

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Section 16

PLAT NO: _____

ACREAGE: 22.05

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: A-100

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 101

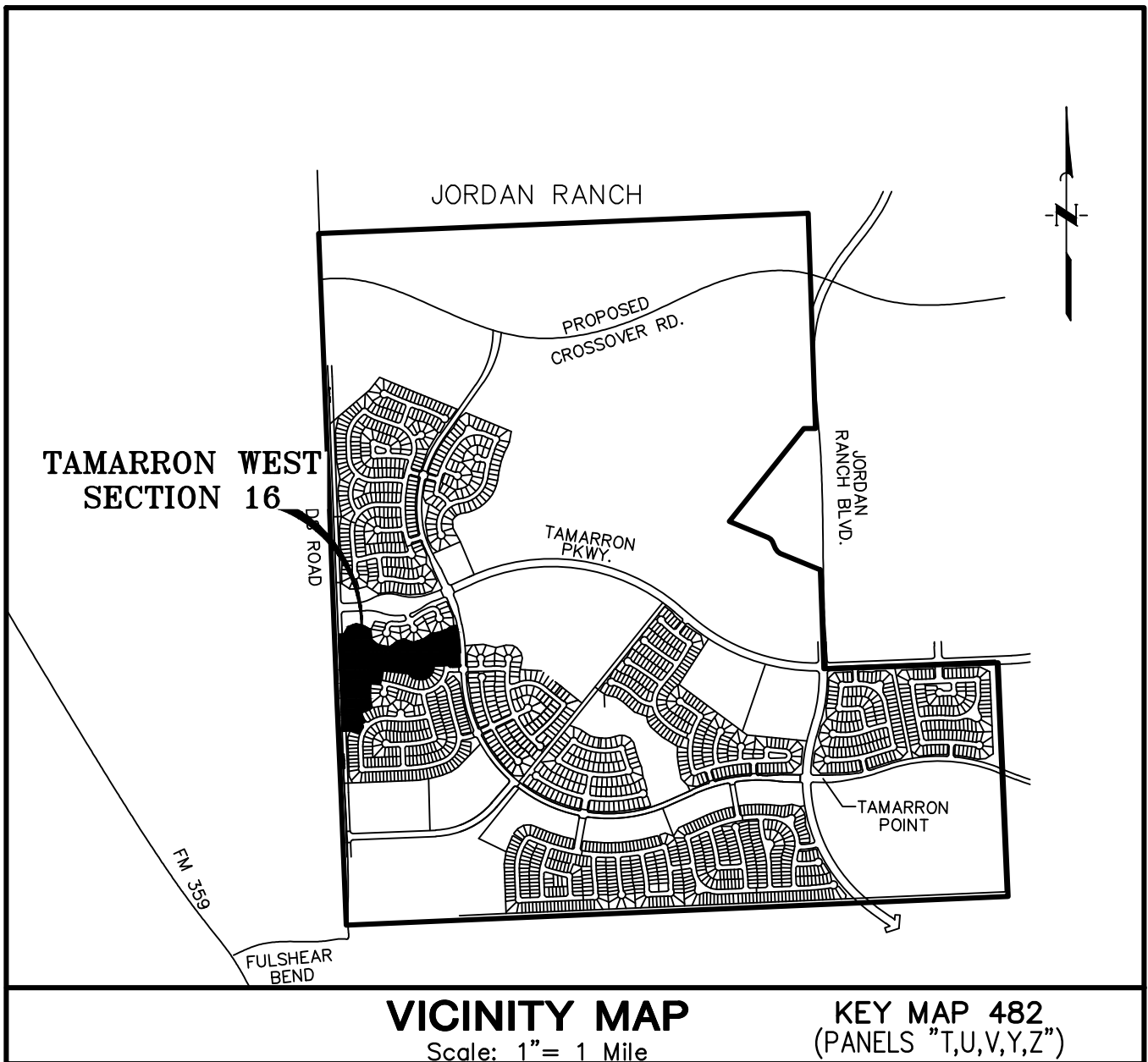
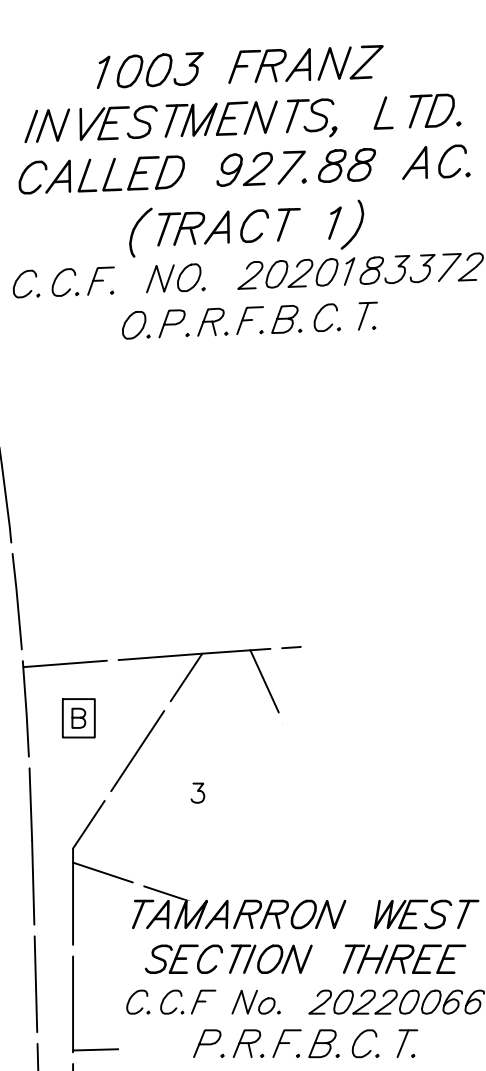
NUMBER OF RESERVES: 2

