

PLAT RECORDING SHEET

PLAT NAME: Tamarron Parkway Street Dedication Section 1 in Tamarron West

PLAT NO: _____

ACREAGE: 2.41

LEAGUE: Micahjah Autrey Survey

ABSTRACT NUMBER: A-100

NUMBER OF BLOCKS: 0

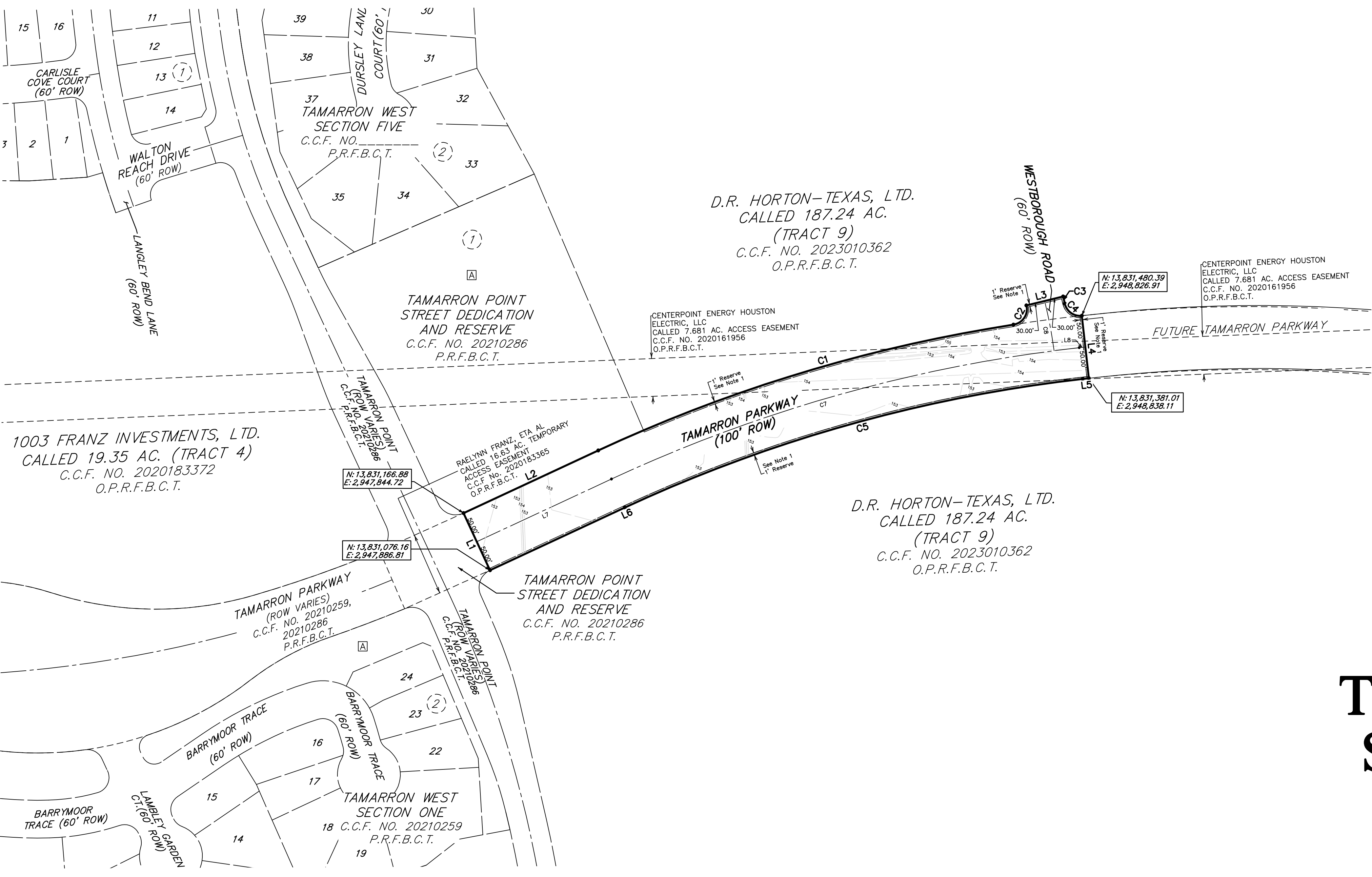
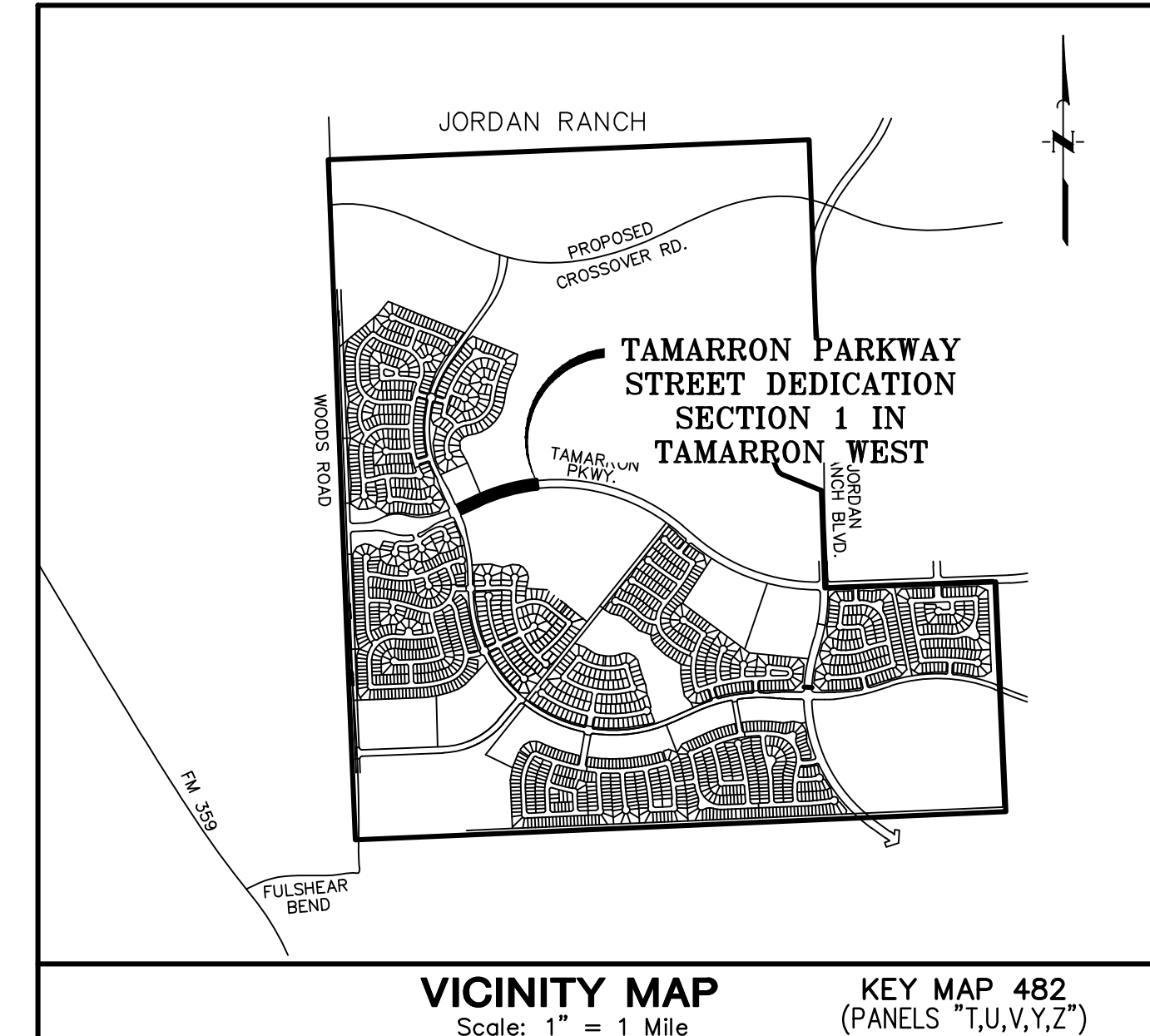
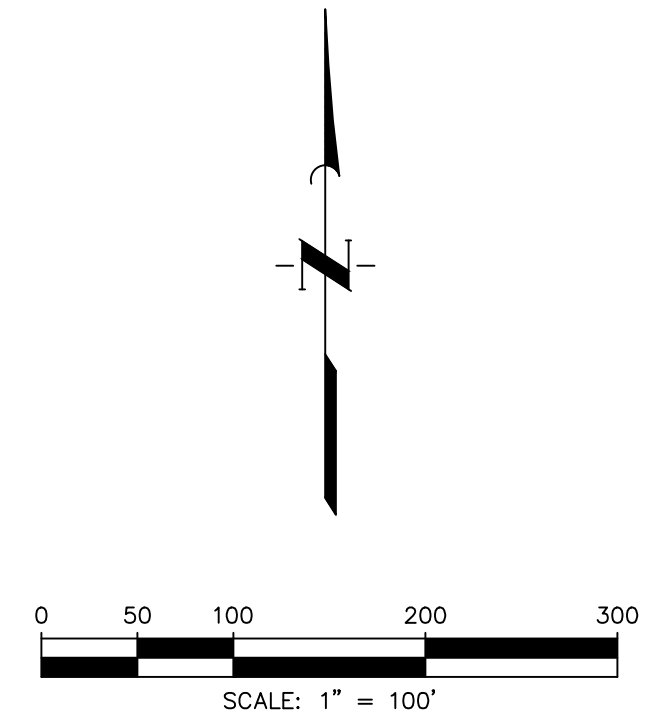
NUMBER OF LOTS: 0

