

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Section 9

PLAT NO: _____

ACREAGE: 30.17

LEAGUE: John Jay Bond Survey

ABSTRACT NUMBER: A-113

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 125

NUMBER OF RESERVES: 5

OWNERS: D.R. Horton – Texas, LTD.

(DEPUTY CLERK)

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 Ernie S. Loeb, its Vice President of Land, owner hereinafter referred to as Owners of the 30.17 acre tract described in the above and foregoing map of Tamarron West Section 9, 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 some 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 9 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, Vice President of Land, thereunto authorized, this 9th day of June, 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
Ernie S. Loeb
Vice President of Land

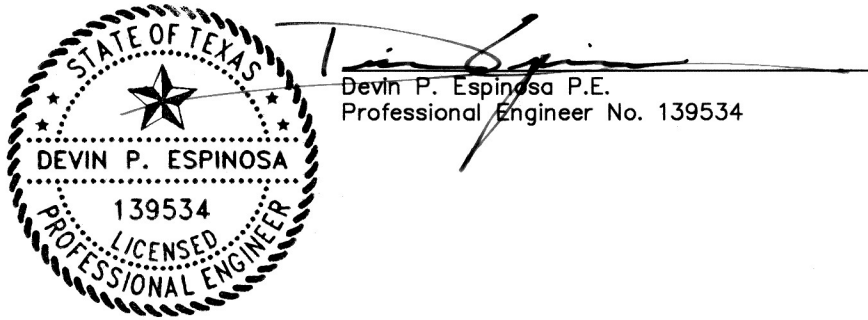
STATE OF TEXAS §
COUNTY OF FORT BEND §

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 9th day of June, 2023.

Denalliller
Notary Public in and for the State of Texas
Daniela Medina
Print Name
My commission expires: 08/08/2024

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.



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

A METES & BOUNDS
STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 30.17 acre tract of land in the John Jay Bond Survey, Abstract 113, Fort Bend County, Texas, being that certain called 30.17 acre tract (Tract 2) of land recorded under County Clerk's File Number 2022146925, 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. Beginning at the southwest corner of said called 30.17 acre tract, same being the southeast corner of an adjoining called 33.17 acre tract (Tract 1) recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas, and being in the south line of said Abstract 113 same being the north line of the residue of an adjoining called 471.4 acre tract recorded under County Clerk's File Number 2020038283, Official Public Records, Fort Bend County, Texas, and the north line of the adjoining Ruler Wright Survey, Abstract 344, for the southwest corner and Place of Beginning of the herein described tract;

Thence along the west line of the herein described tract, being the west line of said called 30.17 acre tract, same being the east line of said adjoining called 33.17 acre tract, with the following courses and distances:

North 02 degrees 28 minutes 10 seconds West, 212.47 feet;
North 03 degrees 52 minutes 05 seconds West, 86.05 feet;
North 09 degrees 16 minutes 58 seconds West, 53.78 feet;
North 08 degrees 18 minutes 23 seconds West, 100.74 feet;
North 07 degrees 50 minutes 33 seconds West, 60.00 feet;
North 09 degrees 54 minutes 31 seconds West, 94.80 feet;
North 12 degrees 21 minutes 34 seconds West, 89.37 feet;
North 13 degrees 02 minutes 57 seconds West, 99.72 feet;
North 21 degrees 33 minutes 15 seconds West, 93.98 feet;
North 21 degrees 34 minutes 34 seconds West, 372.81 feet to the northwest corner of the herein described tract, being the northwest corner of said called 30.17 acre tract, same being the northeast corner of said adjoining 33.17 acre tract, being in the south 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, and being in a non-tangent curve to the left;

Thence along the north line of the herein described tract, being the north line of said called 30.17 acre tract, same being the south line of said adjoining called 5.36 acre tract, with the following courses and distances:

Thence with said non-tangent curve to the left, having a central angle of 02 degrees 42 minutes 46 seconds, an arc length of 86.65 feet, a radius of 1,830.00 feet, and a chord bearing North 67 degrees 04 minutes 03 seconds East, 86.64 feet;
North 65 degrees 42 minutes 40 seconds East, 340.42 feet to the beginning of a curve to the right;
Thence with said curve to the right, having a central angle of 12 degrees 34 minutes 55 seconds, an arc length of 432.60 feet, a radius of 1,970.00 feet, and a chord bearing North 72 degrees 00 minutes 08 seconds East, 431.73 feet to the beginning of a compound curve to the right;
Thence with said compound curve to the right, having a central angle of 91 degrees 46 minutes 20 seconds, an arc length of 48.05 feet, a radius of 30.00 feet, and a chord bearing South 55 degrees 48 minutes 15 seconds East, 43.08 feet;
North 80 degrees 03 minutes 55 seconds East, 60.00 feet to the northeast corner of the herein described tract, being the northeast corner of said 30.17 acre tract, being an angle point in the south line of said adjoining called 5.36 acre tract;

