

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Section 19

PLAT NO: _____

ACREAGE: 29.15

LEAGUE: John Jay Bond Survey

ABSTRACT NUMBER: A-113

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 116

NUMBER OF RESERVES: 7

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

(DEPUTY CLERK)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°07'51"E	187.96'
L2	N77°17'59"W	18.76'
L3	N89°01'37"E	52.38'
L4	S13°26'53"E	90.00'
L5	S87°29'12"W	656.06'
L6	S87°31'50"W	413.56'
L7	N02°28'10"W	199.02'
L8	S87°31'50"W	94.70'
L9	N02°28'10"W	190.97'
L10	N06°15'15"W	133.47'
L11	N09°19'14"W	87.88'
L12	N13°02'07"W	134.50'
L13	N14°35'09"W	69.37'
L14	N12°49'12"W	90.03'
L15	N03°21'29"W	150.29'
L16	N07°57'26"W	60.00'
L17	N09°56'05"W	369.15'
L18	N40°35'29"E	75.98'
L19	N13°41'31"E	80.46'
L20	N02°28'10"W	193.29'
L21	N87°31'50"E	540.48'
L22	N02°28'10"W	283.62'
L23	N74°52'20"E	54.17'
L24	N15°07'40"W	126.55'
L25	N08°18'59"W	112.92'
L26	N80°01'31"E	27.78'
L27	N36°41'01"E	14.14'
L28	N81°41'01"E	61.89'
L29	N01°37'18"E	124.94'
L30	N02°23'47"E	125.09'
L31	N80°48'38"E	83.00'
L32	N41°54'37"W	111.20'
L33	N12°19'06"W	68.04'
L34	N09°20'30"W	108.81'
L35	N19°21'43"W	93.58'
L36	N09°01'24"W	62.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L37	N37°39'02"E	13.72'
L38	N84°19'28"E	120.12'
L39	N89°44'25"W	88.27'
L40	N77°53'07"E	126.96'
L41	N56°25'15"W	13.97'
L42	N10°43'36"W	106.41'
L43	N75°14'03"W	22.02'
L44	N34°52'58"W	20.00'
L45	N31°59'23"W	127.63'
L46	N61°51'10"E	42.16'
L47	N80°36'45"E	93.10'
L48	N85°22'18"E	93.14'
L49	N87°31'50"W	192.88'
L50	N64°34'33"W	7.72'
L51	N11°00'17"W	113.08'
L52	N74°57'34"W	20.74'
L53	N40°17'35"W	135.95'
L54	N11°53'30"E	49.64'
L55	N02°28'10"W	231.00'
L56	N01°49'03"E	135.38'
L57	N15°53'39"E	117.83'
L58	N12°14'23"E	41.66'
L59	N85°27'54"W	125.45'
L60	N82°58'13"E	130.17'
L61	N09°11'08"W	73.58'
L62	N32°22'04"W	79.75'
L63	N58°36'12"W	81.43'
L64	N89°52'27"W	91.97'
L65	N80°48'26"W	42.79'
L66	N89°24'53"E	119.74'
L67	S06°10'12"W	20.00'
L68	N54°09'49"E	36.80'
L69	S54°09'49"W	32.29'
L70	S62°01'25"W	37.08'
L71	S62°01'25"W	40.62'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	91°46'20"	48.05'	N35°57'06"E	43.08'
