

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Section 2 Partial Replat No. 1

PLAT NO: _____

ACREAGE: 0.43

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: A-100

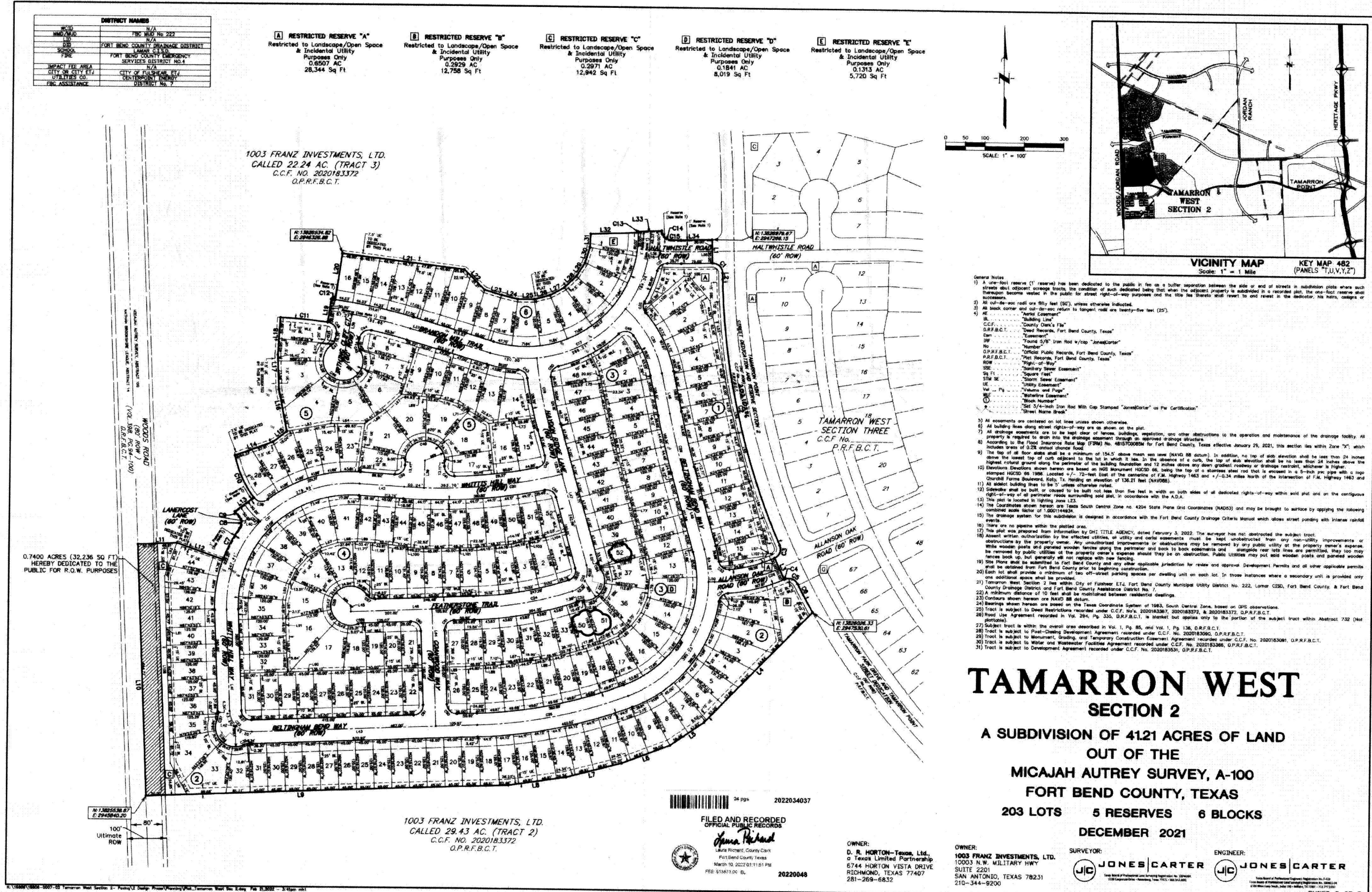
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 3

NUMBER OF RESERVES: 0

OWNERS: D.R. Horton – Texas, Ltd

(DEPUTY CLERK)