Thence along the east line of the herein described tract, being the east line of said called 30.17 acre tract, same being the west line of an adjoining called 111.17 acre tract (Tract 2) recorded under County Clerk's File Number 2023010062, Official Public Records, Fort Bend County, Texas, with the following courses and distances:

South 09 degrees 56 minutes 05 seconds East, 369.15 feet to the beginning of a curve to the left;
Thence with said curve to the left, having a central angle of 88 degrees 01 minute 22 seconds, an arc length of 38.41 feet, a radius of 25.00 feet, and a chord bearing South 53 degrees 56 minutes 45 seconds East, 34.74 feet;
South 07 degrees 57 minutes 26 seconds East, 60.00 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 02 degrees 52 minutes 05 seconds, an arc length of 73.58 feet, a radius of 1,470.00 feet, and a chord bearing North 83 degrees 28 minutes 36 seconds East, 73.57 feet;
South 03 degrees 21 minutes 29 seconds East, 150.29 feet;
South 12 degrees 49 minutes 12 seconds East, 90.03 feet;
South 14 degrees 35 minutes 09 seconds East, 69.37 feet;
South 13 degrees 02 minutes 07 seconds East, 134.50 feet;
South 09 degrees 19 minutes 14 seconds East, 87.88 feet;
South 06 degrees 15 minutes 15 seconds East, 133.47 feet;
South 02 degrees 28 minutes 10 seconds East, 190.97 feet;
North 87 degrees 31 minutes 50 seconds East, 94.70 feet to the beginning of a curve to the left;
Thence with said curve to the left, having a central angle of 63 degrees 56 minutes 06 seconds, an arc length of 27.90 feet, a radius of 25.00 feet, and a chord bearing North 55 degrees 33 minutes 47 seconds East, 26.47;
South 02 degrees 28 minutes 10 seconds East, 190.02 feet to the southeast corner of the herein described tract, same being the southwest corner of said adjoining 111.17 acre tract, being a point in the south line of said Abstract 113, same being the north line of the residue of said adjoining called 471.4 acre tract, and the north line of said adjoining Abstract 344;

Thence South 87 degrees 31 minutes 50 seconds West along the south line of said called 30.17 acre tract, and the south line of said Abstract 113, being the north line of the residue of said adjoining called 471.4 acre tract, and the north line of said adjoining Abstract 344, 1,034.55 feet to the Place of Beginning, and containing 30.17 acres of land, more or less.

This plat of Tamarron West Section 9 was approved by the City Planning Commission of the City of Fulshear, Texas

This 1th day of January, 2023.
Amy Pearce
Amy Pearce, Chair
Jean Berger
Jean Berger, Co-Chair

This plat of Tamarron West Section 9 was approved on January 18, 2023 by the City of Fulshear City Council and signed on this 20th day of June, 2023.