C2	1,970.00'	9°01'53"	310.53'	N86°21'12"E	310.21'
C3	400.00'	11°49'52"	82.60'	S83°12'55"E	82.45'
C4	400.00'	13°40'24"	95.46'	S84°08'11"E	95.23'
C5	75.00'	87°49'07"	114.95'	S47°03'49"E	104.03'
C6	2,050.00'	17°45'26"	635.34'	S12°01'58"E	632.80'
C7	30.00'	97°27'48"	51.03'	S27°49'13"W	45.10'
C8	630.00'	2°11'05"	24.02'	N75°27'35"E	24.02'
C9	30.00'	80°32'38"	42.17'	S65°21'39"E	38.78'
C10	2,050.00'	21°20'55"	763.84'	S35°45'47"E	759.43'
C11	25.00'	63°56'06"	27.90'	S55°33'47"W	15.60'
C12	1,470.00'	2°52'05"	73.58'	S83°28'36"W	73.57'
C13	25.00'	88°01'22"	38.41'	N53°56'45"W	34.74'
C14	1,500.00'	15°15'32"	399.48'	S89°40'20"W	398.30'
C15	325.00'	96°23'29"	546.76'	S34°30'12"E	484.52'
C16	585.00'	18°47'43"	191.90'	N85°56'59"E	191.04'
C17	750.00'	16°09'41"	211.55'	S05°36'40"W	210.85'
C18	850.00'	20°41'08"	306.88'	N86°57'10"E	305.21'
C19	1,815.00'	8°58'42"	284.41'	N83°02'29"E	284.12'
C20	1,000.00'	12°39'30"	220.93'	N08°47'55"W	220.48'
C21	1,000.00'	16°19'45"	285.00'	N06°57'47"W	284.03'
C22	25.00'	89°29'12"	39.05'	N46°36'22"W	35.20'
C23	125.00'	53°22'06"	116.43'	N63°24'21"E	112.27'
C24	50.00'	147°44'22"	128.93'	N49°24'31"W	96.06'
C25	125.00'	53°22'06"	116.43'	S02°13'23"E	112.27'
C26	25.00'	83°18'30"	36.35'	S48°13'15"E	33.23'
C27	25.00'	77°16'18"	33.72'	S52°19'40"W	31.22'
C28	25.00'	98°06'15"	42.81'	S37°44'22"E	37.77'
C29	25.00'	44°38'28"	19.48'	N57°50'40"E	18.99'
C30	50.00'	265°36'40"	231.79'	S11°40'13"E	73.37'
C31	25.00'	41°11'38"	17.97'	N79°27'41"W	17.59'
C32	25.00'	91°25'19"	39.89'	S47°55'50"W	35.79'
C33	25.00'	90°00'00"	39.27'	S47°28'10"E	35.36'
C34	25.00'	43°39'25"	19.05'	N58°21'30"E	18.59'
C35	50.00'	265°39'17"	231.83'	N10°38'34"W	73.34'
C36	25.00'	42°02'47"	18.35'	N78°50'19"W	17.94'
C37	25.00'	26°03'54"	11.37'	N10°33'47"E	11.28'
C38	150.00'	49°21'07"	129.20'	N15°35'04"E	125.25'
C39	60.00'	144°48'47"	151.65'	N32°08'47"W	114.39'
C40	25.00'	89°51'40"	39.21'	N59°37'20"W	35.31'
C41	25.00'	95°11'45"	41.54'	N45°25'15"E	36.92'
C42	25.00'	90°00'00"	39.27'	N42°31'50"E	35.36'
C43	25.00'	90°00'01"	39.27'	S47°28'10"E	35.36'

