

STATE OF TEXAS
COUNTY OF FORT BEND

WE, DHI COMMERCIAL-TAMARRON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ANDREW J. WILEY, MANAGING DIRECTOR-COMMERCIAL DIVISION, BEING AN OFFICER OF DHI COMMERCIAL, INC., A DELAWARE CORPORATION, THE SOLE MEMBER OF DHI COMMERCIAL-TAMARRON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE 3.654 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), 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 PURPOSES 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 FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO 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 EASEMENT TOTALS TWENTY ONE FEET, 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 PURPOSES 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 EASEMENTS, FROM A PLANE SIXTEEN FEET (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 EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE 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 TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, 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 PURPOSES 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 SUBDIVISION 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, EXCESSIVE VEGETATION 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 THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 2 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 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, DHI COMMERCIAL-TAMARRON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DHI COMMERCIAL, INC., A DELAWARE CORPORATION, ITS SOLE MEMBER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ANDREW J. WILEY, ITS MANAGING DIRECTOR-COMMERCIAL DIVISION, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2024.

DHI COMMERCIAL-TAMARRON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: DHI COMMERCIAL, INC.,
A DELAWARE CORPORATION,
ITS SOLE MEMBER

BY: _____
ANDREW J. WILEY
MANAGING DIRECTOR-COMMERCIAL DIVISION

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREW J. WILEY, MANAGING DIRECTOR-COMMERCIAL DIVISION OF DHI COMMERCIAL, INC., A DELAWARE CORPORATION, THE SOLE MEMBER OF DHI COMMERCIAL-TAMARRON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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, 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 EIGHTHS (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, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

I, JUSTIN S. HAIRE, 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.

JUSTIN S. HAIRE, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 104997

THIS PLAT OF TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 2 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2024.

AMY PEARCE, CHAIR

JOAN BERGER, CO-CHAIR

THIS PLAT OF TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 2 WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2024, 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 SIX (6) MONTHS HEREAFTER.

DONALD MCCOY, MAYOR

MARIELA RODRIGUEZ, CITY SECRETARY

BEING A TRACT CONTAINING 3.654 ACRES OF LAND, LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, IN FORT BEND COUNTY, TEXAS; SAID 3.654 ACRE TRACT BEING A PORTION OF A CALL 6.983 ACRE TRACT OF LAND RECORDED IN THE NAME OF DHI COMMERCIAL-TAMARRON, LLC IN FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NUMBER 2020024828; SAID 3.654 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND ON THE EASTERLY LINE OF SAID 6.983 ACRE TRACT, AT THE NORTHEASTERLY CORNER OF TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 1, A SUBDIVISION RECORDED IN PLAT NUMBER 20210106 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 1463 (WIDTH VARIES) RECORDED IN VOLUME 275, PAGES 547 AND 548 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.);

THENCE, WITH THE NORTHERLY LINE OF SAID TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 1, SOUTH 87 DEGREES 48 MINUTES 17 SECONDS WEST, A DISTANCE OF 282.99 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND AT THE NORTHWESTERLY CORNER OF SAID TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 1 AND ON THE EASTERLY LINE OF TAMARRON MULTIFAMILY, A SUBDIVISION RECORDED IN PLAT NUMBER 20190169 OF THE F.B.C.P.R.;

THENCE, WITH SAID EASTERLY LINE, NORTH 01 DEGREE 49 MINUTES 13 SECONDS WEST, A DISTANCE OF 573.08 FEET TO AN "X" CUT IN CONCRETE FOUND AT THE NORTHWESTERLY CORNER OF SAID 6.983 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF TAMARRON LIFT STATION NO.5, A SUBDIVISION RECORDED IN PLAT NUMBER 20190209 OF THE F.B.C.P.R.;