Aaron Graft
Aaron Graft, Mayor
Katie Lewis
Katie Lewis, City Secretary

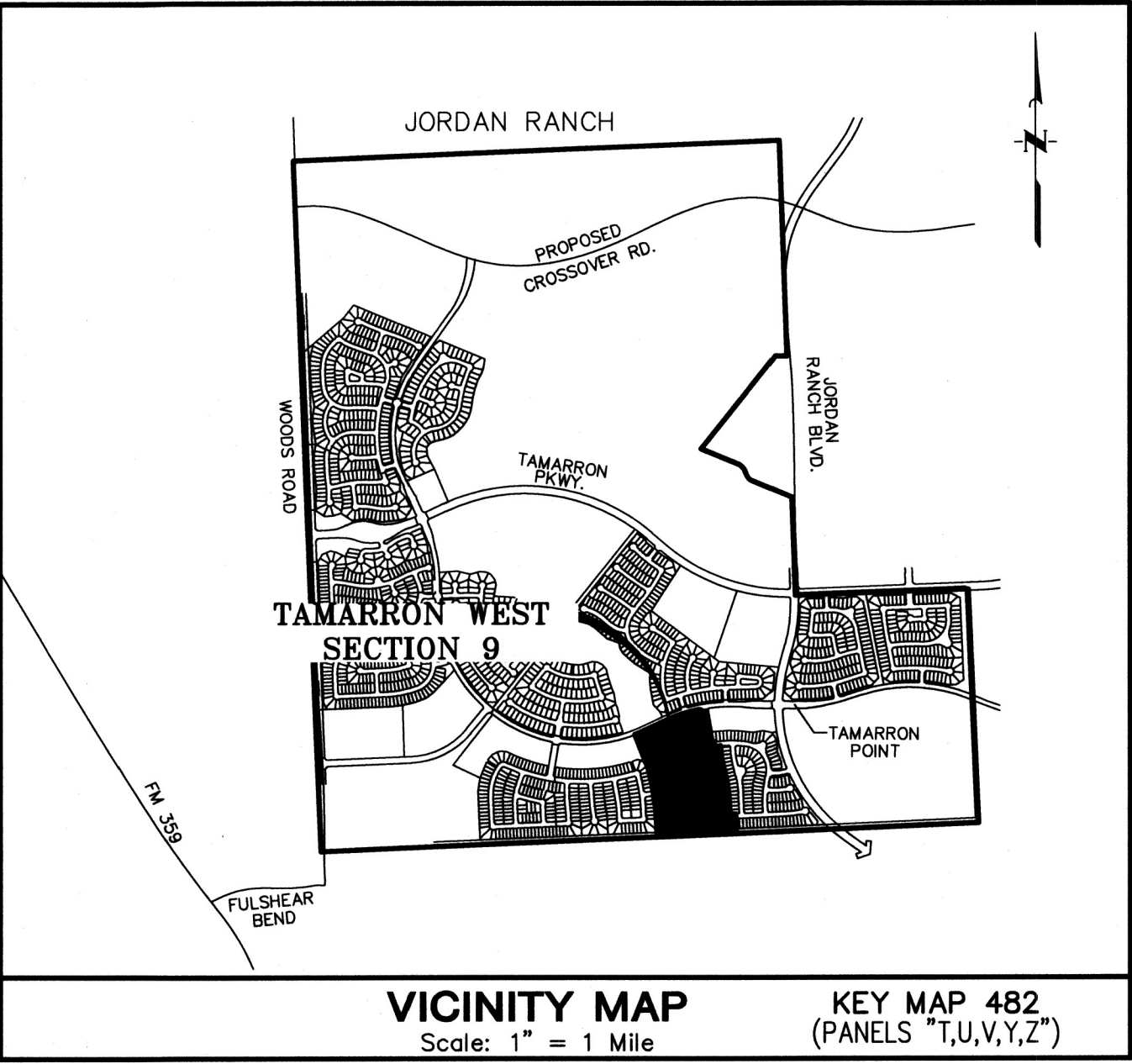
STATE OF TEXAS §
COUNTY OF FORT BEND §

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
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. _____ Date _____
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2023.

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

KP George _____
County Judge

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

TAMARRON WEST

SECTION 9

A SUBDIVISION OF 30.17 ACRES OF LAND
OUT OF THE JOHN JAY BOND SURVEY, A-113
CITY OF FULSHEAR, ETJ
FORT BEND COUNTY, TEXAS
125 LOTS 5 RESERVES 5 BLOCKS

MAY 2023

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

SURVEYOR/PLANNER/ENGINEER:
 QUIDDITY
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

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
0.20 AC
8,610 Sq Ft

[B] RESTRICTED RESERVE "B"
Restricted to Drainage and Detention
Purposes Only
5.99 AC
261,120 Sq Ft

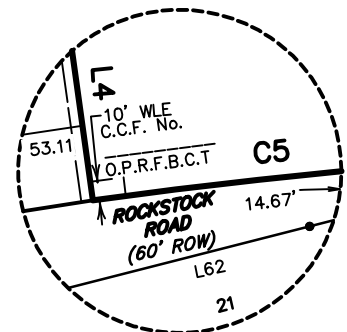
[C] RESTRICTED RESERVE "C"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.07 AC
3,011 Sq Ft

[D] RESTRICTED RESERVE "D"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.06 AC
2,636 Sq Ft

[E] RESTRICTED RESERVE "E"
Restricted to Access Road &
Landscape/Open Space
Purposes Only
0.18 AC
7,768 Sq Ft

