

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Section 15 Partial Replat No 1

PLAT NO: _____

ACREAGE: 7.96

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: A-100

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 36

NUMBER OF RESERVES: 3

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, It's Authorized Agent acting by and through Ernie S. Loeb, its Vice President of Land, owner hereinafter referred to as Owners of the 7.96 acre tract described in the above and foregoing map of Tamarron West Section 15 Partial Replat No 1, 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 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 Vice President of Land, thereunto authorized, this _____ day of _____, 20____.

D.R. Horton – Texas, Ltd.,
a Texas Limited Partnership
By: D.R. Horton Inc., a Delaware Corporation,

By: _____
Ernie S. Loeb
Vice President of Land

STATE OF TEXAS §
COUNTY OF _____ §

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 _____, 20____.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Hala A. Elmachtaub, 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.

Hala A. Elmachtaub, P.E.
Professional Engineer No. 144386

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 7.96 acre tract of land in the Micojah Autrey Survey, Abstract 100, Fort Bend County, Texas, being out of or a part of Tamarron West Section 15, according to map or plat thereof recorded under County Clerk's File Number 20230206, Plat Records, Fort Bend County, Texas, being comprised of the following two (2) tracts, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations

Tract 1:

A 3.33 acre tract of land in the Micojah Autrey Survey, Abstract 100, Fort Bend County, Texas, being all of Restricted Reserve "A" and Lots 1–17, Block 1 in said Tamarron West Section 15.

Beginning at a 3/4–inch iron rod with cap marked "Quiddity" set for an angle point in the south line of said Tamarron West Section 15 and the north line of the adjoining Tamarron West Section 1, according to map or plat thereof recorded under County Clerk's File Number 20210259, Plat Records, Fort Bend County, Texas, and for the southwest corner of said Restricted Reserve "A", for the southwest corner and Place of Beginning of the herein described tract;

Thence North 02 degrees 14 minutes 41 seconds East, 134.82 feet to the northeast corner of the herein described tract, same being the west line of said Restricted Reserve "A", 819.62 feet to the northwest corner of the herein described tract;

Thence along the north line of the herein described tract, same being the north line of said Tamarron West Section 15 with the following courses and distances:

North 87 degrees 43 minutes 53 seconds East, 46.60 feet;

South 61 degrees 32 minutes 41 seconds East, 134.82 feet to the northeast corner of the herein described tract, being a point in the west right–of–way line of Melkridge Road (60–foot wide), and being in a non–tangent curve to the left;

Thence along the upper east line of the herein described tract, same being the west right–of–way line of Melkridge Road (60–foot wide), and the front lot lines of Lots 1–17, Block 1 in said Tamarron West Section 15, with the following courses and distances:

Thence with said non–tangent curve to the left, having a central angle of 21 degrees 02 minutes 53 seconds, an arc length of 126.74 feet, a radius of 345.00 feet, and a chord bearing South 07 degrees 00 minutes 00 seconds West, 126.03 feet;

South 03 degrees 31 minutes 26 seconds East, 230.22 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 01 degree 16 minutes 42 seconds, an arc length of 45.29 feet, a radius of 2,030.00 feet, and a chord bearing South 04 degrees 09 minutes 47 seconds East, 45.29 feet;

South 04 degrees 48 minutes 08 seconds East, 218.05 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 42 degrees 50 minutes 00 seconds, an arc length of 18.69 feet, a radius of 25.00 feet, and a chord bearing South 16 degrees 36 minutes 52 seconds West, 18.26 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 181 degrees 14 minutes 39 seconds, an arc length of 158.17 feet, a radius of 50.00 feet, and a chord bearing South 52 degrees 35 minutes 28 seconds East, 99.99 feet to a point for the upper southeast corner of the herein described tract;

Thence along the lower east line of the herein described tract, same being the northeast line and southeast of Lot 17, Block 1 in said Tamarron West Section 15, the southwest line of the adjoining Lot 16, Block 1 in said Tamarron West Section 15, and the west line of the adjoining Lot 27, Block 1 in said Tamarron West Section 15 with the following courses and distances:

South 53 degrees 12 minutes 47 seconds East, 136.00 feet;

South 12 degrees 16 minutes 36 seconds West, 26.90 feet to the lower southeast corner of the herein described tract;

Thence along the south line of the herein described tract, same being the south line of said Tamarron West Section 15, the south lines of Lots 15–17, Block 1, and Restricted Reserve "A" in said Tamarron West Section 15, and the north line of said adjoining Tamarron West Section 1, with the following courses and distances:

South 74 degrees 05 minutes 19 seconds West, 113.62 feet;

South 87 degrees 46 minutes 56 seconds West, 96.89 feet;

North 56 degrees 47 minutes 48 seconds West, 148.99 feet to the Place of Beginning and containing 3.33 acres of land, more or less.