OWNERS: D.R. Horton – Texas, Ltd.

(DEPUTY CLERK)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°43'53"W	66.25'
L2	S31°19'25"W	106.58'
L3	S67°20'35"W	110.54'
L4	N76°38'14"W	74.99'
L5	N63°24'10"W	124.77'
L6	N05°49'22"W	125.18'
L7	N49°53'20"W	102.80'
L8	N77°33'33"W	50.02'
L9	N50°20'16"W	100.59'
L10	S52°12'29"W	116.62'
L11	S75°41'42"W	92.64'
L12	N62°56'31"W	64.74'
L13	N77°23'45"W	52.14'
L14	S74°07'28"W	91.98'
L15	S63°56'20"W	45.00'
L16	S54°52'21"W	105.67'
L17	S78°42'08"W	95.51'
L18	S70°36'23"W	101.83'
L19	S53°57'49"W	67.08'
L20	S79°26'54"W	81.49'
L21	N01°32'00"W	148.79'
L22	N88°28'01"E	79.65'
L23	N87°24'40"E	60.00'
L24	N88°05'25"E	120.72'
L25	N02°56'08"E	34.62'
L26	N17°22'40"E	41.48'
L27	N31°49'12"E	41.48'
L28	N46°15'44"E	41.48'
L29	N60°42'15"E	41.48'
L30	N75°08'47"E	41.48'
L31	N89°33'19"E	41.48'
L32	S76°41'37"E	42.73'
L33	S73°35'59"E	45.00'
L34	S45°05'58"E	73.40'
L35	S82°55'23"E	312.59'
L36	N08°12'26"E	120.20'
L37	N07°48'34"E	60.00'
L38	S03°27'30"W	95.24'
L39	S02°16'07"E	90.00'
L40	S10°55'34"E	110.02'
L41	N52°03'46"E	44.04'
L42	N69°54'26"E	102.14'
L43	N53°05'25"E	60.00'
L44	S70°26'44"E	125.00'
L45	N87°43'53"E	99.61'
L46	S02°17'02"E	1199.65'
L47	N21°43'53"W	162.99'
L48	N63°56'20"E	123.35'
L49	N19°04'45"W	155.00'
L50	N86°46'49"W	70.00'
L51	N79°27'08"W	106.81'
L52	N87°43'53"E	15.00'
L53	N02°16'07"W	888.79'
L54	N87°43'53"E	39.98'
L55	N54°56'40"E	163.37'
L56	N12°38'43"E	187.00'
L57	N02°16'07"W	1015.71'
L58	N26°22'26"E	64.11'
L59	N08°30'25"E	114.77'
L60	N03°01'52"E	123.01'
L61	N20°08'14"W	132.33'
L62	N53°56'47"W	13.74'
L63	N07°20'29"W	108.72'
L64	N16°42'25"E	20.00'
L65	N36°59'25"W	20.00'
L66	N09°01'56"W	92.99'
L67	N35°08'43"E	14.34'
L68	N01°38'00"W	142.97'
L69	N43°39'52"E	14.07'
L70	N88°57'44"E	108.07'
L71	N06°50'31"W	40.62'
L72	N21°43'53"W	140.86'
L73	N09°47'51"W	167.22'
L74	N82°55'23"W	47.94'
L75	N82°26'28"W	34.63'
L76	N84°57'16"W	91.17'
L77	S02°16'07"E	258.03'
L78	N81°31'27"E	146.49'

