

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Section 11

PLAT NO: _____

ACREAGE: 24.87

LEAGUE: John Jay Bond Survey and Micajah Autrey Survey

ABSTRACT NUMBER: A-113 and A-100

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 101

NUMBER OF RESERVES: 4

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

(DEPUTY CLERK)

| LINE TABLE | | |
|------------|-------------|-----------|
| LINE | BEARING | DISTANCE |
| L1 | N24°17'20"W | 73.65' |
| L2 | N43°45'14"W | 116.87' |
| L3 | N10°36'50"W | 198.02' |
| L4 | N05°35'22"W | 102.83' |
| L5 | N01°12'41"E | 101.17' |
| L6 | S78°50'39"E | 126.74' |
| L7 | N19°27'57"E | 60.00' |
| L8 | N57°24'04"W | 206.75' |
| L9 | N53°56'16"W | 145.36' |
| L10 | N32°42'50"W | 45.45' |
| L11 | N15°17'04"W | 45.45' |
| L12 | N02°08'42"E | 45.45' |
| L13 | N20°35'58"E | 45.75' |
| L14 | N33°57'13"E | 47.77' |
| L15 | N37°49'45"E | 99.55' |
| L16 | N58°29'35"E | 58.08' |
| L17 | S53°21'58"E | 1,056.53' |
| L18 | S84°26'35"E | 746.89' |
| L19 | S89°01'37"W | 71.33' |
| L20 | S86°34'23"W | 80.12' |
| L21 | N89°07'51"W | 217.81' |
| L22 | S88°07'14"W | 60.00' |
| L23 | S73°07'54"W | 60.00' |
| L24 | S65°42'40"W | 25.85' |
| L25 | S27°14'57"W | 3.00' |
| L26 | S81°09'35"W | 3.53' |
| L27 | S30°54'22"W | 33.46' |
| L28 | N27°13'41"E | 5.00' |
| L29 | N16°52'06"W | 150.87' |
| L30 | N13°16'14"W | 113.02' |
| L31 | S12°58'03"E | 14.00' |
| L32 | N53°21'58"W | 212.84' |
| L33 | S64°05'00"W | 4.62' |
| L34 | S05°27'31"E | 173.53' |
| L35 | N01°52'45"W | 150.87' |
| L36 | N88°36'34"E | 370.67' |
| L37 | S41°05'02"E | 5.00' |
| L38 | N84°26'35"W | 176.12' |
| L39 | N18°06'56"W | 113.63' |
| L40 | S23°54'20"W | 14.86' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L41 | S65°55'36"W | 136.03' |
| L42 | N83°31'15"W | 117.33' |
| L43 | S36°24'02"W | 172.29' |
| L44 | S32°03'21"W | 50.01' |
| L45 | S25°13'52"W | 48.20' |
| L46 | S21°59'41"W | 47.85' |
| L47 | S16°13'42"W | 48.27' |
| L48 | S11°49'12"W | 48.50' |
| L49 | S07°30'40"W | 48.50' |
| L50 | S03°12'08"W | 48.50' |
| L51 | S01°06'25"E | 48.50' |
| L52 | S05°24'57"E | 48.50' |
| L53 | S08°51'12"E | 48.53' |
| L54 | S13°49'22"E | 59.15' |
| L55 | N29°49'50"E | 50.69' |
| L56 | N10°49'08"E | 45.67' |
| L57 | N04°18'33"W | 45.94' |
| L58 | N09°23'30"W | 109.33' |
| L59 | N05°33'25"E | 119.66' |
| L60 | N01°39'47"W | 164.60' |
| L61 | N42°03'08"W | 116.83' |
| L62 | N05°33'25"E | 215.52' |
| L63 | S47°55'02"W | 156.98' |
| L64 | S88°36'34"W | 413.19' |
| L65 | N46°23'26"W | 14.14' |
| L66 | N01°23'26"W | 114.47' |
| L67 | S15°37'17"E | 113.63' |
| L68 | S60°16'35"E | 14.23' |
| L69 | N75°04'08"E | 39.51' |
| L70 | N76°26'58"E | 49.51' |
| L71 | N77°49'48"E | 49.51' |
| L72 | N79°12'38"E | 49.51' |
| L73 | N80°35'28"E | 49.51' |
| L74 | N81°58'18"E | 49.51' |
| L75 | N83°21'08"E | 49.51' |
| L76 | N84°46'26"E | 49.51' |
| L77 | N86°01'31"E | 39.51' |
| L78 | S41°24'52"W | 14.24' |
| L79 | S03°11'47"E | 114.35' |

