

**PLAT RECORDING SHEET**

**PLAT NAME:** Tamarron West Section 8

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 33.79

\_\_\_\_\_

**LEAGUE:** John Jay Bond Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-113

\_\_\_\_\_

**NUMBER OF BLOCKS:** 4

\_\_\_\_\_

**NUMBER OF LOTS:** 132

\_\_\_\_\_

**NUMBER OF RESERVES:** 5

\_\_\_\_\_

**OWNERS:** D.R. Horton-Texas, LTD.

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\_\_\_\_\_  
**(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

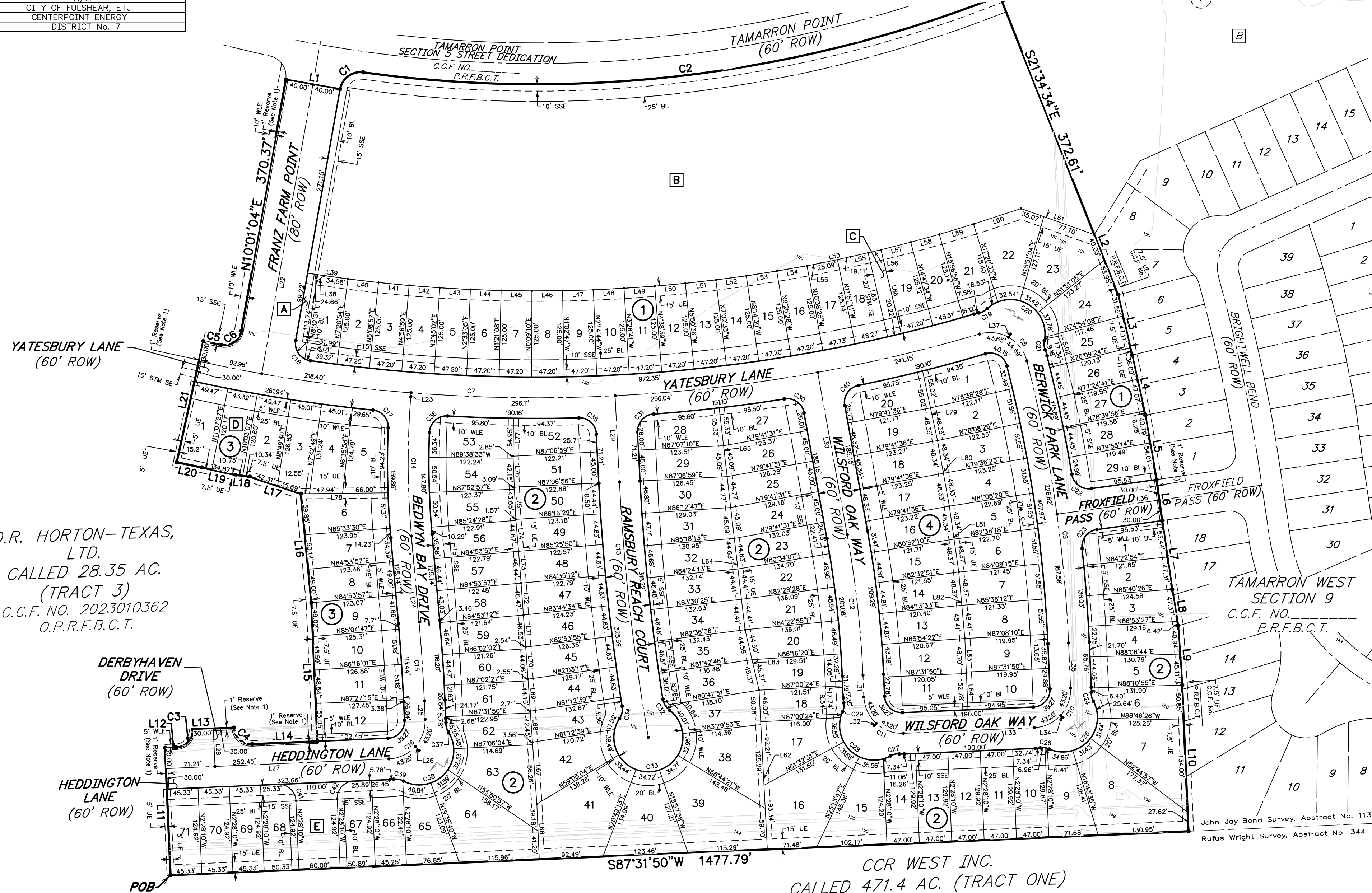
**A** RESTRICTED RESERVE "A"  
Restricted to Landscape/Open Space  
& Incidental Utility  
Purposes Only  
0.04 AC  
1,938 Sq Ft