RESTRICTED RESERVE B
 Restricted to Open Space,
 Landscape, Incidental Utility
 Purposes Only
 0.51 AC
 22,207 Sq. Ft.



- General Notes
- 1) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 3) AE "Aerial Easement"
 - 4) BL "Building Line"
 - 5) C.C.F. "County Clerk's File"
 - 6) DE "Drainage Easement"
 - 7) D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - 8) Esm "Easement"
 - 9) FC "Firm Code"
 - 10) O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - 11) P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - 12) No "Number"
 - 13) ROW "Right-of-Way"
 - 14) SSE "Sanitary Sewer Easement"
 - 15) Sq Ft "Square Feet"
 - 16) STM SE "Storm Sewer Easement"
 - 17) Temp "Temporary"
 - 18) UE "Utility Easement"
 - 19) Vol + Pg "Volume and Page"
 - 20) WLE "Waterline Easement"
 - 21) O "Block Number"
 - 22) Set 3/4"-6-inch Iron Rod With Cap Stamped "Quidity" as Per Certification
 - 23) "Street Name Break"
- 2) All easements are centered on lot lines unless shown otherwise.
- 3) All building lines along street rights-of-way are as shown on the plat.
- 4) 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.
- 5) According to the Flood Insurance Rate Map (FIRM) No. 48157-0208M 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) The top of all floor slabs should be a minimum of XXX' above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the top of any adjacent sidewalk. The minimum clearance over any overhead utility is 24 feet. 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 high.
- 7) Elevations shown hereon are based on GNS Monument HGCSDB 68, being the top of a stainless steel rod that is encased in a 5-inch pipe with a logo stamped HGCSDB 68 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 Auraurail Farms Boulevard, Jarry, TX. Hiding an elevation of 116.21 feet (NAVDB88).
- 8) All lot building lines to be 5' unless otherwise noted.
- 9) 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 lots. The width of the sidewalk shall be determined according to said plat, in accordance with the A.D.A.
- 10) This plat is located in lighting zone LZ23.
- 11) 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.
- 12) 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.
- 13) This plat was prepared from information by DHI TITLE AGENCY, dated XXXXXX. The surveyor has not abstracted the subject tract.
- 14) All improvements to be authorized by the affected utilities, all utility-zoned 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 lot 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.
- 15) 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.
- 16) 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 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is also used for a part of the lot for a building containing one dwelling unit on an adjacent lot shall be single family residential.
- 17) 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.
- 18) Tamarron West Section 16 lies within City of Fualesther EITd, Fort Bend County Municipal Utility District No. 222, Lamar GISD, Fort Bend County, & Fort Bend County Drainage District and Fort Bend County Assistance District.
- 19) A minimum distance of 10 feet shall be maintained between residential dwellings.
- 20) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- 21) The City of Fualesther ("City") ("The District") ("Water Supply Not to Exceed 1,000 ESFCs") ("Capacity") will be provided by the City of Fualesther via a waterline extension from FM 359 to the district. The district will pressurize and distribute the water from an onsite water plant. Tamarron West Section 16 will take the place of previously approved Tamarron West Section 11. Development will not move forward on Section 11 until the City of Fualesther and the City of Fualesther are agreed upon between the City of Fualesther and the District. The District plans on constructing a wastewater treatment plant to serve the District's users. TPDES discharge permit has been issued and plan design planning are underway. The district has entered into a hauling agreement with its operator to pump and haul wastewater from the district's collection system until such time the district's wastewater plant is complete and enough flow exists to properly operate the plant. Devin P. Espinosa, P.E., certifies that the district will have sufficient water and sanitary sewer service available and that services will be provided by the district once the applicable facilities are constructed.