Tract 2:

A 4.63 acre tract of land in the Micojah Autrey Survey, Abstract 100, Fort Bend County, Texas, being all of that certain called Restricted Reserve "B" and Lots 28–42 and Lots 60–63, Block 1 in said Tamarron West Section 15.

Beginning at a 5/8–inch iron rod with cap marked "Quiddity" set for the southwest corner of Lot 28, Block 1 in Tamarron West Section 15 and the southerly corner of the adjoining Lot 27, Block 1 in Tamarron West Section 15, being in the south line of said Tamarron West Section 15 and the north line of the adjoining Tamarron West Section 1, according to map or plat thereof recorded under County Clerk's File Number 20210259, Plat Records, Fort Bend County, Texas, for the southwest corner and Place of Beginning of the herein described tract;

Thence North 42 degrees 40 minutes 27 seconds East along the lower northwest line of the herein described tract, same being the northwest line of Lot 28, Block 1 and the southeast line of the adjoining Lot 27, Block 1 in Tamarron West Section 15, 122.59 feet to the lower northwest corner of the herein described tract, being in the south right–of–way line of Margaret Woods Lane (60–foot wide) and being a point in a non–tangent curve to the left;

Thence along the lower north line of the herein described tract, same being the south right–of–way line of Margaret Woods Lane (60–foot wide) and the front lot lines of Lots 28–38, Block 1 in Tamarron West Section 15 with the following courses and distances:

Thence with said non–tangent curve to the left, having a central angle of 95 degrees 47 minutes 45 seconds, an arc length of 83.60 feet, a radius of 50.00 feet, and a chord bearing North 84 degrees 46 minutes 34 seconds East, 74.20 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 59 degrees 33 minutes 41 seconds, an arc length of 25.99 feet, a radius of 25.00 feet, and a chord bearing North 66 degrees 39 minutes 32 seconds East, 24.83 feet;

South 83 degrees 33 minutes 37 seconds East, 80.33 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 03 degrees 37 minutes 20 seconds, an arc length of 29.71 feet, a radius of 470.00 feet, and a chord bearing South 81 degrees 44 minutes 57 seconds East, 29.71 feet;

South 79 degrees 56 minutes 17 seconds East, 113.94 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 22 degrees 17 minutes 34 seconds, an arc length of 167.30 feet, a radius of 430.00 feet, and a chord bearing North 88 degrees 54 minutes 56 seconds East, 166.25 feet to a reentry corner of the herein described tract, being a point in the south right–of–way line of Margaret Woods Lane (60–foot wide);

Thence along an interior line of the herein described tract, same being the front lot lines of Lots 38–42, Block 1 in Tamarron West Section 15, and the south right–of–way line of Margaret Woods Lane (60–foot wide) with the following courses and distances:

North 77 degrees 46 minutes 09 seconds East, 4.00 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 42 degrees 50 minutes 00 seconds, an arc length of 18.69 feet, a radius of 25.00 feet, and a chord bearing South 80 degrees 48 minutes 51 seconds East, 18.26 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 207 degrees 59 minutes 33 seconds, an arc length of 181.51 feet, a radius of 50.00 feet, and a chord bearing North 16 degrees 36 minutes 23 seconds East, 97.03 feet to a reentry corner of the herein described tract, being the southwest corner of Lot 42, Block 1, and the southeast corner of the adjoining Lot 43, Block 1 in Tamarron West Section 15;

Thence along the upper west line of the herein described tract, same being the west line of Lot 42, Block 1 in Tamarron West Section 15, the east and north lines of the adjoining Lot 43, Block 1 in Tamarron West Section 15, the south and west lines of Lot 60, Block 1 in Tamarron West Section 15, the east line of the adjoining Lot 59, Block 1 in Tamarron West Section 15, the front lot lines of Lots 60–63, Block 1 in Tamarron West Section 15, and the east right–of–way line of Langley Bend Drive (60–foot wide) with the following courses and distances:

North 02 degrees 36 minutes 37 seconds East, 132.76 feet;

South 71 degrees 44 minutes 41 seconds West, 17.29 feet;