THENCE, WITH THE SOUTHERLY LINE OF SAID TAMARRON LIFT STATION NO.5, NORTH 88 DEGREES 09 MINUTES 14 SECONDS EAST, A DISTANCE OF 195.18 FEET TO A 5/8-INCH IRON ROD WITH LJA CAP FOUND AT THE SOUTHEASTERLY CORNER OF SAID TAMARRON LIFT STATION NO.5 AND A NORTHEASTERLY CORNER OF SAID 6.983 ACRE TRACT;

THENCE, WITH THE NORTHEASTERLY LINE OF SAID 6.983 ACRE TRACT, SOUTH 60 DEGREES 42 MINUTES 18 SECONDS EAST, A DISTANCE OF 100.68 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND ON AFORESAID WESTERLY R.O.W. LINE;

THENCE, WITH SAID WESTERLY R.O.W. LINE, SOUTH 01 DEGREE 59 MINUTES 53 SECONDS EAST, A DISTANCE OF 519.29 FEET TO THE TO THE POINT OF BEGINNING AND CONTAINING 3.654 ACRES OF LAND.

BEING A TRACT CONTAINING 3.654 ACRES OF LAND, LOCATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, IN FORT BEND COUNTY, TEXAS; SAID 3.654 ACRE TRACT BEING A PORTION OF A CALL 6.983 ACRE TRACT OF LAND RECORDED IN THE NAME OF DHI COMMERCIAL-TAMARRON, LLC IN FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NUMBER 2020024828; SAID 3.654 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AS DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND ON THE EASTERLY LINE OF SAID 6.983 ACRE TRACT, AT THE NORTHEASTERLY CORNER OF TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 1, A SUBDIVISION RECORDED IN PLAT NUMBER 20210106 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 1463 (WIDTH VARIES) RECORDED IN VOLUME 275, PAGES 547 AND 548 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.);

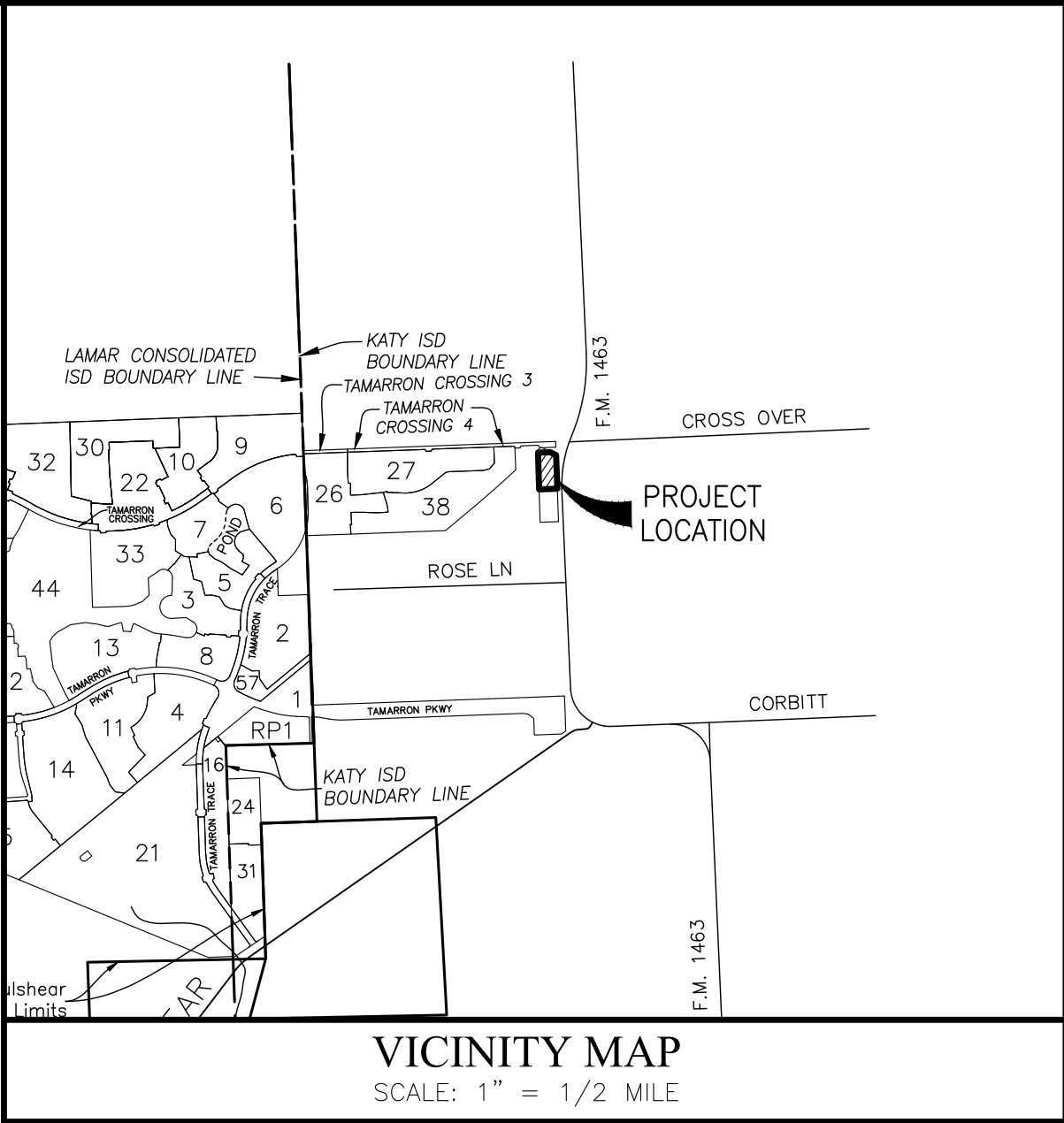
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THENCE, WITH THE SOUTHERLY LINE OF SAID TAMARRON LIFT STATION NO.5, NORTH 88 DEGREES 09 MINUTES 14 SECONDS EAST, A DISTANCE OF 195.18 FEET TO A 5/8-INCH IRON ROD WITH LJA CAP FOUND AT THE SOUTHEASTERLY CORNER OF SAID TAMARRON LIFT STATION NO.5 AND A NORTHEASTERLY CORNER OF SAID 6.983 ACRE TRACT;