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape Purposes
Only
0.04 AC
1,924 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Drainage & Detention Purposes
Only
0.45 AC
249,346 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space,
Landscape Purposes
Only
0.45 AC
19,549 Sq. Ft.

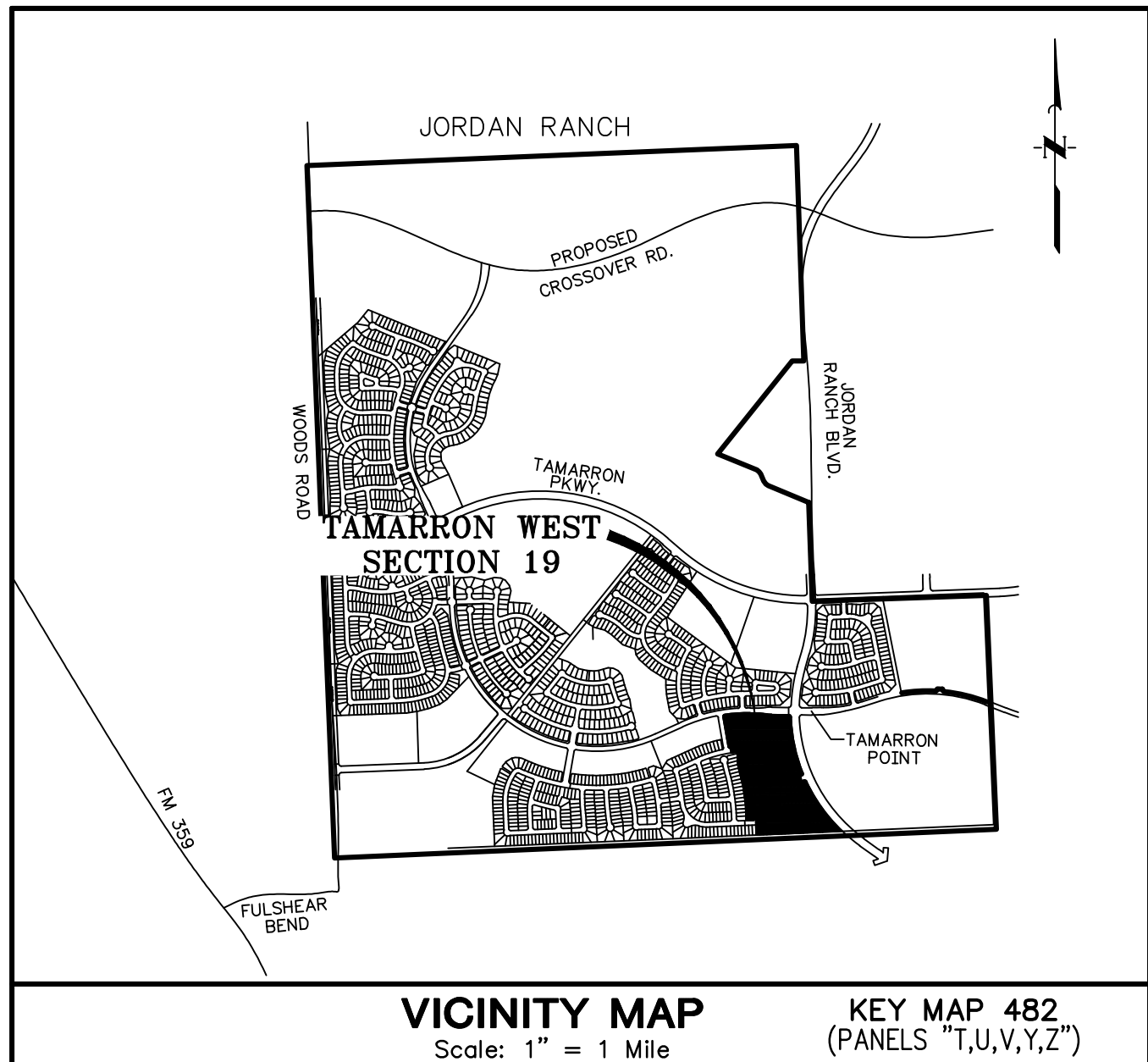
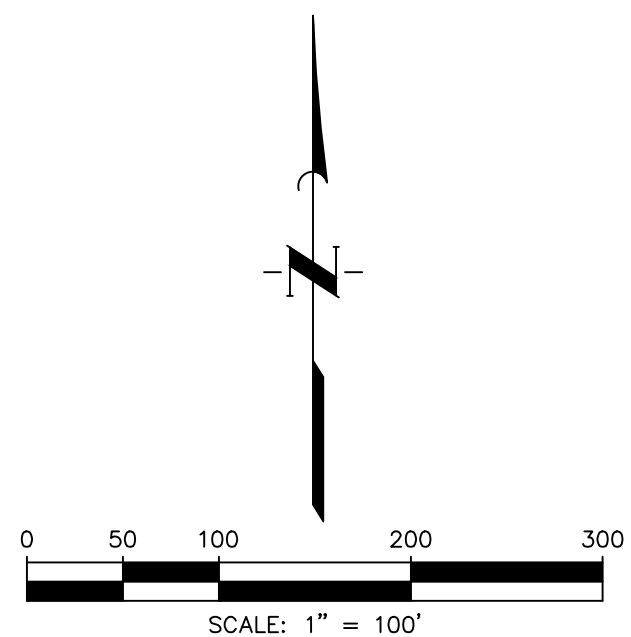
RESTRICTED RESERVE D
Restricted to Open Space,
Landscape Purposes
Only
0.71 AC
31,130 Sq. Ft.

RESTRICTED RESERVE E
Restricted to Open Space,
Landscape Purposes
Only
0.05 AC
2,010 Sq. Ft.

RESTRICTED RESERVE F
Restricted to Open Space,
Landscape Purposes
Only
0.14 AC
5,982 Sq. Ft.

RESTRICTED RESERVE G
Restricted to Open Space,
Landscape Purposes
Only
0.06 AC
2,500 Sq. Ft.