**B** RESTRICTED RESERVE "B"  
Restricted to Drainage &  
Detention  
Purposes Only  
7.31 AC  
318,289 Sq Ft

**C** RESTRICTED RESERVE "C"  
Restricted to Landscape/Open Space  
& Incidental Utility  
Purposes Only  
0.06 AC  
2,456 Sq Ft

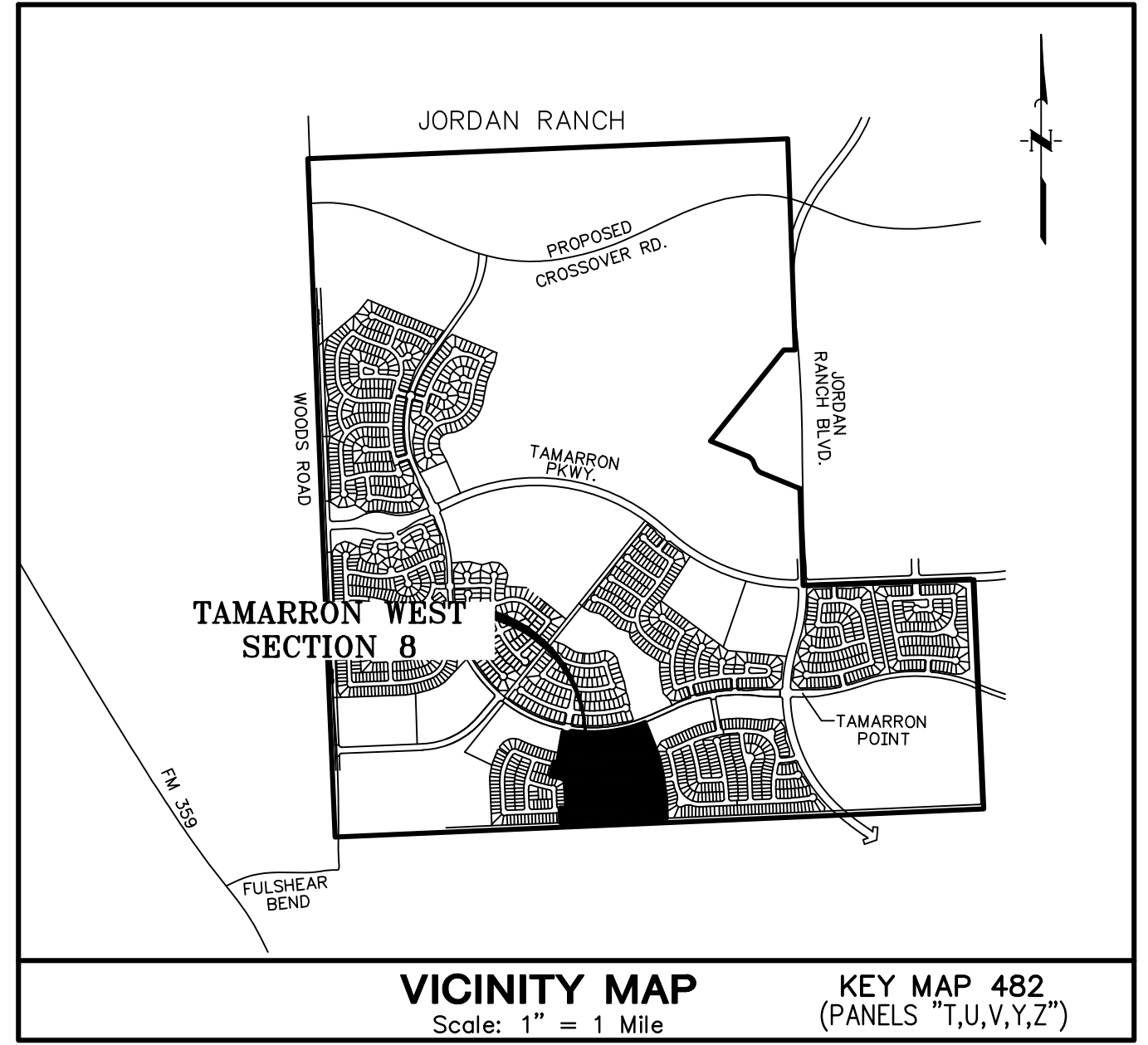
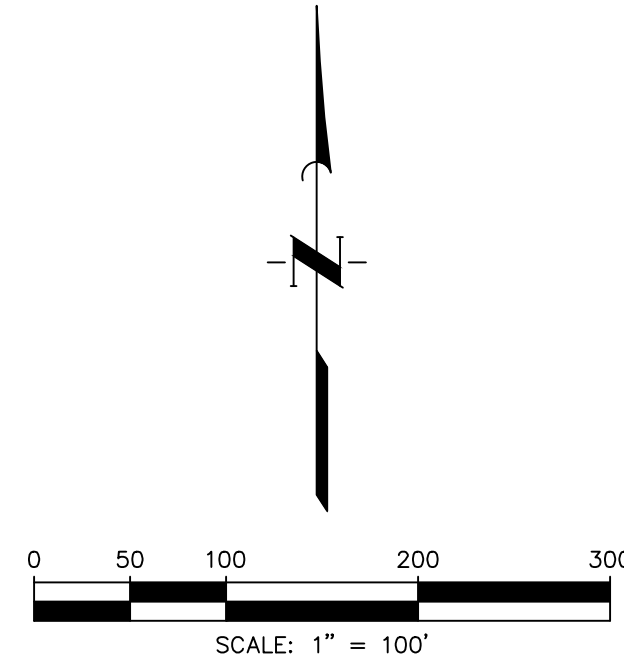
**D** RESTRICTED RESERVE "D"  
Restricted to Landscape/Open Space  
& Incidental Utility  
Purposes Only  
0.12 AC  
5,340 Sq Ft