Micajah Autrey Survey, Abstract No.100
John Jay Bond Survey, Abstract No.113

D.R.HORTON-TEXAS, LTD.
CALLED 10.07 AC. (TRACT 10)
C.C.F. NO. 2023010362
O.P.R.F.B.C.T.

| CURVE TABLE | | | | | |
|-------------|-----------------------|-------------|------------|---------------|--------------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 830.00' | 6°41'12" | 96.86' | N06°04'58"E | 96.81' |
| C2 | 25.00' | 80°46'39" | 35.25' | N30°57'45"W | 32.40' |
| C3 | 830.00' | 0°49'02" | 11.84' | N70°56'34"W | 11.84' |
| C4 | 25.00' | 92°37'02" | 40.41' | N63°09'27"E | 36.15' |
| C5 | 630.00' | 7°50'14" | 86.17' | N20°46'02"E | 86.11' |
| C6 | 2,050.00' | 9°46'25" | 349.69' | S08°27'26"W | 349.27' |
| C7 | INTENTIONALLY DELETED | | | | |
| C8 | 85.00' | 85°27'26" | 126.78' | S46°17'54"W | 115.35' |
| C9 | 500.00' | 22°7'14" | 21.41' | S87°48'00"W | 21.41' |
| C10 | 500.00' | 4°17'46" | 37.49' | S88°43'16"W | 37.48' |
| C11 | 2,030.00' | 1°04'46" | 38.25' | N89°40'14"W | 38.24' |
| C12 | 30.00' | 88°19'51" | 46.25' | N46°02'41"W | 41.80' |
| C13 | 30.00' | 88°19'51" | 46.25' | S42°17'10"W | 41.80' |
| C14 | 2,030.00' | 11°39'04" | 412.80' | S80°37'34"W | 412.09' |
| C15 | 30.00' | 88°19'51" | 46.25' | N61°02'02"W | 41.80' |
| C16 | 30.00' | 88°19'51" | 46.25' | S27°17'49"W | 41.80' |
| C17 | 2,030.00' | 5°45'05" | 203.77' | S68°35'13"W | 203.68' |
| C18 | 1,200.00' | 13°14'12" | 277.23' | S56°07'57"E | 276.61' |
| C19 | 55.00' | 80°25'13" | 77.20' | S09°18'14"E | 71.02' |
| C20 | 600.00' | 14°05'09" | 147.51' | S23°51'48"W | 147.13' |

| CURVE TABLE | | | | | |
|-------------|-----------|-------------|------------|---------------|--------------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C21 | 800.00' | 4°15'30" | 59.46' | S72°39'48"E | 59.44' |
| C22 | 800.00' | 32°15'12" | 450.34' | S00°41'37"W | 444.42' |
| C23 | 55.00' | 94°40'40" | 90.88' | S62°46'19"E | 80.89' |
| C24 | 2,210.00' | 18°43'13" | 722.07' | N79°14'58"E | 718.86' |
| C25 | 375.00' | 40°42'06" | 266.39' | N07°04'49"E | 260.83' |
| C26 | 55.00' | 99°12'11" | 95.23' | N77°01'57"E | 83.77' |
| C27 | 55.00' | 47°54'27" | 45.99' | S29°24'44"E | 44.66' |
| C28 | 2,530.00' | 1°51'18" | 81.91' | S01°20'53"W | 81.91' |
| C29 | 55.00' | 93°16'53" | 89.54' | S48°54'58"W | 79.98' |
| C30 | 56.00' | 173°03'09" | 169.14' | N02°04'59"E | 111.79' |
| C31 | 25.00' | 40°31'15" | 17.68' | N80°41'23"W | 17.31' |
| C32 | 50.00' | 26°53'42" | 231.76' | N31°50'20"E | 73.39' |
| C33 | 25.00' | 44°51'31" | 19.57' | S37°48'04"E | 19.08' |
| C34 | 25.00' | 29°55'44" | 13.06' | S63°32'55"E | 12.91' |
| C35 | 50.00' | 139°20'45" | 121.60' | S08°50'25"E | 93.77' |
| C36 | 25.00' | 29°56'15" | 13.06' | S45°51'50"W | 12.91' |
| C37 | 25.00' | 88°36'31" | 38.66' | N31°02'02"E | 34.92' |
| C38 | 25.00' | 38°12'53" | 16.67' | N15°40'20"E | 16.37' |
| C39 | 50.00' | 160°56'07" | 140.44' | N77°01'57"E | 98.62' |
| C40 | 25.00' | 38°12'53" | 16.67' | S41°36'26"E | 16.37' |