**A SUBDIVISION OF 22.05 ACRES OF LAND
OUT OF THE
MICAJAH AUTREY SURVEY, A-100
CITY OF FUSLHEAR, ETJ
FORT BEND COUNTY, TEXAS**

101 LOTS 2 RESERVES 3 BLOCKS
MARCH 2023

<p>OWNER</p> <p>D. R. HORTON—Texas, Ltd., a Texas Limited Partnership 6744 HORTON VISTA DRIVE RICHMOND, TEXAS 77407 281-269-6832</p>	<p>ENGINEER/PLANNER/SURVEYOR:</p> <div style="display: flex; align-items: center;">  <div> <p>QUIDDITY</p> <p>Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1326 Greenbriar Lane, Suite 100 • Dallas, Texas 75204</p> </div> </div>
--	---

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C17	300.00'	34°38'29"	181.38'	S19°35'21"E	178.63'	93.56'
C18	25.00'	90°38'23"	39.55'	S43°03'05"W	35.55'	25.28'
C19	25.00'	89°24'31"	39.01'	S46°58'22"E	35.17'	24.74'
C20	25.00'	95°42'59"	41.76'	S45°35'20"W	37.07'	27.63'
C21	25.00'	21°02'22"	9.18'	N12°47'18"W	9.13'	4.64'
C22	50.00'	258°48'31"	225.85'	N73°54'14"W	77.27'	60.86'
C23	25.00'	57°46'09"	25.21'	S26°36'58"W	24.15'	13.79'
C24	25.00'	84°52'59"	37.04'	S44°42'36"E	33.74'	22.86'
C25	25.00'	95°05'32"	41.49'	N38°45'56"E	36.89'	27.33'
C26	50.00'	180°00'00"	157.08'	S81°31'11"W	100.00'	INFINITY"
C27	25.00'	95°05'32"	41.49'	N56°19'35"W	36.89'	27.33'
C28	25.00'	41°25'49"	18.08'	N55°27'54"E	17.69'	9.45'
C29	50.00'	265°37'36"	231.80'	N12°26'13"W	73.36'	53.97'
C30	25.00'	44°21'27"	19.35'	N81°48'08"W	18.87'	10.19'
C31	25.00'	93°20'12"	40.73'	S24°56'13"W	36.37'	26.50'
C32	25.00'	93°20'12"	40.73'	N68°23'59"W	36.37'	26.50'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CURVE BEARING	CHORD LENGTH	TANGENT
C33	25.00'	86°41'54"	37.83'	S04°16'12"W	34.32'	23.60'
C34	25.00'	42°50'00"	18.69'	S40°29'45"E	18.26'	9.81'
C35	50.00'	265°40'01"	231.84'	N70°55'15"E	73.33'	53.93'
C36	25.00'	42°50'00"	18.69'	N02°20'15"E	18.26'	9.81'
C37	25.00'	86°41'54"	37.83'	N62°25'42"W	34.32'	23.60'

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 Ernie S. Loeb, its Vice President of Land, owner hereinafter referred to as Owners of the 22.05 acre tract described in the above and foregoing map of Tamarron West Section 16, 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 Ernie S. Loeb, its Vice President of Land, thereunto authorized, this _____ day of _____, 20____.

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

By: _____
Ernie S. Loeb
Vice President of Land

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Ernie S. Loeb, Vice President of Land, 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

Print Name

My commission expires: _____

I, Hala Elmachtoub, 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.

Hala A. Elmachtoub, P.E.
Professional Engineer No. 144386

This plat of Tamarron West Section 16 was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 20____.

Amy Pearce, Chair

Dar Hakimzadeh, Co-Chair

This plat of Tamarron West Section 16 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 20____.

