

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Section 3

PLAT NO: _____

ACREAGE: 33.33

LEAGUE: Micajah Autrey Survey and John Jay Bond Survey

ABSTRACT NUMBER: A-100 and A-113

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 121

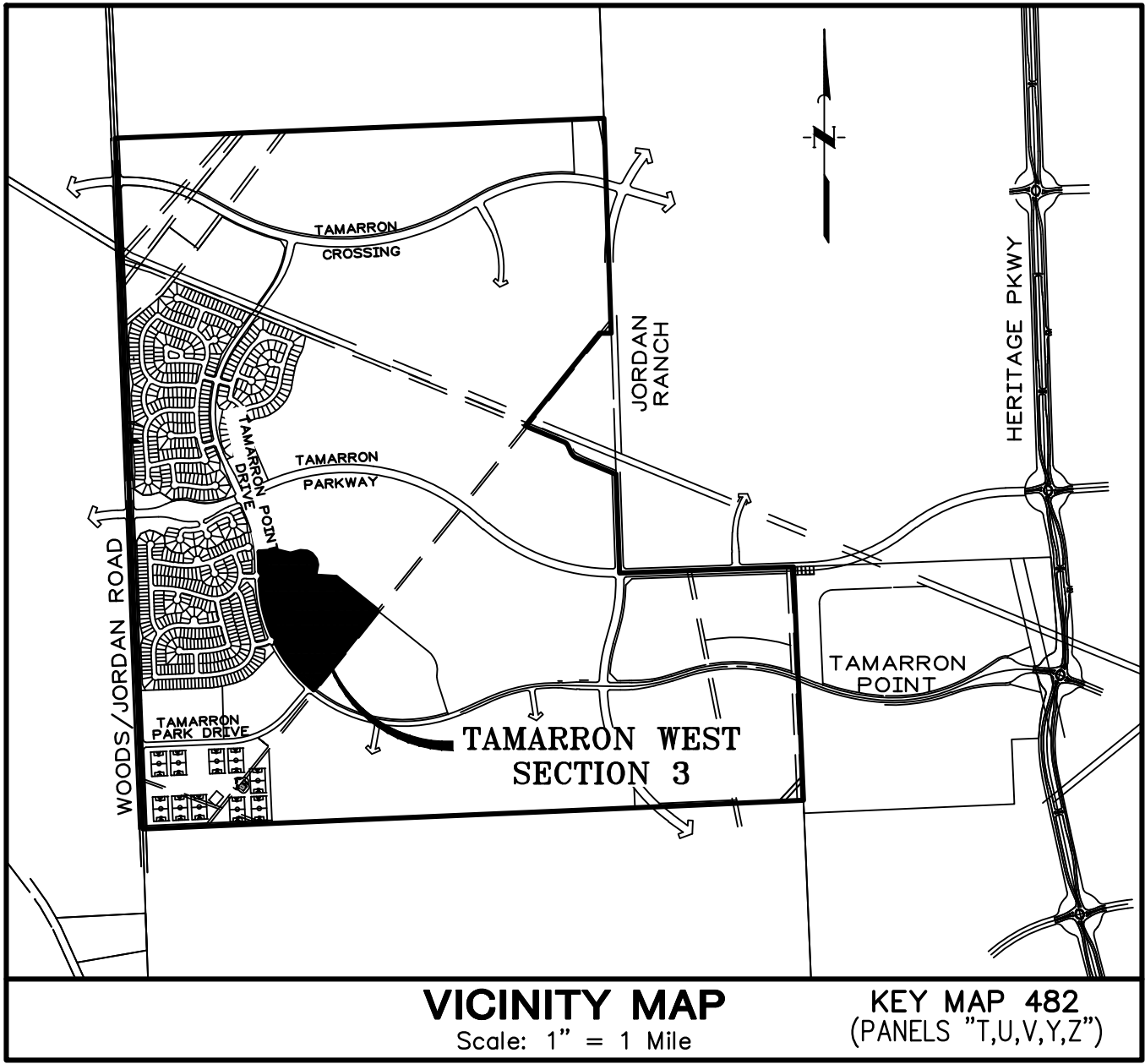
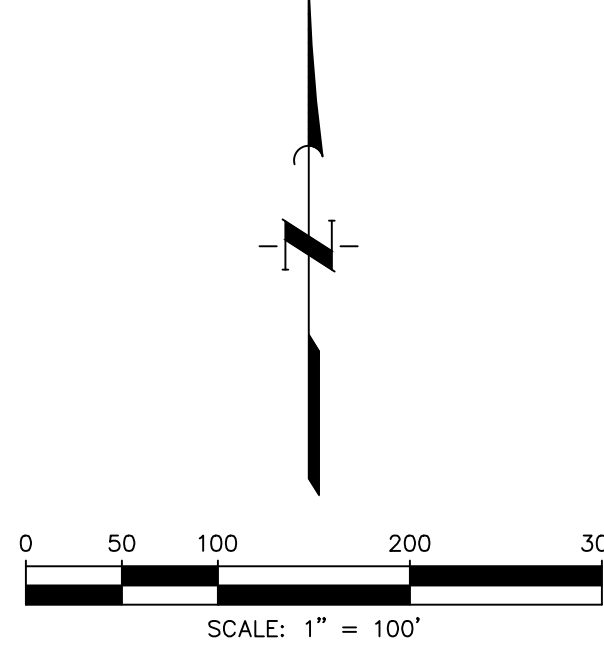
NUMBER OF RESERVES: 7

OWNERS: D.R. Horton – Texas, Ltd.

