

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Section 12

PLAT NO: _____

ACREAGE: 30.07

LEAGUE: John Jay Bond Survey & Micajah Autrey Survey

ABSTRACT NUMBER: A-113 & A-100

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 124

NUMBER OF RESERVES: 3

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

(DEPUTY CLERK)

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 222
LID	N/A
ODD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.T.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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°59'28"E	370.90'
L2	N87°59'28"E	60.00'
L3	N87°59'28"E	225.74'
L4	S72°22'36"W	200.06'
L5	N14°20'35"W	1.64'
L6	S75°39'25"W	60.00'
L7	S14°20'35"E	1.64'
L8	N85°08'49"W	64.26'
L9	N89°10'18"W	106.41'
L10	N02°00'32"W	160.82'
L11	N87°59'28"E	386.11'
L12	N40°38'22"E	2.00'
L14	N58°10'13"W	2.00'
L15	N72°22'36"E	238.39'
L16	N12°48'46"W	19.93'
L17	N14°20'35"W	116.83'
L18	N37°17'46"W	4.20'
L19	N70°39'05"E	120.04'
L20	N40°56'17"E	2.00'
L21	N87°59'28"E	163.58'
L22	N44°12'56"E	24.50'
L23	N02°00'32"W	112.91'
L24	N42°59'28"E	14.14'
L25	N87°59'28"E	110.94'
L26	N62°08'03"W	102.61'
L27	N11°09'57"W	967.31'
L29	N74°42'53"E	137.65'
L30	N72°22'36"E	200.00'
L31	N72°51'02"E	52.31'
L32	N74°25'24"E	43.22'
L33	N60°01'26"W	14.01'
L35	N11°09'16"W	111.65'
L36	N33°50'44"E	14.14'
L37	N78°50'44"E	69.89'
L38	N84°22'22"E	159.78'
L39	N89°54'00"E	178.04'
L40	N59°22'16"W	107.88'
L41	N33°05'53"W	98.02'
L42	N06°49'30"W	78.95'
L43	N09°09'06"E	77.66'
L44	N10°32'44"E	118.30'
L45	N15°26'22"E	142.97'
L46	N41°09'13"E	103.09'
L47	N85°35'45"W	171.05'
L48	N83°53'54"E	49.10'