Aaron Groff, Mayor

Mariela Rodriguez, City Secretary

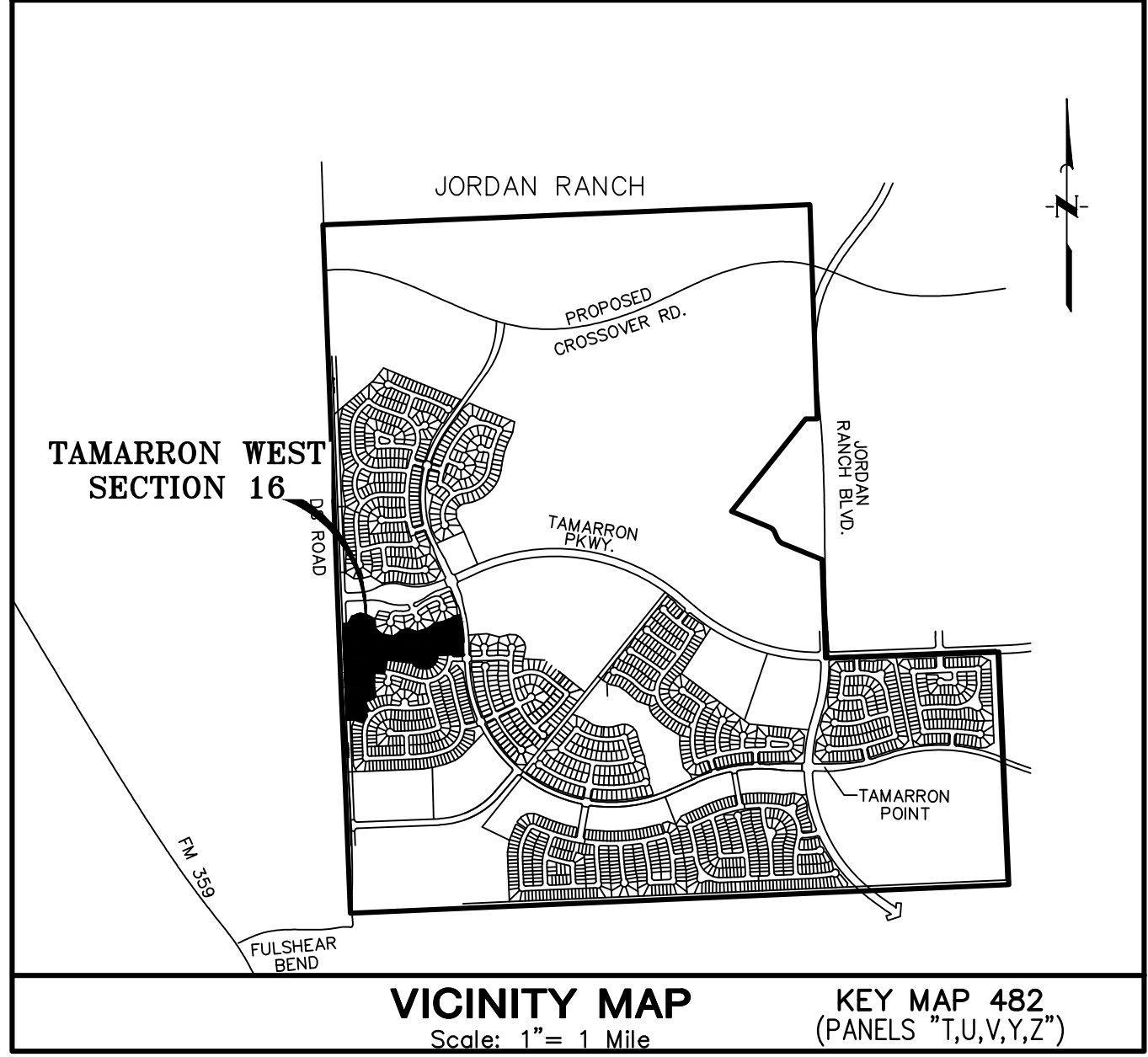
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 _____, 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
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 _____, 20____.

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

TAMARRON WEST SECTION 16

A SUBDIVISION OF 22.05 ACRES OF LAND
OUT OF THE
MICAJAH AUTREY SURVEY, A-100
CITY OF FULSHEAR, ETJ
FORT BEND COUNTY, TEXAS

101 LOTS 2 RESERVES 3 BLOCKS
MARCH 2023

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

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10040100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033