**E** RESTRICTED RESERVE "E"  
Restricted to Access Road &  
Landscape/Open Space  
Purposes Only  
0.17 AC  
7,492 Sq Ft



D.R. HORTON-TEXAS,  
LTD.  
CALLED 28.35 AC.  
(TRACT 3)  
C.C.F. NO. 2023010362  
O.P.R.F.B.C.T.

CCR WEST INC.  
CALLED 471.4 AC. (TRACT ONE)  
C.C.F. NO. 2020038283  
O.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 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) AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - C.C.F. .... "County Clerk's File"
  - D.R.F.B.C.T. .... "Deed Records, Fort Bend County, Texas"
  - Eam ..... "Easement"
  - IRF ..... "Found 5/8" Iron Rod w/cap "Jones/Carter"
  - No. .... "Number"
  - O.P.R.F.B.C.T. .... "Official Public Records, Fort Bend County, Texas"
  - P.R.F.B.C.T. .... "Plat Records, Fort Bend County, Texas"
  - ROW ..... "Right-of-Way"
  - SSE ..... "Sanitary Sewer Easement"
  - Sq Ft ..... "Square Feet"
  - Stm SE ..... "Storm Sewer Easement"
  - UE ..... "Utility Easement"
  - Vol ..... "Volume and Page"
  - WLE ..... "Waterline Easement"
  - ..... "Block Number"
  - ..... "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" 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) Tamarron West Section 8 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar C.I.S.D., Fort Bend County, & Fort Bend County Drainage District, Fort Bend County Assistance District No.7 and Fort Bend County Emergency Services District No.4.
  - 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 minimum flood hazard.
  - 10) The top of all floor slabs shall be a minimum of 1553.91' 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 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. Holding an elevation of 136.21 feet (NAVD88).
  - 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 Coordinate System of 1983, South Central Zone, and may be brought to surface by applying the following combined scale factor of 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 pipelines within the platted area.
  - 18) This plat was prepared from information by DHI TITLE AGENCY, dated February 15, 2023. 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) 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.
  - 22) A minimum distance of 10 feet shall be maintained between residential dwellings.
  - 23) Contours shown hereon are NAVD 88 datum.
  - 24) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.
  - 25) Restricted Reserve "B" is owned and maintained by Fort Bend County MUD No. 222.
  - 26) "Restricted Reserve E" to be constructed by Fort Bend County MUD No. 222 once adjacent single-family roadway is constructed and final plat for adjacent section that contains roadway is recorded. The reserve will be owned and maintained by Fort Bend County MUD No. 222.