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 222
LTD	N/A
DID	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



General Notes

- Aerial Easement
- Building Line
- County Clerk's File
- Deed Records, Fort Bend County, Texas
- Easement
- Found 5/8" Iron Rod w/cap "Quidity"
- Number
- Official Public Records, Fort Bend County, Texas
- Plot Records, Fort Bend County, Texas
- Right-of-Way
- Sanitary Sewer Easement
- Square Feet
- Square Feet
- Storm Sewer Easement
- Utility Easement
- Volume and Page
- Waterline Easement
- Block Number
- Set 3/4-inch Iron Rod With Cap Stamped "Quidity" 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.
- Tamarron West Section 19 lies within City of Fulkshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar C.T.S.D., 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 153.42' 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 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).
- 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 hereon are Texas Coordinate System of 1983, South Central Zone, and may be brought to surface by applying the following combined scale factor of 1.0001144334.
- 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.
- There are no pipelines within the platted area.
- This plot was prepared from information by DHI TITLE AGENCY, dated June 15, 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 lots 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 sold 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 hereon are NAVD 88 datum.
- Bearings shown hereon 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.

TAMARRON WEST

SECTION 19

A SUBDIVISION OF 29.15 ACRES OF LAND
OUT OF THE
JOHN JAY BOND SURVEY, A-113
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
116 LOTS 7 RESERVES 4 BLOCKS
JANUARY 2024

OWNER

D. R. Horton-Texas, Ltd.
A Texas Limited Partnership
6744 Horton Vista Drive, Suite 100
Richmond, Texas 77407
281-269-6842

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L2046100
2322 W. Grand Parkway North, Suite 150, Katy, TX 77460 • 832.913.4000

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, being officers D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent, owner hereinafter referred to as Owners of the 29.15 acre tract described in the above and foregoing map of Tamarron West Section 19, 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plat 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, planting 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, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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 _____, 202__.

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 _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Ernie S. Loeb, its 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 _____, 202__.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Hala A. Elmachtoub, 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. Elmachtoub, P.E.
Professional Engineer No. 144386

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 29.15 acre tract of land in the John Jay Bond Survey, Abstract 113, Fort Bend County, Texas, being out of and a part of that certain called 111.17 acre tract (Tract 2) 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 southeast corner of said called 111.17 acre tract, same being the southeast corner of said Abstract 113, the northeast corner of an adjoining called 579.0 acre tract recorded under County Clerk's File Number 2008132362, Official Public Records, Fort Bend County, Texas, and the northeast corner of the adjoining Rufus Wright Survey, Abstract 344, being in the west line of the adjoining Tamarron Section 48, according to map or plat thereof recorded under County Clerk's File Number 20220097, Plat Records, Fort Bend County, Texas, and the west line of the adjoining Micajah Autrey Survey, Abstract 100, from said point a 1-1/4 inch iron pipe found for the southwest corner of said adjoining Tamarron Section 48 bears South 02 degrees 28 minutes 30 seconds East, 157.74 feet;

Thence South 87 degrees 29 minutes 12 seconds West along the south line of said called 111.17 acre tract and said Abstract 113, same being the north line of said adjoining called 579.0 acre tract, and the north line of said adjoining Abstract 344, 1,882.82 feet to a point for the southeast corner and Place of Beginning of the herein described tract;

Thence South 87 degrees 29 minutes 12 seconds West along the south line of the herein described tract, same being the south line of said Abstract 113, the north line of said adjoining called 579.0 acre tract and the north line of said adjoining Abstract 344, 656.06 feet to an angle point in the south line of the herein described tract, same being the northwest corner of said adjoining called 579.0 acre tract, and the northeast corner of an adjoining called 471.4 acre tract recorded under County Clerk's File Number 2020038283, Official Public Records, Fort Bend County, Texas;

Thence South 87 degrees 31 minutes 50 seconds West along the south line of the herein described tract, same being the south line of said called 111.17 acre tract and the north line of said adjoining called 471.4 acre tract, 413.56 feet to a point for the southwest corner of herein described tract, same being the southwest corner of said called 111.17 acre tract, and the southeast corner of an adjoining called 30.17 acre tract recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas;

Thence along the west line of herein described tract, same being the west line of said called 111.17 acre tract and east line of said adjoining 30.17 acre tract, to points at the following courses and distances:

North 02 degrees 28 minutes 10 seconds West, 199.02 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 63 degrees 56 minutes 06 seconds, an arc length of 27.90 feet, a radius of 25.00 feet, and a chord bearing South 55 degrees 33 minutes 47 seconds West, 26.47 feet;

South 87 degrees 31 minutes 50 seconds West, 94.70 feet;

North 02 degrees 28 minutes 10 seconds West, 190.97 feet;

North 06 degrees 15 minutes 15 seconds West, 133.47 feet;

North 09 degrees 19 minutes 14 seconds West, 87.88 feet;