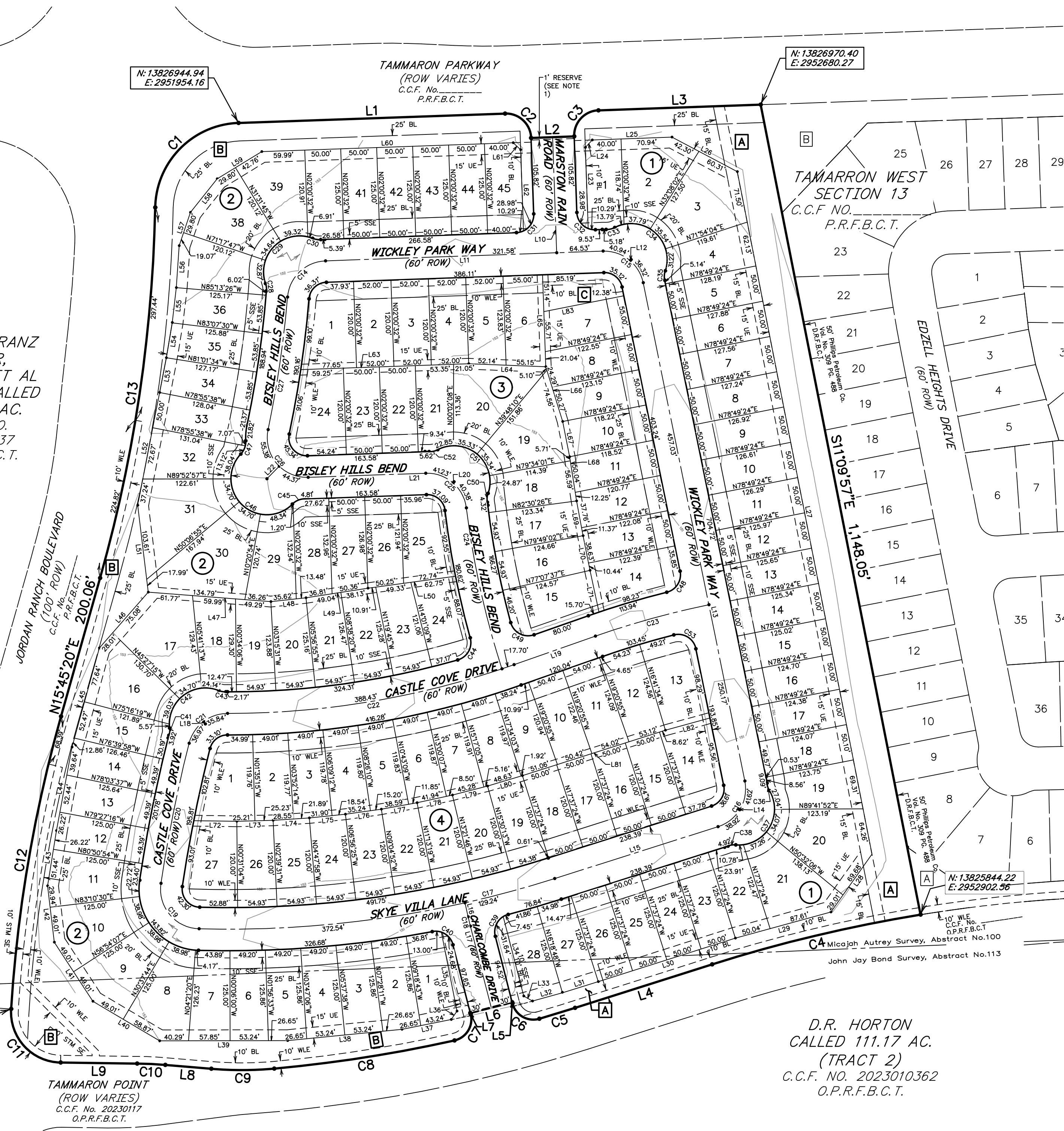
LINE TABLE		
LINE	BEARING	DISTANCE
L49	N81°10'32"E	87.17'
L50	N82°13'57"E	122.99'
L51	N06°55'50"W	121.60'
L52	N11°01'45"E	159.91'
L53	N11°01'11"E	49.18'
L54	N09°25'36"E	49.23'
L55	N06°40'28"E	49.25'
L56	N03°56'47"E	58.54'
L57	N18°42'13"E	48.87'
L58	N38°35'14"E	59.60'
L59	N58°28'15"E	72.56'
L60	N87°59'28"E	349.99'
L61	N47°00'32"W	14.14'
L62	N02°00'32"W	112.91'
L63	N87°59'28"E	233.65'
L64	N87°47'36"W	107.29'
L65	N02°00'32"W	127.89'
L66	N17°09'40"W	79.66'
L67	N11°10'36"W	49.08'
L68	N08°57'21"W	62.29'
L69	N10°22'27"W	49.13'
L70	N11°25'12"W	49.08'
L71	N12°08'39"W	59.36'
L72	N89°14'44"W	59.95'
L73	N88°24'43"E	50.44'
L74	N86°16'16"E	50.44'
L75	N84°07'49"E	50.44'
L76	N81°59'22"E	50.44'
L77	N79°50'54"E	50.44'
L78	N77°42'27"E	50.44'
L79	N75°34'00"E	50.44'
L80	N73°25'26"E	50.54'
L81	N72°22'36"E	208.62'
L82	N74°43'34"E	64.22'
L83	N78°49'24"E	113.34'

RAE LYNN FRANZ
WERNER,
TRUSTEE, ET AL
RESIDUE CALLED
1,316.47 AC.
C.C.F. NO.
2012149037
O.P.R.F.B.C.T.