Line Table		
Line	Bearing	Distance
L1	S79°58'56"E	80.00'
L2	S21°33'15"E	93.98'
L3	S13°02'57"E	89.72'
L4	S12°21'34"E	89.37'
L5	S09°54'31"E	94.80'
L6	S07°50'33"E	60.00'
L7	S08°18'23"E	100.74'
L8	S09°16'58"E	53.78'
L9	S03°52'05"E	86.05'
L10	S02°28'10"E	212.47'
L11	N02°28'10"W	184.92'
L12	N08°31'50"E	16.21'
L13	N08°31'50"E	60.00'
L14	N08°31'50"E	95.00'
L15	N02°28'10"W	201.12'
L16	N05°33'28"W	159.08'
L17	N71°30'46"W	78.00'
L18	N83°10'02"W	21.09'
L19	N77°28'07"W	50.07'
L20	N78°13'46"W	36.83'
L21	N12°20'55"E	179.94'
L22	S10°01'04"W	426.32'
L23	S04°32'29"W	6.29'
L24	S05°06'03"E	125.14'

Line Table		
Line	Bearing	Distance
L25	S02°28'10"E	26.84'
L26	N47°28'10"W	8.00'
L27	S87°31'50"W	323.66'
L28	S02°28'10"E	55.00'
L29	N02°53'01"W	125.56'
L30	N10°18'24"W	239.51'
L31	N02°28'10"W	31.79'
L32	N42°31'50"E	4.40'
L33	S87°31'50"W	190.00'
L34	N47°28'10"W	4.40'
L35	S02°28'10"E	65.76'
L36	N84°36'08"E	149.80'
L37	S29°06'54"W	5.37'
L38	S53°14'52"W	14.22'
L39	S82°03'08"E	59.24'
L40	S83°15'05"E	44.58'
L41	S84°27'02"E	44.58'
L42	S85°38'59"E	44.58'
L43	S86°50'57"E	44.58'
L44	S88°02'54"E	44.58'
L45	S89°14'51"E	44.58'
L46	S89°33'12"E	44.58'
L47	N86°21'14"E	44.58'
L48	N87°09'17"E	44.58'

Line Table		
Line	Bearing	Distance
L49	N85°57'20"E	44.58'
L50	N84°45'23"E	44.58'
L51	N83°33'25"E	44.58'
L52	N82°21'28"E	44.58'
L53	N77°57'24"E	44.20'
L54	N81°09'31"E	44.58'
L55	N79°57'34"E	44.58'
L56	N77°01'33"E	19.10'
L57	N75°47'58"E	44.58'
L58	N74°36'08"E	42.98'
L59	N73°16'33"E	51.80'
L60	N71°50'44"E	72.52'
L61	S70°21'50"E	112.77'
L62	S02°59'36"E	231.56'
L63	S13°03'02"E	89.96'
L64	S06°40'50"E	178.87'
L65	S06°36'53"E	145.19'
L66	S02°28'10"E	80.37'
L67	S04°03'35"E	89.82'
L68	S04°03'35"E	45.10'
L69	S04°03'35"E	46.69'
L70	S04°03'35"E	46.60'

