

PLAT RECORDING SHEET

PLAT NAME: Tamarron Point Street Dedication Section 7

PLAT NO: _____

ACREAGE: 0.94

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: A-100

NUMBER OF BLOCKS: 0

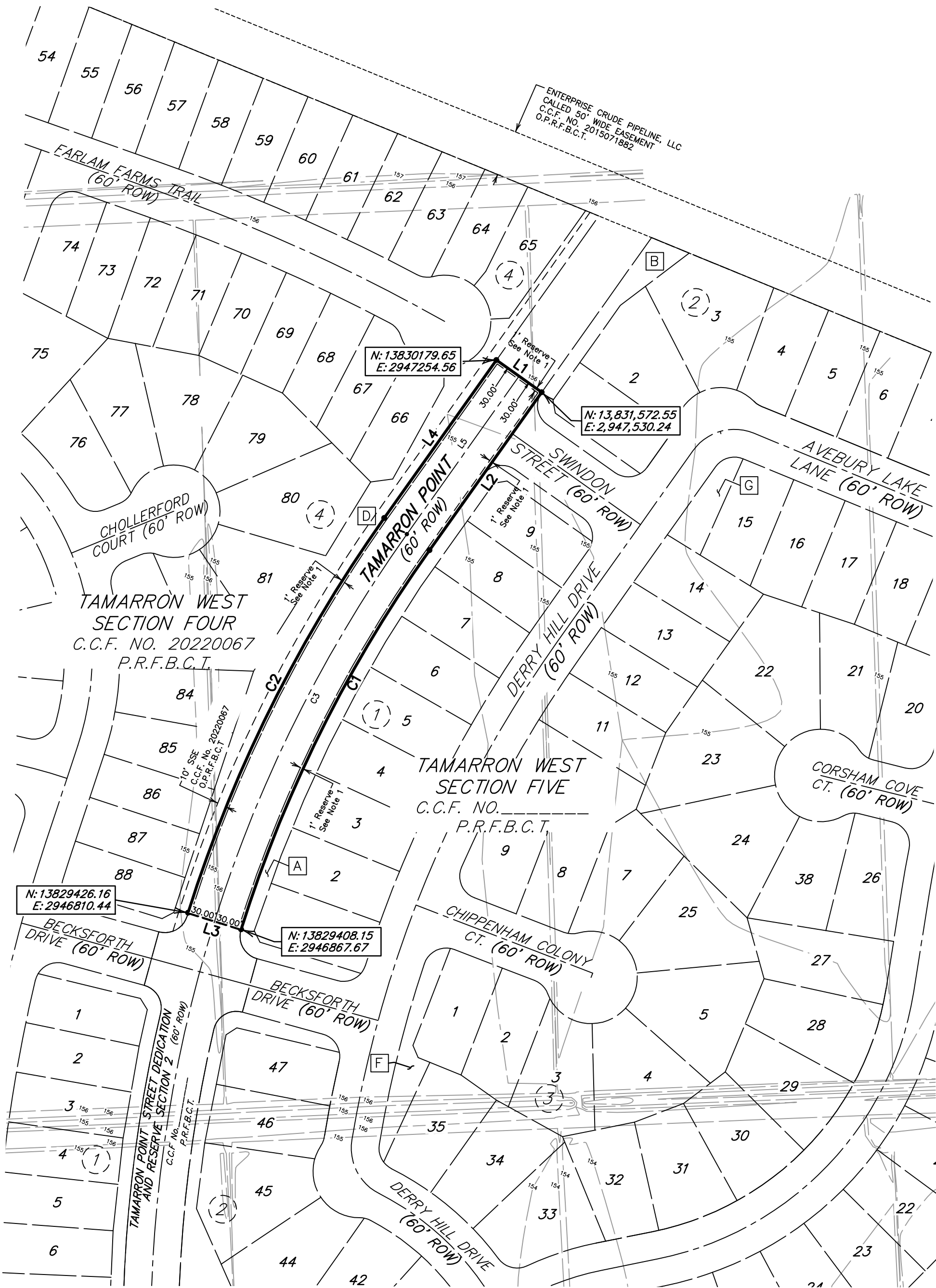
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

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

(DEPUTY CLERK)

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



- 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) AE "Aerial Easement"
 - CCF "County Clerk's File"
 - DRFBCT "Deed Records Fort Bend, County, Texas"
 - Eam "Easement"
 - No "Number"
 - OPRFBCT "Official Public Records Fort Bend County, Texas"
 - PRFBCT "Plot Records, Fort Bend, County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - UE "Utility Easement"
 - Vol ... Pg ... "Volume and Page"
 - WLE "Waterline Easement"
 - Ⓢ "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped 'JonesCarter' as Per Certification"
- 3) 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.
 - 4) Tamararron Point Street Dedication Section 7 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISD, Fort Bend County, & Fort Bend County Drainage District, Fort Bend County Assistance District No.7, and Fort Bend County Emergency Services District No.4.
 - 5) 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.
 - 6) 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 Churchill Farms Boulevard, Katy, Tx. Having an elevation of 136.21 feet (NAVD88).
 - 7) 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
 - 8) This plot is located in lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
 - 9) The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation - HGCSO 66, PID - AW5411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.000144934.
 - 10) 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.
 - 11) This plot was prepared from information by DHI TITLE AGENCY, dated December 10, 2021. The surveyor has not abstracted the subject tract.
 - 12) 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.
 - 13) 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.
 - 14) Contours shown hereon are NAVD 88 datum.
 - 15) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone based upon GPS observations.