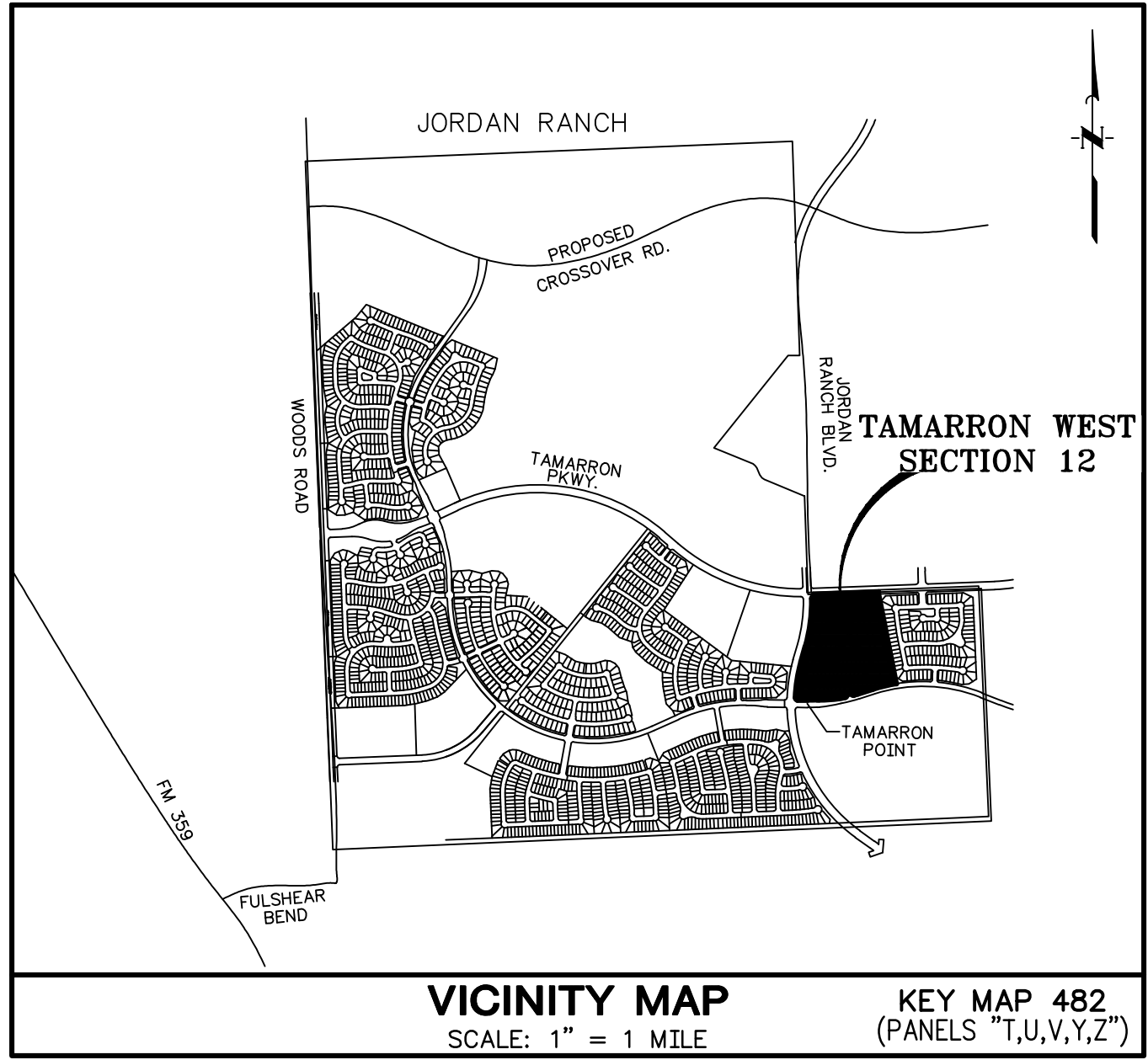
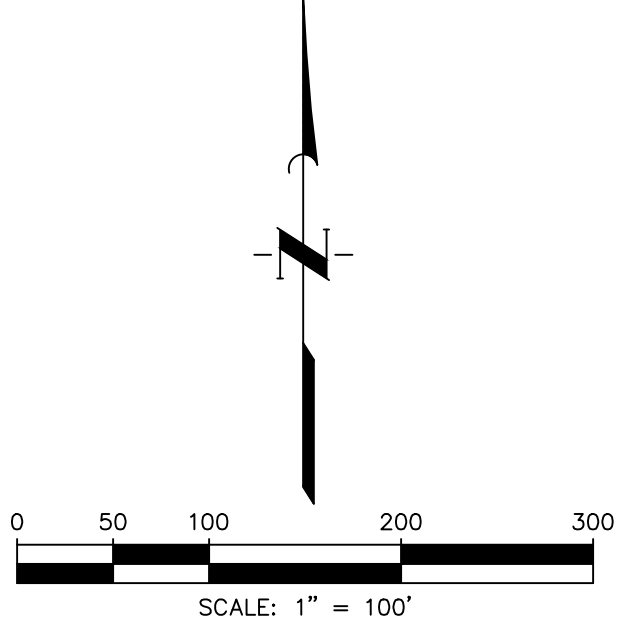
RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, & Incidental
Utility Purposes Only
1.99 AC
86,590 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, & Incidental
Utility Purposes Only
2.09 AC
90,981 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, & Incidental
Utility Purposes Only
0.10 AC
4,462 Sq. Ft.