Line Table		
Line	Bearing	Distance
L71	S04°03'35"E	46.53'
L72	S04°03'35"E	46.47'
L73	S04°42'48"E	46.44'
L74	S04°53'58"E	46.45'
L75	S02°41'31"E	46.74'
L76	S02°17'07"E	45.00'
L77	S00°44'31"W	54.95'
L78	S89°28'02"W	126.48'
L79	S12°05'16"E	103.37'
L80	S10°16'44"E	96.67'
L81	S08°06'00"E	96.70'
L82	S05°15'01"E	96.78'
L83	S02°31'16"E	48.70'
L84	S02°28'10"E	52.78'
L85	S13°04'46"E	125.23'
L86	S13°35'36"E	125.11'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	87°50'35"	45.99'	N53°56'21"E	41.62'
C2	1830.00'	29°26'13"	940.20'	N63°08'33"E	929.89'
C3	25.00'	90°00'00"	39.27'	N42°31'50"E	35.36'
C4	25.00'	90°00'00"	39.27'	S47°28'10"E	35.36'
C5	2255.00'	0°39'38"	26.00'	S77°58'54"E	26.00'
C6	25.00'	91°40'13"	40.00'	N55°51'10"E	35.87'
C7	2285.00'	28°42'25"	1144.86'	N87°59'42"E	1132.92'
C8	55.00'	92°01'25"	88.34'	S60°20'48"E	79.14'
C9	2000.00'	11°51'56"	414.18'	S08°24'08"E	413.44'
C10	55.00'	90°00'00"	86.39'	S42°31'50"W	77.78'
C11	55.00'	90°00'00"	86.39'	N47°28'10"W	77.78'
C12	1500.00'	7°50'15"	205.18'	N06°23'17"W	205.02'
C13	3000.00'	7°07'19"	372.90'	N06°26'40"W	372.66'
C14	1200.00'	9°38'32"	201.95'	S0016°47"E	201.71'
C15	2500.00'	2°37'53"	114.82'	N03°47'06"W	114.81'
C16	55.00'	90°00'00"	86.39'	N42°31'50"E	77.78'
C17	25.00'	86°28'49"	37.73'	S40°53'40"E	34.25'
C18	25.00'	91°40'13"	40.00'	S35°49'03"E	35.87'
C19	25.00'	31°25'10"	13.71'	S63°02'26"W	13.54'
C20	50.00'	36°00'01"	31.42'	N56°08'56"W	30.90'
C21	25.00'	31°25'10"	13.71'	N04°48'39"W	13.54'
C22	25.00'	88°27'59"	38.60'	S53°36'34"E	34.88'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	25.00'	88°27'59"	38.60'	S37°55'27"W	34.88'
C24	25.00'	30°38'13"	13.37'	N12°50'10"W	13.21'
C25	50.00'	141°22'20"	123.37'	N42°31'54"E	94.37'
C26	25.00'	30°38'13"	13.37'	S82°06'02"E	13.21'
C27	25.00'	30°38'12"	13.37'	S77°09'43"W	13.21'
C28	50.00'	141°22'18"	123.37'	S47°28'15"E	94.37'
C29	25.00'	30°38'12"	13.37'	N07°53'48"E	13.21'
C30	25.00'	88°39'11"	38.68'	N54°38'00"W	34.94'
C31	25.00'	88°39'11"	38.68'	S41°26'35"W	34.94'
C32	25.00'	43°19'38"	18.91'	S30°41'10"E	18.46'
C33	50.00'	265°39'45"	231.83'	N80°28'54"E	73.34'
C34	25.00'	42°21'11"	18.48'	N12°08'10"E	18.06'
C35	25.00'	88°39'11"	38.68'	N47°12'36"W	34.94'
C36	25.00'	91°01'58"	39.72'	S47°39'12"W	35.67'
C37	25.00'	33°31'11"	14.63'	S15°19'54"E	14.42'
C38	50.00'	149°14'39"	130.24'	S42°31'50"W	96.42'
C39	25.00'	30°50'23"	13.46'	N80°56'49"W	13.29'
C40	25.00'	88°39'11"	38.68'	S34°01'11"W	34.94'
C41	25.00'	90°00'00"	39.27'	N47°28'10"W	35.36'
C42	25.00'	90°00'00"	39.27'	S42°31'50"W	35.36'

# TAMARRON WEST

## SECTION 8

### A SUBDIVISION OF 33.79 ACRES OF LAND OUT OF THE JOHN JAY BOND SURVEY, A-113

#### CITY OF FULSHEAR ETJ FORT BEND COUNTY, TEXAS

#### 132 LOTS 5 RESERVES 4 BLOCKS

APRIL 2023

SURVEYOR/PLANNER/ENGINEER:

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



Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100  
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033

SHEET 1 OF 2



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 31.17 acre tract described in the above and foregoing map of Tamarron West Section 8, 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 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 8 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, 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 Assistant Vice President, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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 FORT BEND §

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 \_\_\_\_\_, 2023.