THENCE, WITH THE NORTHEASTERLY LINE OF SAID 6.983 ACRE TRACT, SOUTH 60 DEGREES 42 MINUTES 18 SECONDS EAST, A DISTANCE OF 100.68 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND ON AFORESAID WESTERLY R.O.W. LINE;

THENCE, WITH SAID WESTERLY R.O.W. LINE, SOUTH 01 DEGREE 59 MINUTES 53 SECONDS EAST, A DISTANCE OF 519.29 FEET TO THE TO THE POINT OF BEGINNING AND CONTAINING 3.654 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 THIS 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 _____, 2024.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP 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 _____, 2024 AT _____ O'CLOCK ____M. 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

PRELIMINARY PLAT OF TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 2

A SUBDIVISION OF 3.654 ACRES OF LAND SITUATED IN THE
A.G. SHARPLESS SURVEY, ABSTRACT 322, CITY OF FULSHEAR ETJ,
FORT BEND COUNTY, TEXAS.

0 LOTS 3 RESERVES (3.654 ACRES) 1 BLOCK
JUNE 14, 2024 JOB NO. 2431-1901

OWNERS:

DHI COMMERCIAL - TAMARRON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ANDREW J. WILEY, MANAGING DIRECTOR-COMMERCIAL DIVISION
1341 HORTON CIRCLE, ARLINGTON, TEXAS 76011
PH: 817.390.8200



SURVEYOR:

ENGINEER:

GBI PARTNERS

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

T&P&S FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

DHI ENGINEERING, LLC

6744 HORTON VISTA DR., SUITE 100,
RICHMOND, TEXAS 77407
PH: 281.566.2100
T.B.P.E.L.S. FIRM # 19561

PLAT PREPARED BY:

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

LJA

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