D.R. HORTON
CALLED 111.17 AC.
(TRACT 2)
C.C.F. NO. 2023010362
O.P.R.F.B.C.T.



General Notes

- AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - D.R.F.B.C. "Deed Records, Fort Bend County, Texas"
 - Esm "Easement"
 - IRF "Found 5/8" Iron Rod w/cap 'Quiddity' No. 'Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plot 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 Pg "Volume and Page"
 - WLE "Waterline Easement"
 - ① "Block Number"
 - Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"
 - Street Name Break"
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25')
 - All easements are centered on lot lines unless shown otherwise.
 - All building lines along street rights-of-way are as shown on the plot.
 - 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.
 - Tamarron West Section 13 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISO, Fort Bend County, & Fort Bend County Drainage District, Fort Bend County Assistance District No.7 and Fort Bend County Emergency Services District No.4.
 - 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.
 - The top of all floor slabs shall be a minimum of 151.27' 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.
 - Elevations shown herein are based on NGS Monument HGCS 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCS 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).
 - All side lot building lines to be 5' unless otherwise noted.
 - 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
 - This plot is located in lighting zone L23.
 - The Coordinates shown herein are Texas Coordinate System of 1983, South Central Zone, and may be brought to surface by applying the following combined scale factor of 1.000114934.
 - 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.
 - All pipelines and pipeline easements within the platted area are shown herein.
 - This plot was prepared from information by DHI TITLE AGENCY, dated April 12, 2023. The surveyor has not abstracted the subject tract.
 - 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 yard 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.
 - 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.
 - A minimum distance of 10 feet shall be maintained between residential dwellings.
 - Contours shown herein are NAVD 88 datum.
 - Bearings shown herein are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.
 - All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility.
 - All property to drain into the drainage easement only through an approved drainage structure.
 - As of the recording of this plot, Fort Bend County Municipal Utility District No. 222 has completed the design of "Tamarron West Water Plant 2", which is expected to be constructed by February 2024. No building or other structure requiring water service or sanitary sewer service located within the plot may be occupied until Tamarron West Water Plant 2 is operational.