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

This plat of Tamarron West Section 8 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 8 was approved on \_\_\_\_\_ by the City of Fulshear City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Aaron Groff, Mayor

Mariela Rodriguez, City Secretary

STATE OF TEXAS §  
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 33.79 acre tract of land in the John Jay Bond Survey, Abstract 113, Fort Bend County, Texas, being out of and a part of that certain called 33.17 acre tract (Tract 1) of land recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas, and that certain called 28.35 acre tract (Tract 3) recorded under County Clerk's File Number 2023010362, 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 the southwest corner of a non-contiguous portion of the residue of a called 182.86 acre tract recorded under County Clerk's File Number 2020183088, Official Public Records, Fort Bend County, Texas, and the southwest corner of said John Jay Bond Survey, Abstract 113, being the northwest corner of Fort Bend County MUD 198 Water Plant No. 1, according to map or plat thereof recorded under County Clerk's File Number 20210055, Plat Records, Fort Bend County, Texas, and the northwest corner of the adjoining Rufus Wright Survey, Abstract 344, being in the east line of a called 23.5000 acre tract recorded under County Clerk's File Number 2017009809, Official Public Records, Fort Bend County, Texas, being the east line of the Nathan Brookshire League, Abstract 14, as located in the margins of Woods Road;

Thence North 87 degrees 31 minutes 50 seconds East along the south line of said non-contiguous portion of the residue of said called 182.86 acre tract, the south line of a called 1.64 acre tract recorded under 2022027900, Official Public Records, Fort Bend County, Texas, the south line of said called 927.88 acre tract, the south line of a called a called 4.00 acre tract recorded under County Clerk's File Number 2020183088, Official Public Records, Fort Bend County, Texas, the south line of a called 0.12 acre tract recorded under County Clerk's File Number 2021060229, Official Public Records, Fort Bend County, Texas, the south line of said called 28.35 acre tract, and the south line of said John Jay Bond Survey, Abstract 113, same being the north line of said Fort Bend County MUD 198 Water Plant No. 1, the north line of a called 0.1399 acre tract recorded under County Clerk's File Number 2020120458, Official Public Records, Fort Bend County, Texas, the north line of an adjoining called 471.4 acre tract (Tract One), and the north line of said adjoining Rufus Wright Survey, Abstract 344, 2,686.03 feet to the southwest corner and Place of Beginning of the herein described tract;

Thence establishing the west line of the herein described tract, crossing said called 28.35 acre tract and said called 33.17 acre tract, with the following courses and distances:

North 02 degrees 28 minutes 10 seconds West, 184.92 feet;  
North 87 degrees 31 minutes 50 seconds East, 16.21 feet to the beginning of a curve to the left;  
Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 42 degrees 31 minutes 50 seconds East, 35.36 feet;  
North 87 degrees 31 minutes 50 seconds East, 60.00 feet to a point in a non-tangent curve to the left;  
Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 47 degrees 28 minutes 10 seconds East, 35.36 feet;  
North 87 degrees 31 minutes 50 seconds East, 95.00 feet;  
North 02 degrees 28 minutes 10 seconds West, 201.12 feet;  
North 05 degrees 33 minutes 28 seconds West, 159.08 feet;  
North 71 degrees 30 minutes 46 seconds West, 78.00 feet;  
North 83 degrees 10 minutes 02 seconds West, 21.09 feet;  
North 77 degrees 28 minutes 07 seconds West, 50.07 feet;  
North 78 degrees 13 minutes 46 seconds West, 36.83 feet;  
North 12 degrees 20 minutes 55 seconds East, 179.94 feet to the beginning of a non-tangent curve to the left;  
Thence with said non-tangent curve to the left, having a central angle of 00 degrees 39 minutes 38 seconds, an arc length of 26.00 feet, a radius of 2,255.00 feet, and a chord bearing South 77 degrees 58 minutes 54 seconds East, 26.00 feet to the beginning of a compound curve to the left;  
Thence with said compound curve to the left, having a central angle of 91 degrees 40 minutes 13 seconds, an arc length of 40.00 feet, a radius of 25.00 feet, and a chord bearing North 55 degrees 51 minutes 10 seconds East, 35.87 feet;  
North 10 degrees 01 minute 04 seconds East, 370.37 feet to the northwest corner of the herein described tract, same being the northwest corner of said called 33.17 acre tract and the northeast corner of said called 28.35 acre tract, being in the southerly line of an adjoining called 5.36 acre tract (Tract 3) recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas;