| CURVE TABLE | | | | | |
|-------------|--------|-------------|------------|---------------|--------------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C41 | 25.00' | 40°25'44" | 17.64' | S73°34'50"E | 17.28' |
| C42 | 50.00' | 132°07'43" | 115.30' | S27°43'50"E | 91.40' |
| C43 | 25.00' | 43°47'32" | 19.11' | S16°26'15"W | 18.65' |
| C44 | 25.00' | 88°36'31" | 38.66' | S49°45'46"E | 34.92' |
| C45 | 25.00' | 87°00'26" | 37.96' | N45°06'21"E | 34.42' |
| C46 | 25.00' | 31°07'22" | 13.58' | N06°35'35"W | 13.41' |
| C47 | 50.00' | 142°44'29" | 124.57' | N48°54'58"E | 94.76' |
| C48 | 25.00' | 31°07'22" | 13.58' | S75°16'28"E | 13.41' |
| C49 | 25.00' | 90°29'19" | 39.48' | S43°21'54"W | 35.51' |
| C50 | 25.00' | 91°27'45" | 39.91' | N47°36'38"W | 35.80' |
| C51 | 25.00' | 91°27'45" | 39.91' | S28°51'46"W | 35.80' |
| C52 | 25.00' | 91°27'45" | 39.91' | N62°35'59"W | 35.80' |
| C53 | 25.00' | 31°07'22" | 13.58' | S61°25'08"W | 13.41' |
| C54 | 50.00' | 142°44'29" | 124.57' | S62°46'19"E | 94.76' |
| C55 | 25.00' | 31°07'22" | 13.58' | N06°57'45"W | 13.41' |
| C56 | 25.00' | 88°36'31" | 38.66' | S57°34'29"E | 34.92' |
| C57 | 25.00' | 88°36'31" | 38.66' | N38°50'45"E | 34.92' |
| C58 | 25.00' | 93°07'33" | 40.63' | S44°49'39"E | 36.31' |

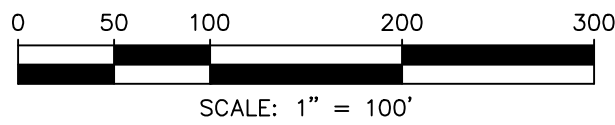
[A] RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.21 AC
9,306 Sq Ft

[B] RESTRICTED RESERVE "B"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.91 AC
39,660 Sq Ft

[C] RESTRICTED RESERVE "C"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.36 AC
15,616 Sq Ft

[D] RESTRICTED RESERVE "D"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.31 AC
13,655 Sq Ft

| DISTRICT NAMES | |
|------------------|---|
| WCID | N/A |
| MMD/MUD | FBC MUD No 222 |
| LID | N/A |
| OTD | 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 plats where such streets abut adjacent storage 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"
 - 3) C.C.F. "County Clerk's File"
 - 4) D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - 5) Eas "Easement"
 - 6) No "Number"
 - 7) O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - 8) P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - 9) ROW "Right-of-Way"
 - 10) SSE "Sanitary Sewer Easement"
 - 11) Sq Ft "Square Feet"
 - 12) UE "Utility Easement"
 - 13) Vol "Volume and Page"
 - 14) WLE "Waterline Easement"
 - 15) ① "Block Number"
 - 16) • "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"
 - 17) "Street Break Name"
- 3) All easements are centered on lot lines unless shown otherwise.
 - 4) All building lines along street rights-of-way are as shown on the plat.
 - 5) 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.
 - 6) Tamarron West Section 11 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISO, Fort Bend County, & Fort Bend County Drainage District and Fort Bend County Assistance District #7 and ESD 4.
 - 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 minimum flood hazard.
 - 8) The top of all floor slabs shall be a minimum of 153.89' 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 Churchill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD88).
 - 10) All side lot 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 is plat is located in lighting zone LZ3.
 - 13) The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, NAD 83, 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 pipelines within the platted area.
 - 16) This plat was prepared from information by DHI TITLE AGENCY, dated December 10, 2021. 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) A minimum distance of 10 feet shall be maintained between residential dwellings.
 - 20) Contours shown hereon are NAVD 88 datum.

TAMARRON WEST

SECTION 11

A SUBDIVISION OF 24.87 ACRES OF LAND
OUT OF THE JOHN JAY BOND SURVEY, A-113
AND THE MICAJAH AUTREY SURVEY, A-100
FORT BEND COUNTY, TEXAS

101 LOTS 4 RESERVES 5 BLOCKS

JUNE 2023

OWNER/DEVELOPER:

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

ENGINEER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100
2229 Corporate Drive • Rosenberg, Texas 77471 • 281-382-0033