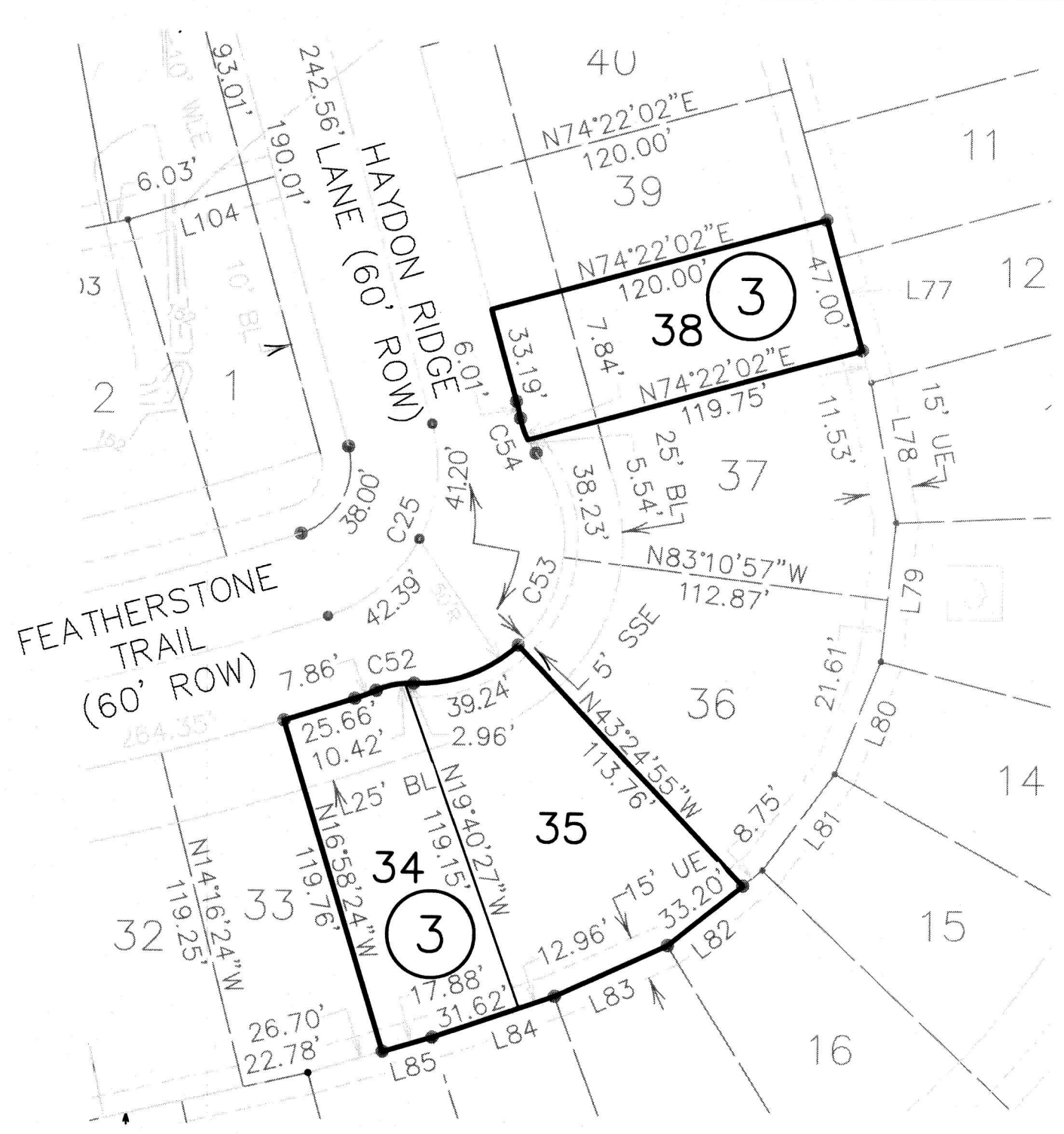
TAMARRON WEST
SECTION 2
A SUBDIVISION OF 4121 ACRES OF LAND
OUT OF THE
MICAHAH AUTREY SURVEY, A-100
FORT BEND COUNTY, TEXAS
203 LOTS 5 RESERVES 6 BLOCKS
DECEMBER 2021