Thence along the north line of the herein described tract, same being the north line of said called 33.17 acre tract and the south line of said adjoining called 5.36 acre tract, with the following courses and distances:

South 79 degrees 58 minutes 56 seconds East, 80.00 feet to a point in a non-tangent curve to the right;  
Thence with said non-tangent curve to the right, having a central angle of 87 degrees 50 minutes 35 seconds, an arc length of 45.99 feet, a radius of 30.00 feet, and a chord bearing North 53 degrees 56 minutes 21 seconds East, 41.62 feet to the beginning of a reverse curve to the left;  
Thence with said reverse curve to the left, having a central angle of 29 degrees 26 minutes 13 seconds, an arc length of 940.20 feet, a radius of 1,830.00 feet, and a chord bearing North 83 degrees 08 minutes 33 seconds East, 929.89 feet to the northeast corner of the herein described tract, same being the northeast corner of said called 33.17 acre tract, and the northwest corner of an adjoining called 30.17 acre tract (Tract 2) recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas, being in the south line of said adjoining called 5.36 acre tract;  
Thence establishing the east line of the herein described tract with the following courses and distances:  
South 21 degrees 34 minutes 34 seconds East, 372.61 feet;  
South 21 degrees 33 minutes 15 seconds East, 93.98 feet;  
South 13 degrees 02 minutes 57 seconds East, 89.72 feet;  
South 12 degrees 21 minutes 34 seconds East, 89.37 feet;  
South 09 degrees 54 minutes 31 seconds East, 94.80 feet;  
South 07 degrees 50 minutes 33 seconds East, 60.00 feet;  
South 08 degrees 18 minutes 23 seconds East, 100.74 feet;  
South 09 degrees 16 minutes 58 seconds East, 53.78 feet;  
South 03 degrees 52 minutes 05 seconds East, 86.05 feet;  
South 02 degrees 28 minutes 10 seconds East, 212.47 feet to the southeast corner of the herein described tract, same being the southeast corner of said called 33.17 acre tract and the southwest corner of said adjoining called 30.17 acre tract, being in the south line of said called 927.88 acre tract, and the south line of said John Jay Bond Survey, Abstract 113, being the north line of said adjoining called 471.4 acre tract, and the north line of said adjoining Rufus Wright Survey, Abstract 344, from which the northeast corner of said called 471.4 acre tract bears North 87 degrees 31 minutes 50 seconds East, 1,448.12 feet;

Thence South 87 degrees 31 minutes 50 seconds West, along the south line of the herein described tract, the south line of said called 33.17 acre tract, the south line of said called 28.35 acre tract, and the south line of said John Jay Bond Survey, Abstract 113, same being the north line of said adjoining called 471.4 acre tract, and the north line of said adjoining Rufus Wright Survey, Abstract 344, 1,477.79 feet to the Place of Beginning, and containing 33.79 acres of land, more or less.