North 39 degrees 29 minutes 58 seconds West, 130.32 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 108 degrees 18 minutes 00 seconds, an arc length of 94.51 feet, a radius of 50.00 feet, and a chord bearing North 03 degrees 38 minutes 58 seconds West, 81.06 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 54 degrees 08 minutes 41 seconds, an arc length of 23.63 feet, a radius of 25.00 feet, and a chord bearing North 30 degrees 43 minutes 38 seconds West, 22.76 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 17 degrees 39 minutes 53 seconds, an arc length of 26.21 feet, a radius of 85.00 feet, and a chord bearing North 12 degrees 29 minutes 14 seconds West, 26.10 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 01 degree 39 minutes 15 seconds, an arc length of 23.63 feet, a radius of 1,170.00 feet, and a chord bearing North 20 degrees 29 minutes 43 seconds West, 43.78 feet to the upper northwest corner of the herein described tract, being at the beginning of a compound curve to the right;

Thence along the north line of the herein described tract, same being a portion of the front lot line of Lot 63, Block 1 in Tamarron West Section 15, the north line of Restricted Reserve "B" in Tamarron West Section 15, the south right–of–way line of Walton Reach Drive (60–foot wide), a portion of the east line of said Tamarron West Section 15 and the east right–of–way line of Tamarron Point (width varies) with the following courses and distances:

Thence with said compound curve to the right, having a central angle of 92 degrees 45 minutes 12 seconds, an arc length of 40.47 feet, a radius of 25.00 feet, and a chord bearing North 26 degrees 42 minutes 40 seconds East, 36.19 feet;

North 73 degrees 05 minutes 16 seconds East, 90.11 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 87 degrees 00 minutes 42 seconds, an arc length of 37.97 feet, a radius of 25.00 feet, and a chord bearing South 63 degrees 24 minutes 23 seconds East, 34.42 feet to the northeast corner of the herein described tract, being at the beginning of a reverse curve to the left;

Thence along the east line of the herein described tract, same being the east line of said Tamarron West Section 15, the east line of Restricted Reserve "B", and the west right–of–way line of Tamarron Point (width varies) with the following courses and distances:

Thence with said reverse curve to the left, having a central angle of 05 degrees 02 minutes 04 seconds, an arc length of 90.50 feet, a radius of 1030.00 feet, and a chord bearing South 22 degrees 25 minutes 04 seconds East, 90.47 feet;

South 24 degrees 56 minutes 06 seconds East, 100.00 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 04 degrees 53 minutes 57 seconds, an arc length of 51.30 feet, a radius of 600.00 feet, and a chord bearing South 22 degrees 29 minutes 07 seconds East, 51.29 feet;

South 20 degrees 02 minutes 09 seconds East, 124.31 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 04 degrees 53 minutes 56 seconds, an arc length of 51.30 feet, a radius of 600.00 feet, and a chord bearing South 22 degrees 29 minutes 07 seconds East, 51.29 feet;

South 24 degrees 56 minutes 06 seconds East, 194.11 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 92 degrees 33 minutes 45 seconds, an arc length of 48.47 feet, a radius of 30.00 feet, and a chord bearing South 21 degrees 20 minutes 47 seconds West, 43.36 feet to the southeast corner of the herein described tract, being the southeast corner of said Tamarron West Section 15, the northeast corner of said adjoining Tamarron West Section 1, being at the beginning of a compound curve to the right;

Thence along the south line of the herein described tract, same being the south line of said Tamarron West Section 15, the south line of Restricted Reserve "B", the north right–of–way line of Tamarron Parkway (width varies), the south line of Lot 28, Block 1 in Tamarron West Section 15, and the north line of said adjoining Tamarron West Section 1 with the following courses and distances:

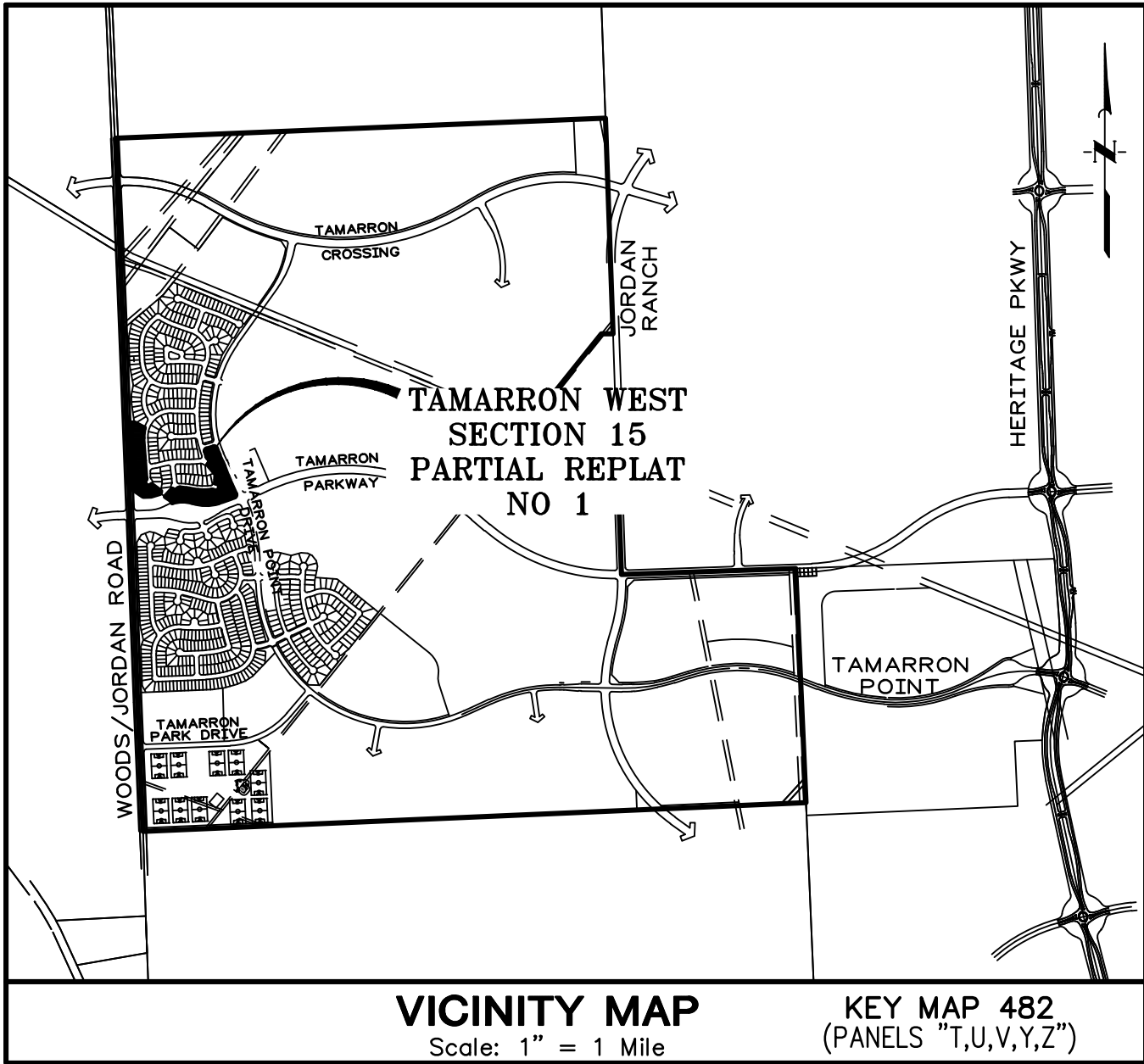
Thence with said compound curve to the right, having a central angle of 06 degrees 04 minutes 22 seconds, an arc length of 206.68 feet, a radius of 1,950.00 feet, and a chord bearing South 70 degrees 39 minutes 50 seconds West, 206.58 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 34 degrees 02 minutes 51 seconds, an arc length of 326.83 feet, a radius of 550.00 feet, and a chord bearing North 89 degrees 16 minutes 34 seconds West, 322.04 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 36 degrees 03 minutes 59 seconds, an arc length of 251.79 feet, a radius of 400.00 feet, and a chord bearing South 89 degrees 42 minutes 52 seconds West, 247.65 feet;

North 18 degrees 19 minutes 08 seconds West, 24.86 feet;

North 57 degrees 16 minutes 23 seconds West, 89.08 feet to the Place of Beginning and containing 4.63 acres of land, more or less.



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 15

PARTIAL REPLAT NO 1

A SUBDIVISION OF 7.96 ACRES OF LAND

OUT OF THE

MICAJAH AUTREY SURVEY, A-100

BEING A PARTIAL REPLAT OF BLOCK 1 LOTS 1-17, 28-42, 60-63, AND

RESERVES A AND B

AS RECORDED IN TAMARRON WEST SECTION 15

C.C.F. NO. 20230206, P.R.F.B.C.T.

CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

36 LOTS

3 RESERVES

2 BLOCKS

JANUARY 2024

REASON FOR REPLAT: TO ADJUST THE BACK OF LOTS AND CREATE AN

ADDITIONAL RESERVE.

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-22096 & 10064100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

SHEET 2 OF 2