DENOTES ERROR IN RECORDED PLAT

- 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 plats 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) All easements are centered on lot lines unless shown otherwise.
 - 5) All building lines along street rights-of-way are as shown on the plat.
 - 6) 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.
 - 7) 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.
 - 8) The top of all floor slabs shall be a minimum of 155.53' 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.
 - 9) Elevations shown hereon are based on NGS 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 Church Farm Road, Katy, Tx. Holding an elevation of 136.21 feet (NAVD88).
 - 10) All sidelet building lines to be 5' unless otherwise noted.
 - 11) 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.
 - 12) This plat is located in lighting zone L23.
 - 13) 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 factor of 1.0001144934.
 - 14) 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.
 - 15) There are no pipeline within the platted area.
 - 16) This plat was prepared from information by DHI TITLE AGENCY, dated May 2, 2022. The surveyor has not abstracted the subject tract.
 - 17) 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.
 - 18) 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.
 - 19) 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.
 - 20) Tamarron West Section 2 Partial Replat No. 1 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISD, Fort Bend County, & Fort Bend County Drainage District and Fort Bend County Assistance District No. 7.
 - 21) A minimum distance of 10 feet shall be maintained between residential dwellings.
 - 22) Contours shown hereon are NAVD 88 datum.
 - 23) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based on GPS observations.
 - 24) Tract is subject to Deed Restrictions recorded under C.C.F. No. 2020183367, 2020183372, & 2020183372, O.P.R.F.B.C.T.
 - 25) Road Use Agreement recorded in Vol. 294, Pg. 335, D.R.F.B.C.T. is blanket but applies only to the portion of the subject tract within Abstract 732 (Not platable).
 - 26) Subject tract is within the overall area described in Vol. 1, Pg. 85, and Vol. 1, Pg. 136, D.R.F.B.C.T.
 - 27) Tract is subject to Post-Closing Development Agreement recorded under C.C.F. No. 2020183090, O.P.R.F.B.C.T.
 - 28) Tract is subject to Monument, Grading, and Temporary Construction Easement Agreement recorded under C.C.F. No. 2020183091, O.P.R.F.B.C.T.
 - 29) Tract is subject to Water and Wastewater Facilities Agreement recorded under C.C.F. No. 2020183366, O.P.R.F.B.C.T.
 - 30) Tract is subject to Development Agreement recorded under C.C.F. No. 2020183531, O.P.R.F.B.C.T.

| DISTRICT NAMES | |
|------------------|---|
| WCID | N/A |
| MMD/MUD | FBC MUD No 222 |
| LID | N/A |
| DID | 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 |

TAMARRON WEST SECTION 2 PARTIAL REPLAT NO 1



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 Jonathan Woodruff, its Assistant Vice President, owner hereinafter referred to as Owners of the 0.43 acre tract described in the above and foregoing map of Tamarron West Section 2 Partial Replat No 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), 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 on the land so dedicated.

FURTHER, we do hereby certify that we are the owner(s) of all property immediately adjacent to the boundaries of the above and foregoing subdivision of TAMARRON WEST SECTION 2 were building setbacks 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 setbacks lines and dedicated to the use of the public, all utility easements shown in said adjacent acreage.

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 feet (16' 0") above the 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 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 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 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 (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, We 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, We 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 time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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 by D.R. Horton Inc., a Delaware Corporation, its Authorized Agent has caused these presents to be signed by Jonathan Woodruff, its Assistant Vice President, thereunto authorized,

this 26th day of May, 2022.

D.R. Horton - Texas, Ltd.,
a Texas Limited Partnership
By: D.R. Horton Inc., a Delaware Corporation, its Authorized Agent.
By: Jonathan Woodruff
Jonathan Woodruff
Assistant Vice President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Woodruff, Assistant Vice President, 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 26th day of May, 2022.

Deedra Kordina-McCabe
Notary Public in and for the State of Texas
Print Name

My commission expires: 3/16/2025

I, Cameron M. Miller, 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.

C. M. Miller
Cameron M. Miller, P.E.
Professional Engineer No. 131004

I, Chris D. Kalkomey, 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 were marked on the ground before I signed and sealed this document; 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 surveyor's cap.

Chris D. Kalkomey
Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

This plat of Tamarron West Section 2 Partial Replat No 1 was approved by the City Engineer of the City of Fulshear, Texas

this 31st day of May, 2022.
Cliff Brouhard
Cliff Brouhard, PE, PTOE

This plat of Tamarron West Section 2 Partial Replat No 1 was approved on May 31, 2022 by the City Manager of City of Fulshear and signed on this 31st day of May, 2022.