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

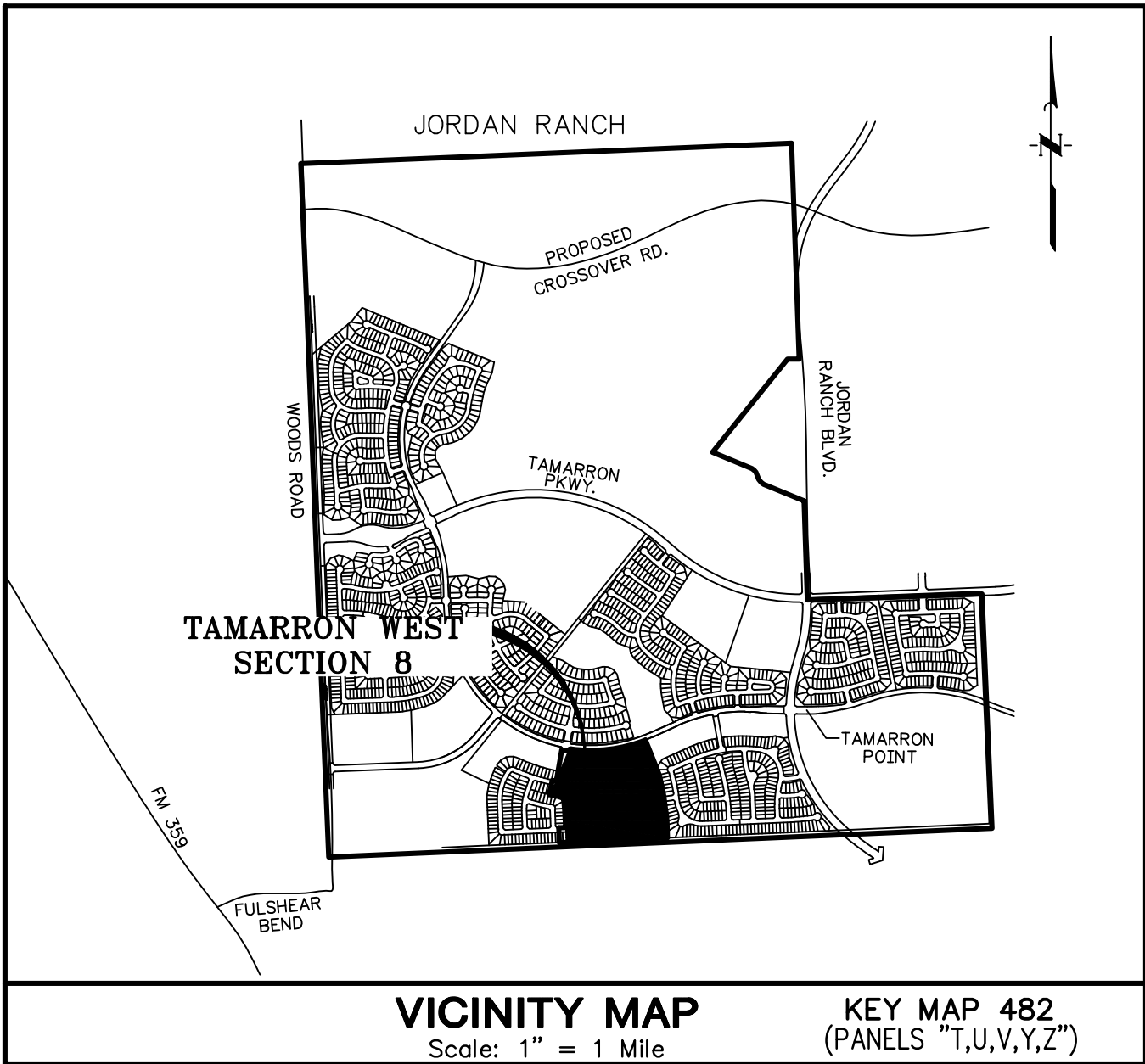
STATE OF TEXAS §  
COUNTY OF FORT BEND §

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 8

### A SUBDIVISION OF 33.79 ACRES OF LAND OUT OF THE JOHN JAY BOND SURVEY, A-113

#### CITY OF FULSHEAR ETJ FORT BEND COUNTY, TEXAS

132 LOTS    5 RESERVES    4 BLOCKS

APRIL 2023

SURVEYOR/PLANNER/ENGINEER:



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

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23259 & 10046100  
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033