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 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 rest in the dedicator, his heirs, assigns or successors.
 - 2) AE "Aerial Easement"
C.C.F. "County Clerk's File"
D.R.F.B.C.T. . . . "Deed Records Fort Bend, County, Texas"
Esm "Easement"
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"
UE "Utility Easement"
Vol. & Pg. "Volume and Page"
W/E "Waterline Easement"
① "Block Number"
• "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" 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) Tamarron Parkway Street Dedication Section 1 in Tamarron West lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar OSD, Fort Bend County, & Fort Bend County Drainage District, Fort Bend County Municipal 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 HGCSD 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCSD 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).
 - 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 plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - 8) This plat is located in lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
 - 9) 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.
 - 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 plat was prepared from information by DHI TITLE AGENCY, dated September 16, 2022. 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 PARKWAY STREET DEDICATION SECTION 1

IN TAMARRON WEST
A SUBDIVISION OF 2.39 ACRES OF LAND
OUT OF THE
MICAHAJAH AUTREY SURVEY, A-100
FORT BEND COUNTY, TEXAS

JUNE 2023

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

ENGINEER/PLANNER:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-33290 & 13094600
61229 Corporate Drive - Rosenberg, Texas 77471 • 281.342.2033

Line Table			Curve Table						
Line	Bearing	Distance	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
L1	N24°53'21"W	100.00'	C1	2450.00'	161°01'18"	691.51'	S73°09'03"W	689.21'	348.07'
L2	N65°03'54"E	235.83'	C2	25.00'	94°53'45"	41.41'	N33°47'20"E	36.83'	27.23'
L3	N76°20'27"E	60.00'	C3	830.00'	0°47'45"	11.53'	N13°15'40"W	11.53'	5.76'
L4	S06°25'49"E	100.00'	C4	25.00'	83°34'01"	36.46'	S54°38'49"E	33.32'	22.34'
L5	S83°34'11"W	9.79'	C5	2350.00'	18°30'16"	758.97'	S74°19'02"W	755.67'	382.82'
L6	S65°03'54"W	235.91'	C7	2400.00'	18°30'16"	775.11'	S74°19'02"W	771.75'	390.96'
L7	S65°03'54"W	235.83'	C8	800.00'	5°45'48"	80.47'	N10°46'39"W	80.44'	40.27'
L8	N83°34'11"E	9.79'							

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 2.39 acre tract described in the above and foregoing map of Tamarron Parkway Street Dedication Section 1 in Tamarron West, 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 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, its Authorized Agent has caused these presents to be signed by Ernie S. Loeb, its Vice President of Land, thereunto authorized, this _____ day of _____, 2023.