Jack Harper
Jack Harper, City Manager

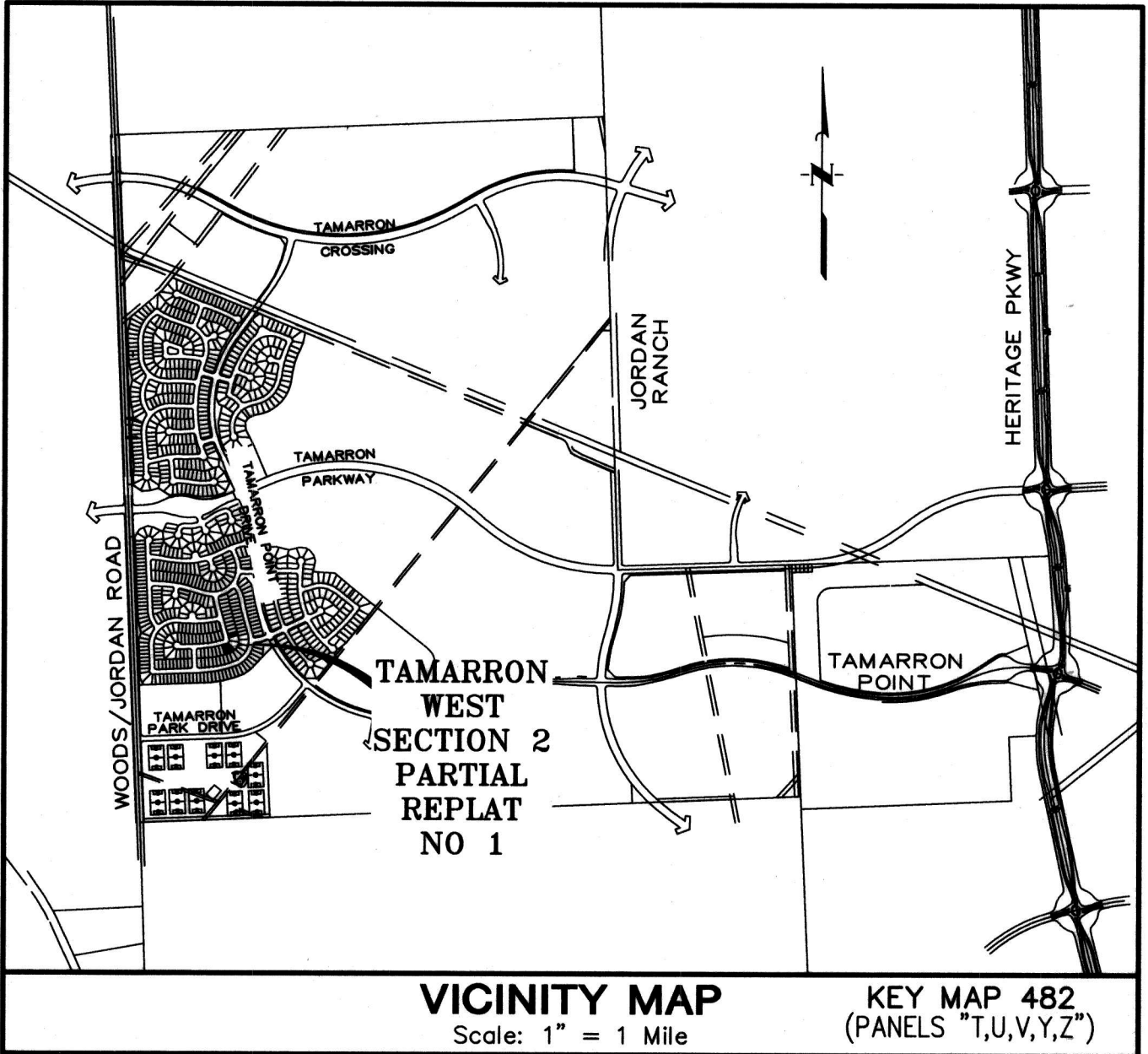
STATE OF TEXAS §
COUNTY OF FORT BEND §

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 registration in my office on _____, 20____ at _____ o'clock _____m. in Plat Number(s) _____ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Laura Richard
Fort Bend County, Texas
Deputy

By: _____



I, J. Stacy Slawinski, P.E., 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
Date _____

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2022.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

W.A. "Andy" Meyers
Commissioner, Precinct 3

Ken R. DeMerchant
Commissioner, Precinct 4

TAMARRON WEST
SECTION 2 PARTIAL REPLAT No 1
A SUBDIVISION OF 0.43 ACRES OF LAND
OUT OF THE
MICAJAH AUTREY SURVEY, A-100
ALSO BEING A PARTIAL REPLAT OF
LOTS 50, 51, AND 52, BLOCK 3
C.F. NO. 20220048 P.R.F.B.C.T
FORT BEND COUNTY, TEXAS
3 LOTS 0 RESERVES 1 BLOCK
MAY 2022

REASON FOR REPLAT: TO RENUMBER LOTS IN CONSECUTIVE ORDER.

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

SURVEYOR/ENGINEER:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23390 & 10046100
61229 Corporate Drive Rosenberg, Texas 77471-281.342.2033