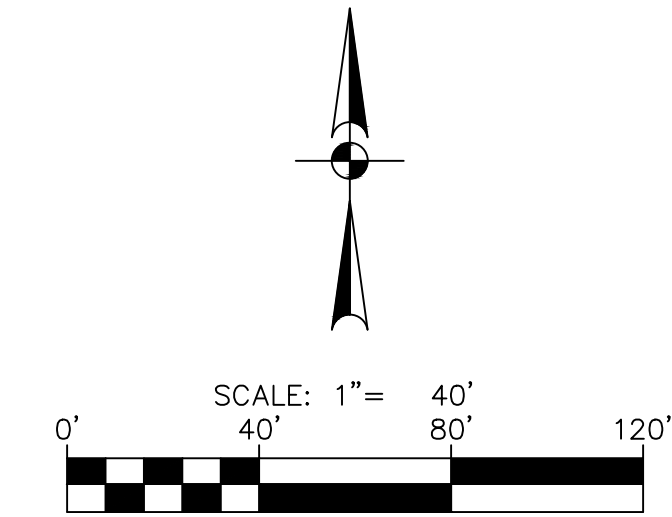
0 LOTS 2 RESERVES 1 BLOCKS

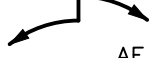
SCALE: 1"= 40' APRIL 2025

DHI Engineering, LLC

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

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



- # 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 | = | STORM SEWER EASEMENT |
| UE | = | UTILITY EASEMENT |
| VOL | = | VOLUME |
| WLE | = | WATER LINE EASEMENT |
| GPE | = | GAS PIPELINE EASEMENT |
| PAE/PU | = | PERMANENT ACCESS EASEMENT/PUBLIC UTILITY EASEMENT |
| PVT | = | PRIVATE |

RESERVES

- RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)
0.127 AC. 5,516 SQ.FT.
- RESTRICTED RESERVE
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)
0.102 AC. 4,442 SQ.FT.

TAMARRON
SECTION 19 AND SECTION 20
PARTIAL REPLAT NO 1

A SUBDIVISION OF 0.229 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 "V" OF TAMARRON SECTION 19
AS RECORDED IN PLAT NO. 20240251, F.B.C.P.R. AND
RESERVE "Q" OF TAMARRON SECTION 20 AS
RECORDED IN PLAT NO. 20240252, F.B.C.P.R.

REASON TO REPLAT: TO REVISE EASEMENTS FOR
CENTERPOINT ENERGY

0 LOTS 2 RESERVES 1 BLOCKS

SCALE: 1"= 40' APRIL 2025

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N20°3'43"W	20.00'
L2	S87°56'17"W	40.00'
L3	S20°3'43"E	1.00'
L4	N87°56'17"E	1.00'
L5	S20°3'43"E	69.50'
L6	S87°56'17"W	10.98'
L7	N20°3'43"W	115.00'
L8	N87°56'17"E	327.48'
L9	S20°3'43"E	115.00'
L10	S87°56'17"W	3.50'
L11	N20°3'43"W	71.50'
L12	N87°56'17"E	1.00'
L13	N20°3'43"W	20.00'
L14	S87°56'17"W	40.00'
L15	S20°3'43"E	20.00'
L16	S87°56'17"W	218.00'
L17	S20°3'43"E	20.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5.00'	90°00'00"	S47°03'43"E	7.07'	7.85'
C2	19.50'	90°00'00"	S42°56'17"W	27.58'	30.63'
C3	17.50'	90°00'00"	N47°03'43"W	24.75'	27.49'
C4	5.00'	90°00'00"	N42°56'17"E	7.07'	7.85'

CALL 2.50
ACRES
MARCUS WILLIAM
RAIF
F.B.C.C.F. NO.
2003152831

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

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

TAMARRON
SECTION 19
PLAT NO. 20240251
F.B.C.P.R.

TAMARRON
SECTION 20
PLAT NO. 20240252
F.B.C.P.R.

TAMARRON
SECTION 19
PLAT NO. 20240251
F.B.C.P.R.

TAMARRON
SECTION 20
PLAT NO. 20240252
F.B.C.P.R.

SURVEYOR:



GBI PARTNERS
4724 VISTA ROAD, TIRELS FIRM #10130300

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

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

PREPARED BY:



DHI Engineering, LLC

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