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	120.00'	86°49'57"	181.86'	N44°34'30"E	164.95'	113.54'
C2	35.00'	90°00'00"	54.98'	S47°00'32"E	49.50'	35.00'
C3	35.00'	90°00'00"	54.98'	N42°59'28"E	49.50'	35.00'
C4	2030.00'	8°25'04"	298.25'	S78°35'08"W	297.98'	149.39'
C5	1970.00'	1°30'28"	51.84'	S73°07'50"W	51.84'	25.92'
C6	30.00'	91°46'20"	48.05'	N60°13'46"W	43.08'	30.94'
C7	30.00'	91°46'20"	48.05'	S31°32'35"W	43.08'	30.94'
C8	1970.00'	7°22'48"	253.75'	S87°07'09"W	253.57'	127.05'
C9	500.00'	10°02'38"	87.65'	S89°49'52"W	87.54'	43.94'
C10	500.00'	4°29'17"	39.17'	N87°23'28"W	39.16'	19.59'
C11	70.00'	92°44'18"	113.30'	N42°45'42"W	101.33'	73.43'
C12	1950.00'	12°08'53"	413.44'	N09°40'53"E	412.67'	207.50'
C13	2050.00'	14°35'48"	522.26'	N08°27'26"E	520.85'	262.55'
C14	55.00'	83°12'24"	79.87'	S46°23'17"W	73.04'	48.84'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C15	55.00'	80°28'45"	77.25'	N51°46'09"W	71.06'	46.54'
C16	55.00'	83°54'23"	80.54'	N30°25'25"E	73.54'	49.44'
C17	1500.00'	19°10'00"	501.78'	N81°57'36"E	499.45'	253.26'
C18	500.00'	1°31'50"	13.36'	S13°34'41"E	13.36'	6.68'
C19	55.00'	96°56'51"	93.06'	S39°58'58"E	82.35'	62.11'
C20	2000.00'	5°41'42"	198.79'	S11°20'19"W	198.71'	99.48'
C21	55.00'	75°51'22"	72.82'	S52°06'51"W	67.61'	42.86'
C22	1200.00'	19°23'28"	406.13'	N80°20'48"E	404.19'	205.02'
C23	1200.00'	7°49'09"	163.76'	S74°33'39"W	163.64'	82.01'
C24	1200.00'	10°57'31"	229.52'	S12°28'22"E	229.17'	115.11'
C25	55.00'	85°00'55"	81.61'	N49°30'04"W	74.33'	50.41'
C26	55.00'	103°54'53"	99.75'	S40°03'05"E	86.63'	70.29'
C27	1500.00'	7°07'16"	186.43'	N08°20'43"E	186.31'	93.34'
C28	25.00'	23°29'28"	10.25'	N07°12'14"W	10.18'	5.20'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C29	50.00'	130°21'04"	113.75'	S46°13'34"W	90.76'	108.09'
C30	25.00'	27°02'39"	11.80'	N82°07'13"W	11.69'	6.01'
C31	25.00'	90°00'00"	39.27'	N42°59'28"E	35.36'	25.00'
C32	25.00'	90°00'00"	39.27'	S47°00'32"E	35.36'	25.00'
C33	25.00'	28°40'40"	12.51'	S77°08'44"W	12.38'	6.39'
C34	50.00'	135°37'15"	118.35'	N49°22'58"W	92.59'	122.58'
C35	25.00'	29°57'25"	13.07'	S03°26'56"W	12.92'	6.69'
C36	25.00'	25°18'40"	11.04'	S18°03'17"E	10.95'	5.61'
C37	50.00'	125°04'47"	109.15'	N31°49'47"E	88.73'	96.21'
C38	25.00'	25°18'40"	11.04'	S81°42'50"W	10.95'	5.61'
C39	25.00'	89°35'50"	39.09'	S30°27'20"W	35.23'	24.82'
C40	25.00'	86°20'50"	37.68'	N57°31'00"W	34.21'	23.45'
C41	25.00'	23°23'21"	10.21'	N05°07'52"E	10.13'	5.17'
C42	50.00'	118°32'05"	103.44'	S52°42'14"W	85.96'	84.10'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C43	25.00'	23°23'21"	10.21'	S79°43'24"E	10.13'	5.17'
C44	25.00'	89°34'04"	39.08'	N29°22'36"E	35.22'	24.81'
C45	25.00'	46°16'26"	20.19'	S68°05'50"W	19.65'	10.68'
C46	50.00'	178°30'39"	155.78'	S45°47'04"E	99.99'	3847.01'
C47	25.00'	46°16'26"	20.19'	N20°20'02"E	19.65'	10.68'
C48	25.00'	87°29'18"	38.17'	N32°12'52"E	34.57'	23.93'
C49	25.00'	94°12'47"	41.11'	S62°14'32"E	36.63'	26.91'
C50	25.00'	28°40'40"	12.51'	S04°25'55"W	12.38'	6.39'
C51	50.00'	135°39'56"	118.39'	N49°03'43"W	92.61'	122.72'
C52	25.00'	28°40'40"	12.51'	N77°26'38"E	12.38'	6.39'
C53	25.00'	92°45'12"	40.47'	N57°54'22"W	36.19'	26.23'