North 13 degrees 02 minutes 07 seconds West, 134.50 feet;

North 14 degrees 35 minutes 09 seconds West, 69.37 feet;

North 12 degrees 49 minutes 12 seconds West, 90.03 feet;

North 03 degrees 21 minutes 29 seconds West, 150.29 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 02 degrees 52 minutes 05 seconds, an arc length of 73.58 feet, a radius of 1,470.00 feet, and a chord bearing South 83 degrees 28 minutes 36 seconds West, 73.57 feet;

North 07 degrees 57 minutes 26 seconds West, 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 88 degrees 01 minute 22 seconds, an arc length of 38.41 feet, a radius of 25.00 feet, and a chord bearing North 53 degrees 56 minutes 45 seconds West, 34.74 feet;

North 09 degrees 56 minutes 05 seconds West, 369.15 feet to a point for the northwest corner of the herein described tract, same being the northwest corner of said called 111.17 acre tract, the northeast corner of said adjoining called 30.17 acre tract, and an angle point 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, being in a curve to the right;

Thence along the north line of the herein described tract, same being the north line of said called 111.17 acre tract, the south line of said called 5.36 acre tract, and a portion of the west line of an adjoining called 4.42 acre tract (Tract 4) recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas, to points at the following courses and distances:

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 North 35 degrees 57 minutes 06 seconds East, 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 09 degrees 01 minute 53 seconds, an arc length of 310.53 feet, a radius of 1,970.00 feet, and a chord bearing North 86 degrees 21 minutes 12 seconds East, 310.21 feet;

South 89 degrees 07 minutes 51 seconds East, 187.96 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 11 degrees 49 minutes 52 seconds, an arc length of 82.60 feet, a radius of 400.00 feet, and a chord bearing South 83 degrees 12 minutes 55 seconds East, 82.45 feet;

South 77 degrees 17 minutes 59 seconds East, 18.76 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 13 degrees 40 minutes 24 seconds, an arc length of 95.46 feet, a radius of 400.00 feet, and a chord bearing South 84 degrees 08 minutes 11 seconds East, 95.23 feet;

North 89 degrees 01 minute 37 seconds East, 52.38 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 87 degrees 49 minutes 07 seconds, an arc length of 114.95 feet, a radius of 75.00 feet, and a chord bearing South 47 degrees 03 minutes 49 seconds East, 104.03 feet to a point for the northeast corner of the herein described tract, same being the southwest corner of said adjoining called 4.42 acre tract, being in the north line of said called 111.17 acre tract, being in a reverse curve to the left;

Thence establishing the east line of the herein described tract, crossing said called 111.17 acre tract to points at the following courses and distances:

Thence with said reverse curve to the left, having a central angle of 17 degrees 45 minutes 26 seconds, an arc length of 635.34 feet, a radius of 2,050.00 feet, and a chord bearing South 12 degrees 01 minute 58 seconds East, 632.80 feet the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 97 degrees 27 minutes 48 seconds, an arc length of 51.03 feet, a radius of 30.00 feet, and a chord bearing South 27 degrees 49 minutes 13 seconds West, 45.10 feet;

South 13 degrees 26 minutes 53 seconds East, 90.00 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 02 degrees 11 minutes 05 seconds, an arc length of 24.02 feet, a radius of 630.00 feet, and a chord bearing North 75 degrees 27 minutes 35 seconds East, 24.02 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 80 degrees 32 minutes 38 seconds, an arc length of 42.17 feet, a radius of 30.00 feet, and a chord bearing South 65 degrees 21 minutes 39 seconds East, 38.78 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 21 degrees 20 minutes 55 seconds, an arc length of 763.84 feet, a radius of 2,050.00 feet, and a chord bearing South 35 degrees 45 minutes 47 seconds East, 759.43 feet to the Place of Beginning and containing 29.15 acres of land, more or less;

This plat of Tamarron West Sec 19 was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 202__.