(DEPUTY CLERK)

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 222
LID	N/A
OID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO.4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 7

- A** RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space
Purposes Only
0.58 AC
25,420 Sq Ft
- B** RESTRICTED RESERVE "B"
Restricted to Landscape/Open Space
Purposes Only
0.06 AC
2,874 Sq Ft
- C** RESTRICTED RESERVE "C"
Restricted to Landscape/Open Space
Purposes Only
0.20 AC
8,550 Sq Ft
- D** RESTRICTED RESERVE "D"
Restricted to Drainage
Purposes Only
0.09 AC
3,850 Sq Ft
- E** RESTRICTED RESERVE "E"
Restricted to Landscape/Open Space
Purposes Only
0.09 AC
4,110 Sq Ft
- F** RESTRICTED RESERVE "F"
Restricted to Landscape/Open Space
Purposes Only
0.09 AC
3,981 Sq Ft
- G** RESTRICTED RESERVE "G"
Restricted to Landscape/Open Space
Purposes Only
0.53 AC
23,244 Sq Ft



1003 FRANZ INVESTMENTS, LTD.
CALLED 22.24 AC. (TRACT 3)
C.C.F. NO. 2020183372
O.P.R.F.B.C.T.

REMAINDER ACREAGE OF
CALLED 927.88 AC. (TRACT 1)
1003 FRANZ INVESTMENTS, LTD.
C.C.F. NO. 2020183372
O.P.R.F.B.C.T.

HALTWHISTLE ROAD (60' ROW)

TAMARRON WEST SECTION TWO
C.C.F. No. P.R.F.B.C.T.

1003 FRANZ INVESTMENTS, LTD.
CALLED 29.43 AC. (TRACT 2)
C.C.F. NO. 2020183372
O.P.R.F.B.C.T.

TAMARRON PARK AND TAMARRON POINT STREET DEDICATION (60' ROW)
C.C.F. No. P.R.F.B.C.T.

TAMARRON POINT SECTION 5
C.C.F. No. P.R.F.B.C.T.

- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
 - 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 4) AE "Aerial Easement"
 - BL "Building Line"
 - OF "Clerk's File"
 - DE "Drainage Easement"
 - Em "Easement"
 - FC "Firm Code"
 - FBCDR "Fort Bend County Deed Records"
 - FBCPRRP "Fort Bend County Official Public Records of Real Property"
 - FBCDR "Fort Bend County Plat Records"
 - No "Number"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol = Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Block Number"
 - "Sat 3/4-inch Iron Rod With Cap Stamped "Cotton Surveying" as Per Certification"
 - "Street Name Break"
 - 5) All easements are centered on lot lines unless shown otherwise.
 - 6) All building lines along street rights-of-way are as shown on the plat.
 - 7) All drainage easements 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.
 - 8) This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 222.
 - 9) According to the Flood Insurance Rate Map (FIRM) No. 48157C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within Zone "X"; which includes areas of 0.2% annual chance flood.
 - 10) The top of all floor slabs shall be a minimum of 155.0' 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.
 - 11) Elevations shown hereon are based on NOS Monument HGCSO 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCSO 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/-0.34 miles North of the intersection of F.M. Highway 1463 and Churchill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD88) 12).
 - 12) All side lot building lines to be 5' unless otherwise noted.
 - 13) Sidewalks shall be built or caused to be built not less than five 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 the A.D.A.
 - 14) This plat is located in lighting zone L23.
 - 15) The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 1.0001144934.
 - 16) 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.
 - 17) There are no pipeline within the platted area.
 - 18) This plat was prepared from information by DHI TITLE AGENCY, dated February 10, 2021. The surveyor has not abstracted the subject tract.
 - 19) 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.
 - 20) Site Plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
 - 21) Single family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 300 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. (When applicable)
 - 22) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
 - 23) Tamarron West Section 3 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISO, Fort Bend County, & Fort Bend County Drainage District and Fort Bend County Assistance District No.7.
 - 24) A minimum distance of 10 feet shall be maintained between residential dwellings.
 - 25) Contours shown hereon are NAVD 88 datum.
 - 26) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.
 - 27) Fort Bend County MUD No. 222 owner of "Reserve D" maintains the rights to the maintenance of Reserve "D".

TAMARRON WEST

SECTION 3

A SUBDIVISION OF 33.33 ACRES OF LAND

OUT OF THE

MICAJAH AUTREY SURVEY, A-100 AND

JOHN JAY BOND SURVEY, A-113

FORT BEND COUNTY, TEXAS

121 LOTS 7 RESERVES 3 BLOCKS

NOVEMBER 2021

OWNER:
D. R. HORTON-Texas, Ltd.,
a Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
281-269-6832

SURVEYOR:
JC JONES | CARTER
Texas Board of Professional Land Surveying Registration No. 12046104
1120 Corporate Drive - Houston, Texas 77011-1341, TX 77057

ENGINEER:
JC JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 12046104
6309 West Loop South, Suite 100 - Dallas, TX 75240-1337