TAMARRON WEST SECTION 12

A SUBDIVISION OF 30.07 ACRES OF LAND
OUT OF THE
JOHN JAY BOND SURVEY, A-113 &
MICAHAJAH AUTREY SURVEY, A-100

CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

124 LOTS 3 RESERVES 4 BLOCKS
JULY 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 & L0040300
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

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 Loeb, Director or Land, owner hereinafter referred to as Owners of the 30.07 acre tract described in the above and foregoing map of Tamarron West Section 12, 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 upwards, 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 Loeb, Director or 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 Loeb
Director of Land

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Ernie Loeb, Director 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, Bryan F. Aguirre, 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.

Bryan F. Aguirre, P.E.
Professional Engineer No. 132219

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

This plat of Tamarron West Section 12 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 12 was approved on _____ by the City

of Fulshear City Council and signed on this _____ day of _____, 20____.

Aaron Graff, Mayor

Mariela Rodríguez, 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: _____

A METES & BOUNDS description of a 30.07 acre tract of land in the John Jay Bond Survey, Abstract 113, Fort Bend County, Texas, and the Micaiah Autrey Survey, Abstract 100, being out of and a part of that certain called 72.76 acre tract (Tract 1) of land 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 northeast corner of said called 72.76 acre tract, same being the northwest corner of the residue of an adjoining called 0.1146 acre tract (Directors Lot 1) recorded under County Clerk's File Number 2009030903, Official Public Records, Fort Bend County, Texas, being in the north line of said Abstract 100, the south line of a called 187.19 acre tract recorded under County Clerk's File Number 2015088944, Official Public Records, Fort Bend County, Texas, and the south line of the H. & T. C. Railroad Company Survey Section 105, Abstract 281;

Thence South 87 degrees 59 minutes 34 seconds West along the north line of said called 72.76 acre tract and said Abstract 100, same being the south line of said called 187.19 acre tract, and said Abstract 281, 1,250.28 feet;

Thence South 02 degrees 00 minutes 25 seconds East, crossing said called 72.76 acre tract, 49.90 feet to a point for the northeast corner and Place of Beginning of the herein described tract;

Thence South 11 degrees 09 minutes 57 seconds East establishing the east line of the herein described tract, 1,148.05 feet to a point for the southeast corner of the herein described tract, being in the north line of an adjoining called 4.42 acre tract recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas, being in a non–tangent curve to the left;

Thence along the south line of the herein described tract and said called 72.76 acre tract, being the north line of said adjoining called 4.42 acre tract, crossing said Abstract 100 and said Abstract 113, to points at the following courses and distances:

Thence with said non–tangent curve to the left, having a central angle of 08 degrees 25 minutes 04 seconds, an arc length of 298.25 feet, a radius of 2,030.00 feet, and a chord bearing South 76 degrees 35 minutes 08 seconds West, 297.98 feet;