D.R. Horton – Texas, Ltd.,
a Texas Limited Partnership

By: D.R. Horton Inc., a Delaware Corporation, its 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, 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 §

A METES & BOUNDS description of a 2.39 acre tract of land in the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas, being out of and a part of that certain called 927.88 acre tract of land recorded under County Clerk's File Number 2020183072, 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 a 1/4 inch iron rod with cap marked "Jones | Carter" found at a transition of Tamarron Point (width varies) to Tamarron Parkway (100-foot wide), for the south corner of the adjoining Restricted Reserve "A" of Tamarron Point Street Dedication and Reserve, according to map or plat thereof recorded under County Clerk's File Number 20210286, Plat Records, Fort Bend County, Texas, for the west corner and Place of Beginning of the herein described tract, said point being a west corner of said called 927.88 acre tract;

Thence North 65 degrees 03 minutes 54 seconds East along the northwest line of the herein described tract, being the southeast line of said adjoining Restricted Reserve "A", 235.83 feet to a 1/4 inch iron rod with cap marked "Jones | Carter" found at the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 16 degrees 10 minutes 18 seconds, a radius of 2,450.00 feet, at an arc length of 78.89 feet pass a 1/4 inch iron rod with cap marked "Jones | Carter" found for the east corner of said adjoining Restricted Reserve "A", and continuing for an arc length of 691.51 feet, and a chord bearing North 73 degrees 09 minutes 03 seconds East, 689.21 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 94 degrees 53 minutes 45 seconds, an arc length of 41.41 feet, a radius of 25.00 feet, and a chord bearing North 33 degrees 47 minutes 20 seconds East, 36.83 feet;

Thence North 76 degrees 20 minutes 27 seconds East, 60.00 feet to the north corner of the herein described tract, being in a non-tangent curve to the right;

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

Thence with said non-tangent curve to the right, having a central angle of 00 degrees 47 minutes 45 seconds, an arc length of 11.53 feet, a radius of 830.00 feet, and a chord bearing South 13 degrees 15 minutes 40 seconds East, 11.53 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 83 degrees 34 minutes 01 second, an arc length of 36.46 feet, a radius of 25.00 feet, and a chord bearing South 54 degrees 38 minutes 49 seconds East, 33.32 feet;

South 06 degrees 25 minutes 49 seconds East, 100.00 feet to the southeast corner of the herein described tract;

Thence South 83 degrees 34 minutes 11 seconds West establishing the southerly line of the herein described tract, 9.79 feet to the beginning of a curve to the left;

Thence with said curve to the left, establishing the southerly line of the herein described tract, having a central angle of 18 degrees 30 minutes 16 seconds, an arc length of 758.97 feet, a radius of 2,350.00 feet, and a chord bearing South 74 degrees 19 minutes 02 seconds West, 755.67 feet to a point at the end of said curve;

Thence South 65 degrees 03 minutes 54 seconds West establishing the southerly line of the herein described tract, 235.91 feet to a point for the south corner of the herein described tract, being at a transition of Tamarron Parkway to Tamarron Point;

Thence North 24 degrees 53 minutes 21 seconds West crossing said Tamarron Parkway, 100.00 feet to the Place of Beginning and containing 2.39 acres of land, more or less.