Line Table		
Line	Bearing	Distance
L1	N65°42'40"E	340.42'
L2	N80°03'55"E	60.00'
L3	S09°56'05"E	369.15'
L4	S07°57'26"E	60.00'
L5	S03°21'29"E	150.29'
L6	S12°49'12"E	90.03'
L7	S14°35'09"E	69.37'
L8	S13°02'07"E	134.50'
L9	S09°19'14"E	87.88'
L10	S06°15'15"E	133.47'
L11	S02°28'10"E	190.97'
L12	N87°31'50"E	72.12'
L13	S02°28'10"E	198.35'
L14	N02°28'10"W	212.47'
L15	N03°52'05"W	86.05'
L16	N09°16'58"W	53.78'
L17	N08°18'23"W	100.74'
L18	N07°50'33"W	60.00'
L19	N09°54'31"W	94.80'
L20	N12°21'34"W	89.37'
L21	N13°02'57"W	89.72'
L22	N21°33'15"W	93.98'
L23	N21°34'34"W	372.61'
L37	S79°29'34"E	19.95'
L38	S41°13'33"W	20.69'
L39	S88°26'15"W	17.51'
L40	N14°45'15"W	24.45'
L41	N14°03'19"W	25.03'
L42	N11°5'08"W	25.57'
L43	N10°33'40"W	26.11'

Line Table		
Line	Bearing	Distance
L45	S78°14'36"E	40.91'
L46	S62°34'06"E	30.52'
L47	S46°53'36"E	40.91'
L48	S31°13'06"E	32.38'
L49	S16°58'45"E	39.64'
L50	S07°57'52"E	31.81'
L51	S07°19'29"E	31.89'
L52	S08°43'20"E	32.09'
L53	S07°24'47"E	31.75'
L54	S09°41'43"E	29.19'
L55	S11°20'04"E	26.29'
L56	S12°55'59"E	23.43'
L57	S14°29'47"E	21.89'
L58	S54°39'05"E	13.85'
L60	N10°34'57"W	114.92'
L61	N88°24'34"W	101.47'
L62	N75°43'25"E	103.78'
L64	N18°46'31"W	125.62'
L65	N19°31'49"W	125.67'



INSET DETAIL "A"
SCALE: 1"=50'

Curve Table				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	1830.00'	2°42'46"	86.65'	N67°04'03"E
C2	1970.00'	12°34'55"	432.60'	N72°00'08"E
C3	30.00'	91°46'20"	48.05'	S55°49'15"E
C4	25.00'	88°01'22"	38.41'	S53°56'45"E
C5	1470.00'	2°52'05"	73.58'	N83°28'36"E
C6	25.00'	62°13'28"	27.15'	N56°25'06"E
C7	1500.00'	16°19'54"	427.56'	S73°52'37"W
C8	55.00'	77°47'53"	74.68'	S26°48'44"W
C9	1800.00'	3°44'23"	117.48'	N101°3'02"W
C10	300.00'	84°07'19"	440.46'	S50°24'30"E
C11	2500.00'	11°48'25"	515.18'	S08°22'22"E
C12	800.00'	5°02'06"	70.30'	N85°00'47"E
C13	55.00'	85°02'38"	81.64'	S49°56'51"E
C14	1800.00'	11°27'40"	360.06'	N13°38'25"W
C15	25.00'	87°55'24"	38.36'	N34°01'38"E
C16	25.00'	35°29'20"	15.48'	N80°08'56"E
C17	50.00'	152°51'29"	133.39'	S21°27'52"W
C18	25.00'	42°52'40"	18.71'	N33°31'33"W
C19	25.00'	89°34'58"	39.09'	N36°51'41"E
C20	25.00'	90°00'00"	39.27'	N53°20'50"W
C21	150.00'	48°07'20"	125.98'	N02°24'41"W
C22	50.00'	142°45'30"	124.58'	S49°43'46"E
C23	150.00'	48°07'20"	125.98'	S82°57'09"W
C24	25.00'	90°00'00"	39.27'	N47°28'10"W
C25	25.00'	90°00'00"	39.27'	S42°31'50"W
C26	25.00'	90°00'00"	39.27'	S47°28'10"E
C27	25.00'	42°50'00"	18.69'	S07°08'25"W
C28	50.00'	265°40'01"	231.84'	S75°43'25"W
C29	25.00'	42°50'00"	18.69'	N35°41'35"W
C30	25.00'	95°31'31"	41.68'	N39°00'40"E
C31	25.00'	85°28'14"	37.29'	S24°57'10"W
C32	25.00'	96°53'24"	42.28'	N65°50'38"W
C33	25.00'	27°5'46"	11.90'	N05°43'18"E
C34	50.00'	138°45'11"	121.08'	S50°01'25"E
C35	25.00'	29°46'37"	12.99'	S75°29'18"W
C36	25.00'	87°36'16"	38.22'	N49°58'10"W



TAMARRON WEST

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OUT OF THE JOHN JAY BOND SURVEY, A-113
CITY OF FULSHEAR, ETJ
FORT BEND COUNTY, TEXAS
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OWNER:
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6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
281-269-6832

MARCH 2023

SURVEYOR/PLANNER/ENGINEER:
QUIDDITY
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