South 72 degrees 22 minutes 36 seconds West, 200.06 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 01 degree 30 minutes 28 seconds, an arc length of 51.84 feet, a radius of 1,970.00 feet, and a chord bearing South 73 degrees 07 minutes 50 seconds West, 51.84 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 North 60 degrees 13 minutes 46 seconds West, 43.08 feet;

North 14 degrees 20 minutes 35 seconds West, 1.64 feet;

South 75 degrees 39 minutes 25 seconds West, 60.00 feet;

South 14 degrees 20 minutes 35 seconds East, 1.64 feet to the beginning of a curve to the right;

Thence with said 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 31 degrees 32 minutes 35 seconds West, 43.08 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 07 degrees 22 minutes 48 seconds, an arc length of 253.75 feet, a radius of 1,970.00 feet, and a chord bearing South 81 degrees 07 minutes 09 seconds West, 253.57 feet to the beginning of a compound

curve to the right;

Thence with said compound curve to the right, having a central angle of 10 degrees 02 minutes 38 seconds, an arc length of 87.65 feet, a radius of 500.00 feet, and a chord bearing South 89 degrees 49 minutes 52 seconds West, 87.54 feet;

North 85 degrees 08 minutes 49 seconds West, 64.26 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 04 degrees 29 minutes 17 seconds, an arc length of 39.17 feet, a radius of 500.00 feet, and a chord bearing North 87 degrees 23 minutes 28 seconds West, 39.16 feet;

North 89 degrees 10 minutes 18 seconds West, 106.41 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 92 degrees 44 minutes 18 seconds, an arc length of 113.30 feet, a radius of 70.00 feet, and a chord bearing North 42 degrees 45 minutes 42 seconds West, 101.33 feet to a point for the southwest corner of the herein described tract, same being an angle point in the south line of said called 72.76 acre tract, and the north line of said called 4.42 acre tract, and being in a compound curve to the right;

Thence establishing the west line of the herein described tract, crossing said called 72.76 acre tract, said Abstract 113, and said Abstract 100, to points at the following courses and distances:

Thence with said compound curve to the right, having a central angle of 12 degrees 08 minutes 53 seconds, an arc length of 413.44 feet, a radius of 1,950.00 feet, and a chord bearing North 09 degrees 40 minutes 53 seconds East, 412.67 feet;

North 15 degrees 45 minutes 20 seconds East, 200.06 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 14 degrees 35 minutes 48 seconds, an arc length of 622.26 feet, a radius of 2,050.00 feet, and a chord bearing North 08 degrees 27 minutes 26 seconds East, 520.85 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 86 degrees 49 minutes 57 seconds, an arc length of 181.86 feet, a radius of 120.00 feet, and a chord bearing North 44 degrees 34 minutes 30 seconds East, 164.95 feet to a point for the northwest corner of the herein described tract;