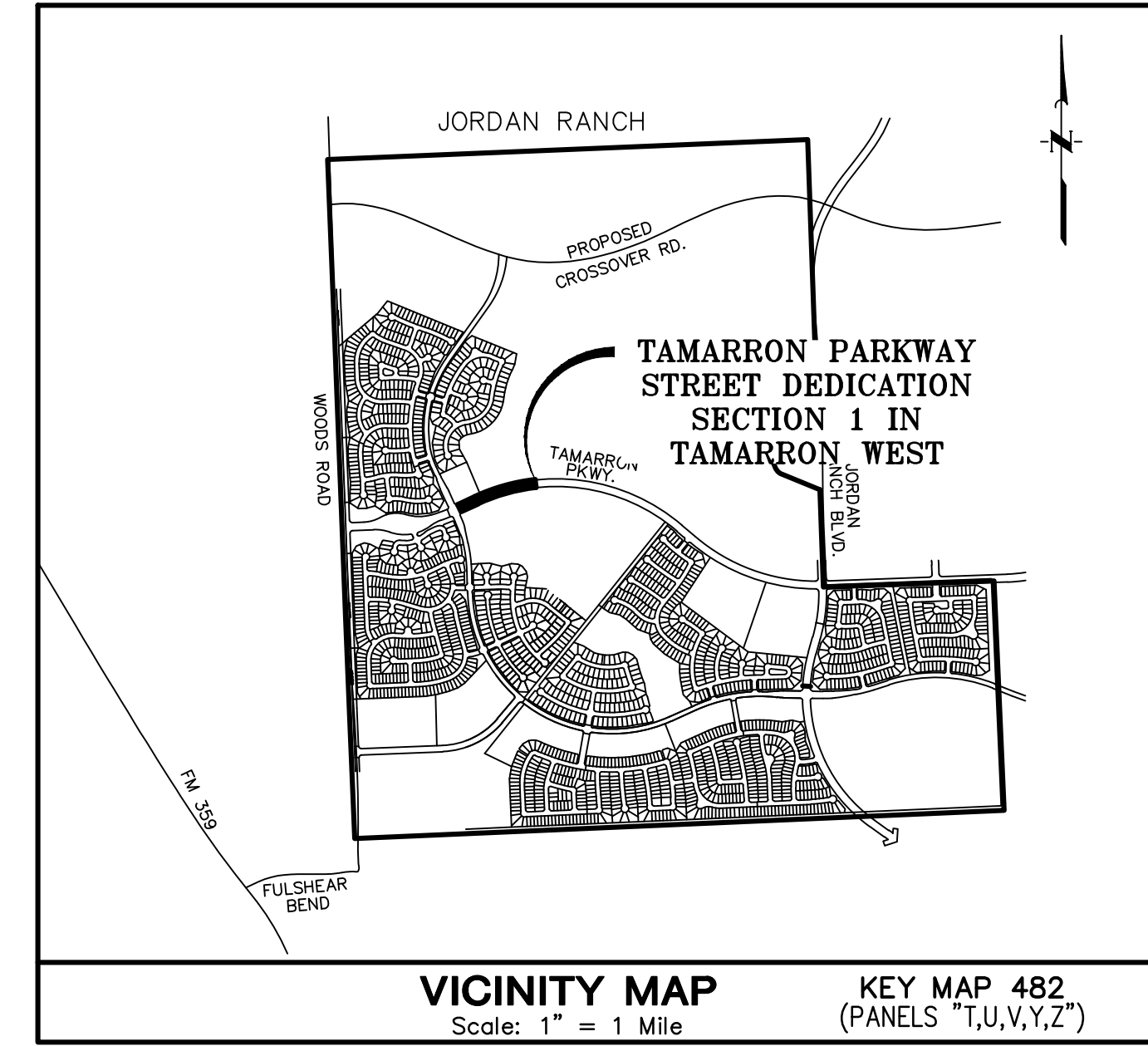
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 _____, 2022, 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. Date
Fort Bend County Engineer

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

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 PARKWAY STREET DEDICATION SECTION 1

IN TAMARRON WEST

A SUBDIVISION OF 2.39 ACRES OF LAND

OUT OF THE

MICAHJAH AUTREY SURVEY, A-100

FORT BEND COUNTY, TEXAS

JUNE 2023

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

ENGINEER/PLANNER:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-32320 & 13094300
61229 Corporate Drive - Rosenberg, Texas 77471 4281.342.2033