Amy Pearce, Chair

Joan Berger, Co-Chair

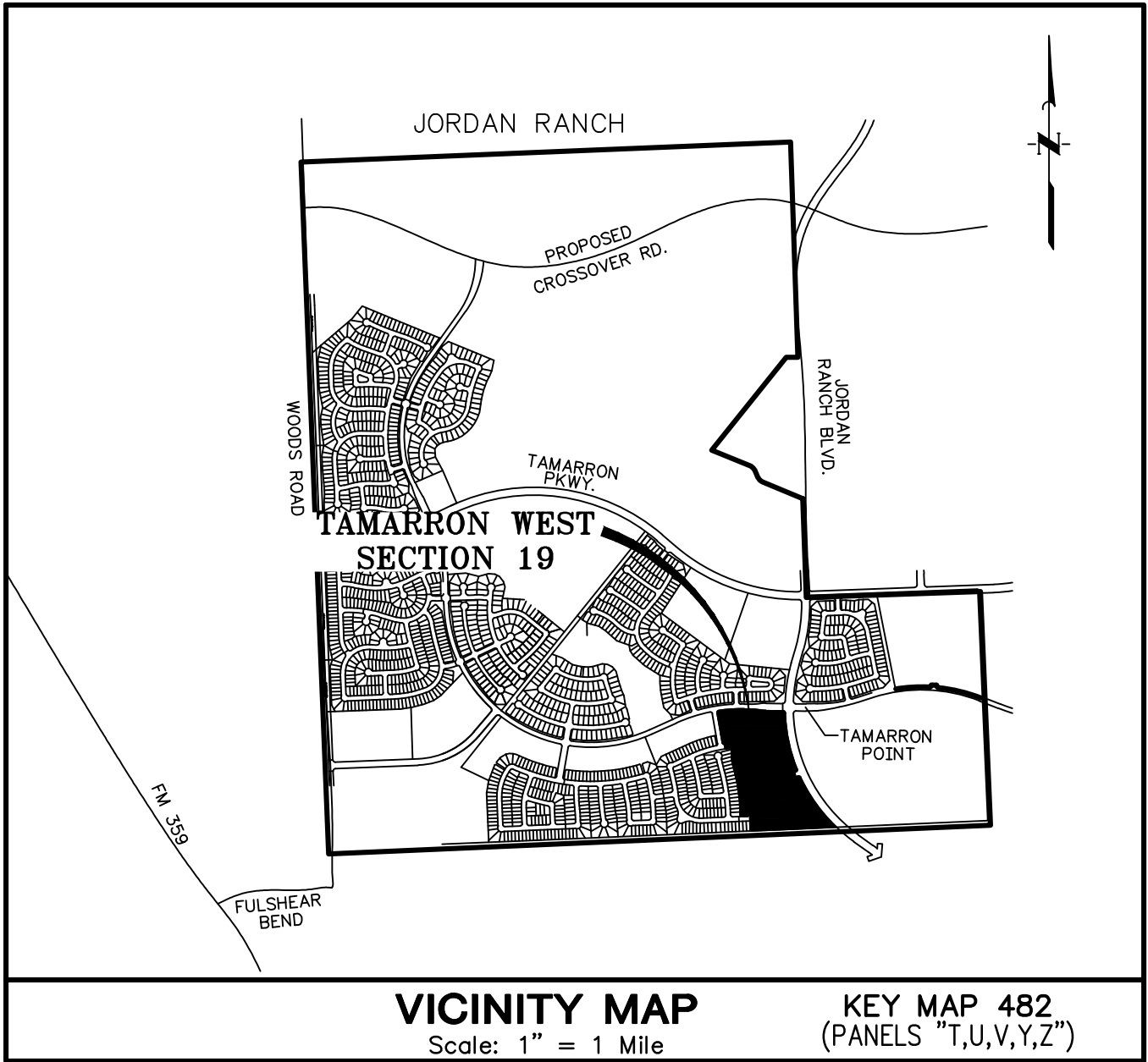
This plat of Tamarron West Sec 19 was approved on _____ by the City of Fulshear City Council

and signed on this _____ day of _____, 202__.

Aaron Groff, Mayor

Mariela Rodriguez, City Secretary

Chris D. Kalkomey
Texas Registration No. 5869
Registered Professional Land Surveyor



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 _____, 202__, 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

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 _____, 202__.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

W.A. "Andy" Meyers
Commissioner, Precinct 3

Dexter L. McCoy
Commissioner, Precinct 4

KP George
County Judge

TAMARRON WEST

SECTION 19

A SUBDIVISION OF 29.15 ACRES OF LAND
OUT OF THE
JOHN JAY BOND SURVEY, A-113
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
116 LOTS 7 RESERVES 4 BLOCKS
JANUARY 2024

OWNER
D. R. Horton—Texas, Ltd.
A Texas Limited Partnership
6744 Horton Vista Drive, Suite 100
Richmond, Texas 77407
281-269-6842

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L2046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77460 • 832.913.4000

SHEET 2 OF 2