TAMARRON POINT STREET DEDICATION

SECTION 7

A SUBDIVISION OF 0.94 ACRES OF LAND OUT OF THE MICAHAH AUTREY SURVEY, A-100 FORT BEND COUNTY, TEXAS

FEBRUARY 2023

Line Table		
Line	Bearing	Distance
L1	N54°36'51"W	60.00'
L2	S35°23'09"W	209.59'
L3	N72°32'20"W	60.00'
L4	N35°23'09"E	209.59'
L5	N35°23'09"E	209.59'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1473.00'	17°55'28"	460.81'	S26°25'25"W	458.94'
C2	1530.00'	17°55'28"	478.65'	S26°25'25"W	476.70'
C3	1500.00'	17°55'28"	469.26'	S26°25'25"W	467.35'

OWNER:
1003 FRANZ INVESTMENTS, LTD.
10003 N.W. MILITARY HWY
SUITE 2201
SAN ANTONIO, TEXAS 78231
210-344-9200

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

ENGINEER/SURVEYOR:



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, It's Authorized Agent acting by and through Jonathan Woodruff, its Assistant Vice President, owner hereinafter referred to as Owners of the 0.94 acre tract described in the above and foregoing map of Tamarron Point Street Dedication Section 7, 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, 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, It's Authorized Agent has caused these presents to be signed by Jonathan Woodruff, its Assistant Vice President, therunto authorized, this _____ day of _____, 202__.

D.R. Horton – Texas, Ltd.,
a Texas Limited Partnership
By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent.

By: _____
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 _____ day of _____, 202__.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Devin P. Espinosa, 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.

Devin P. Espinosa P.E.
Professional Engineer No. 139534

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
Registered Professional Land Surveyor
Texas Registration No. 5869

This plat of Tamarron Point Street Dedication Section 7 was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 202__.

Amy Pearce, Chair

Dar Hakimzadeh, Co-Chair

This plat of Tamarron Point Street Dedication Section 7 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 202__.

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 0.94 acre tract of land in the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas, being out of and a part of a portion of that certain called 927.88 acre tract of land recorded under County Clerk's File Number 2020183372, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a ¼ inch iron rod with cap marked "Quiddity" found for the northeast corner of the adjoining Tamarron West Section 4, according to map or plat thereof recorded under County Clerk's File Number 20220067, Plat Records, Fort Bend County, Texas, being in an interior line of the residue of said called 927.88 acre tract;

Thence South 35 degrees 23 minutes 09 seconds West, along the easterly line of said adjoining Tamarron Section 4, 191.11 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" found for the north corner and Place of Beginning of the herein described tract, being in the easterly line of said Tamarron Section 4, and an interior line of the residue of said called 927.88 acre tract;

Thence South 54 degrees 36 minutes 51 seconds East establishing the northeast line of the herein described tract, crossing said residue of said called 927.88 acre tract, 60.00 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" found for the east corner of the herein described tract;

Thence establishing the southeast line of the herein described tract to points at the following courses and distances:

South 35 degrees 23 minutes 09 seconds West, 209.59 feet to the beginning of a curve to the left;