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

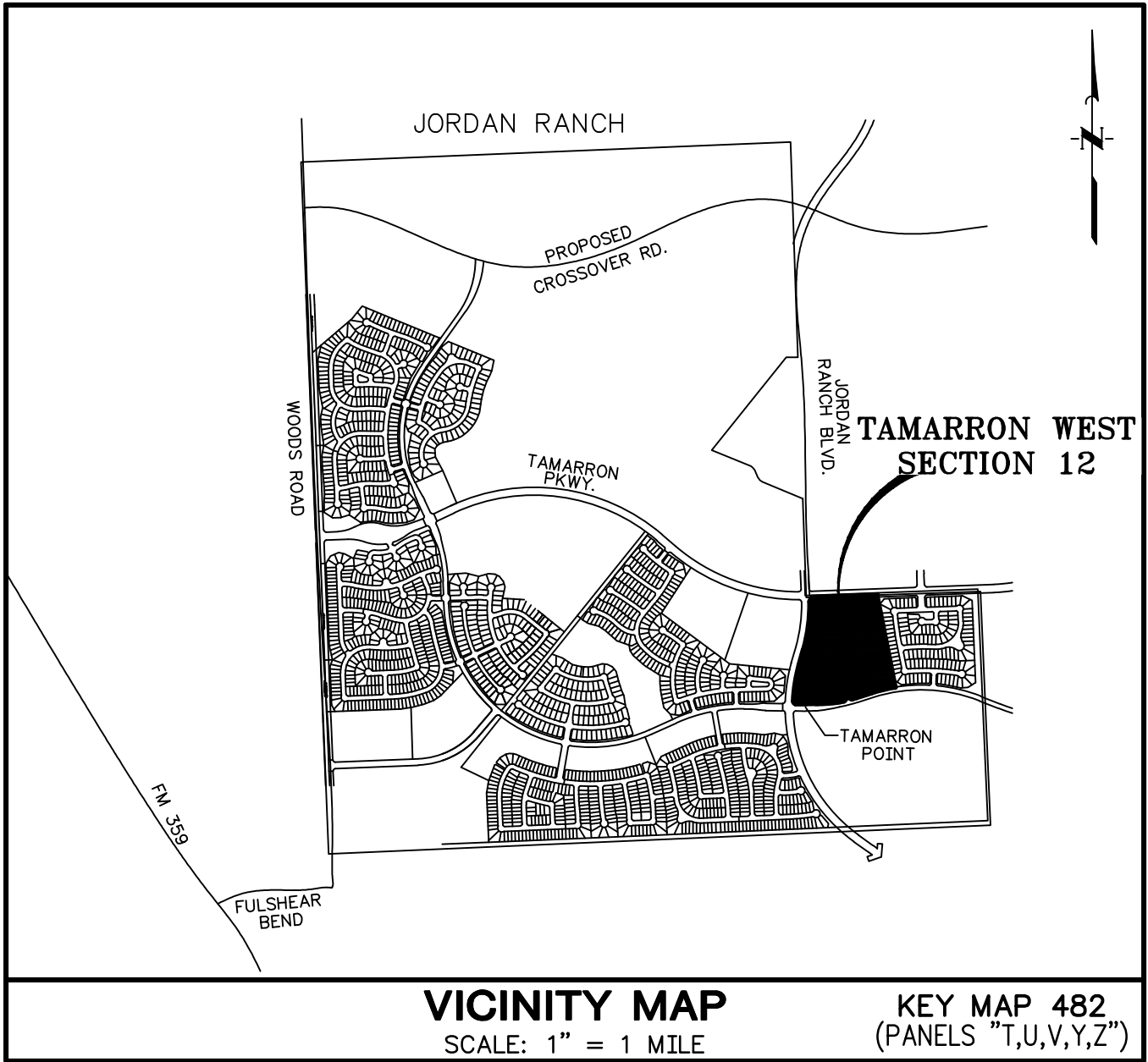
North 87 degrees 59 minutes 28 seconds East, 370.90 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 54.98 feet, a radius of 35.00 feet, and a chord bearing South 47 degrees 00 minutes 32 seconds East, 49.50 feet;

North 87 degrees 59 minutes 28 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 90 degrees 00 minutes 00 seconds, an arc length of 54.98 feet, a radius of 35.00 feet, and a chord bearing North 42 degrees 59 minutes 28 seconds East, 49.50 feet;

North 87 degrees 59 minutes 28 seconds East, 225.74 feet to Place of Beginning and containing 30.07 acres of land, more or less.



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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 12

A SUBDIVISION OF 30.07 ACRES OF LAND
OUT OF THE
JOHN JAY BOND SURVEY, A-113 &
MICAIAH AUTREY SURVEY, A-100
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
124 LOTS 3 RESERVES 4 BLOCKS
JULY 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 & 10046100
1229 Corporate Drive, Suite 100 • Roseburg, TX 77471 • 281.342.2033