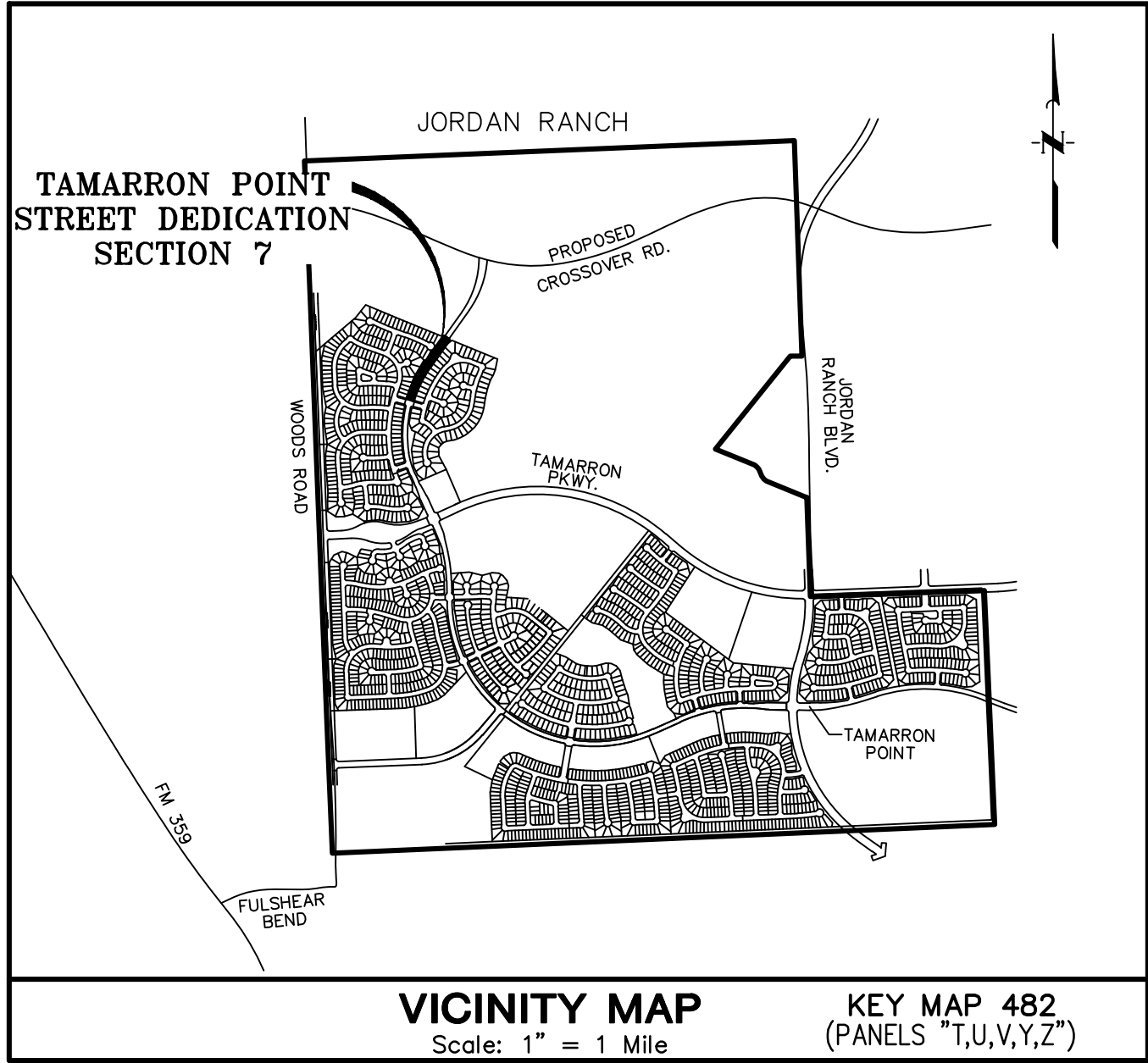
Thence with said curve to the left, having a central angle of 17 degrees 55 minutes 28 seconds, an arc length of 459.88 feet, a radius of 1,470.00 feet, and a chord bearing South 26 degrees 25 minutes 25 seconds West, 458.00 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" found for the south corner of the herein described tract, same being the northeast corner of the adjoining Tamarron Point Street Dedication and Reserve Section 2, according to map or plat thereof recorded under County Clerk's File Number 20210286, Plat Records, Fort Bend County, Texas;

Thence North 72 degrees 32 minutes 20 seconds West along the southwest line of the herein described tract, being the north line of said adjoining Tamarron Point Street Dedication and Reserve Section 2, 60.00 feet to a ¼ inch iron rod with cap marked "Jones | Carter" found for the west corner of the herein described tract, same being the northwest corner of said adjoining Tamarron Point Street Dedication and Reserve Section 2, being in the easterly line of said adjoining Tamarron Section 4, and being in a curve to the right;

Thence along the northwest line of the herein described tract, being the easterly line of said adjoining Tamarron Section 4, to points at the following curves and distances:

Thence with said curve to the right, having a central angle of 17 degrees 55 minutes 28 seconds, an arc length of 478.65 feet, a radius of 1,530.00 feet, and a chord bearing North 26 degrees 25 minutes 25 seconds East, 476.70 feet;

North 35 degrees 23 minutes 09 seconds East, 209.59 feet to the Place of Beginning and containing 0.94 acre of land, more or less.



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 _____, 202__.

Vincent M. Morales, Jr.
Commissioner, Precinct 1
Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

W.A. "Andy" Meyers
Commissioner, Precinct 3
Dexter L. McCoy
Commissioner, Precinct 4

THE 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 _____, 2023, 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
Fort Bend County, Texas
Deputy


By: _____

TAMARRON POINT STREET DEDICATION SECTION 7

A SUBDIVISION OF .94 ACRES OF LAND OUT OF THE MICAJAH AUTREY SURVEY, A-100 FORT BEND COUNTY, TEXAS FEBRUARY 2023

OWNER:
1003 FRANZ INVESTMENTS, LTD.
10003 N.W. MILITARY HWY
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OWNER/DEVELOPER:
D. R. HORTON–Texas, Ltd.,
a Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
281–269–6832

ENGINEER/SURVEYOR:
 **QUIDDITY**
Team Based Professional Engineers and Surveyors Incorporated, No. 13380 & 089428
1205 Corporate Drive, Houston, Texas 77077, 770 922 2028