

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Section 21

PLAT NO: _____

ACREAGE: 11.43

LEAGUE: John Jay Bond Survey

ABSTRACT NUMBER: A-113

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 49

NUMBER OF RESERVES: 3

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

(DEPUTY CLERK)

Dates: Jan 09, 2024, 1:59pm User ID: CMorales
File E:\CLIENT PROJECTS\DR Horton\Tamarron West\Section 21\600 - Platting\640 - Platting\640 - Final Plat Tamarron West Sec 21_Final Plat_R1.dwg

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, VICE PRESIDENT, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 11.43 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TAMARRON WEST SECTION 21, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), 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 TO 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 5 FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 EASEMENT, FROM A PLANE SIXTEEN (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 EASEMENTS 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 AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DAMAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY, OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (20' 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, FORT BEND 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, 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, WE DO CERTIFY THAT WE ARE THE OWNER(S) OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON WEST SECTION 21 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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, ACTING BY AND THROUGH D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNIE S. LOEB, ITS VICE PRESIDENT,

THIS _____ DAY OF _____, 20____.

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

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNIE S. LOEB, VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT OF D.R. HORTON – TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, 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.
MY COMMISSION EXPIRES: _____

CERTIFICATE FOR SURVEYOR:

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

CERTIFICATE FOR ENGINEER:

I, SARAH L. ABRAMS, 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.

SARAH L. ABRAMS
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 134934

THIS PLAT OF TAMARRON WEST SECTION 21 WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 20____.

AMY PEARCE, CHAIR

JOAN BERGER, CO-CHAIR

THIS PLAT OF TAMARRON WEST SECTION 21 WAS APPROVED ON _____ BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 20____. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

MARIELA RODRIGUEZ, CITY SECRETARY

NOTES:

- ALL CUL-DE-SAC RADII ARE FIFTY FEET (50'), UNLESS OTHERWISE INDICATED.
- ALL BLOCK CORNERS 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 SHOWN ON THE PLAT.
- ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THIS PLAT LIES WHOLLY WITHIN CITY OF FULSHEAR ET.J, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 222, LAMAR CSD, FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4, AND FORT BEND COUNTY ASSISTANCE DISTRICT NO. 7.
- THIS SUBDIVISION LIES WITHIN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0085M, REVISED JANUARY 29, 2021, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; DHI ENGINEERING DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 151.04 FEET 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 HGCSO 66, BEING THE TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5-INCH PVC PIPE WITH A LOGO STAMPED HGCSO 66 1986. LOCATED +/- 72-FEET EAST OF THE CENTERLINE OF F.M. HIGHWAY 1463 AND +/-0.34 MILES NORTH OF THE INTERSECTION OF F.M. HIGHWAY 1463 AND CHURCHILL FARMS BOULEVARD, KATY, TX. HOLDING AN ELEVATION OF 136.21 FEET (NAVD88).
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 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 ADA REQUIREMENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 1.0001144934.
- 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 PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, EFFECTIVE DATE OF **NOVEMBER 17, 2023** AND ISSUED **NOVEMBER 28, 2023**.
- 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.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- ALL PROPERTY IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
- FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 222 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND DRAINAGE RESERVE.
- AS OF THE RECORDING OF THIS PLAT, 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 PLAT MAY BE OCCUPIED UNTIL "TAMARRON WEST WATER PLANT 2" IS OPERATIONAL.

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS DESCRIPTION OF A 11.43 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 2023010382, 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 A 5/8 INCH IRON ROD WITH CAP MARKED "QUIDDITY" SET FOR 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 MICAH AH 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 NORTH 02 DEGREES 28 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID CALLED 111.17 ACRE TRACT AND SAID ABSTRACT 113, SAME BEING THE WEST LINE OF SAID ADJOINING TAMARRON SECTION 48, AND SAID ADJOINING ABSTRACT 100, 495.95 FEET TO A POINT FOR THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE ESTABLISHING THE SOUTH LINE OF THE HEREIN DESCRIBE TRACT, CROSSING SAID CALLED 111.17 ACRE TRACT TO POINTS AT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 87 DEGREES 31 MINUTES 30 SECONDS WEST, 195.85 FEET;

NORTH 45 DEGREES 22 MINUTES 56 SECONDS WEST, 20.00 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 69 DEGREES 40 MINUTES 40 SECONDS, AN ARC LENGTH OF 60.81 FEET, A RADIUS OF 50.00 FEET, AND A CHORD BEARING SOUTH 79 DEGREES 27 MINUTES 24 SECONDS WEST, 57.13 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE WITH SAID REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 31 DEGREES 43 MINUTES 12 SECONDS, AN ARC LENGTH OF 13.84 FEET, A RADIUS OF 25.00 FEET, AND A CHORD BEARING NORTH 81 DEGREES 33 MINUTES 52 SECONDS WEST, 13.66 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE WITH SAID REVERSE CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02 DEGREES 00 MINUTES 48 SECONDS, AN ARC LENGTH OF 2.99 FEET, A RADIUS OF 85.00 FEET, AND A CHORD BEARING SOUTH 83 DEGREES 34 MINUTES 56 SECONDS WEST, 2.99 FEET THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT; THENCE WITH SAID COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03 DEGREES 59 MINUTES 11 SECONDS, AN ARC LENGTH OF 280.38 FEET, A RADIUS OF 4,030.00 FEET, AND A CHORD BEARING SOUTH 86 DEGREES 34 MINUTES 56 SECONDS WEST, 280.32 FEET;

SOUTH 01 DEGREE 25 MINUTES 29 SECONDS EAST, 115.75 FEET;

SOUTH 43 DEGREES 06 MINUTES 00 SECONDS WEST, 14.29 FEET;

SOUTH 87 DEGREES 29 MINUTES 12 SECONDS WEST, 298.76 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 11 DEGREES 09 MINUTES 57 SECONDS WEST ESTABLISHING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, 645.27 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 85 DEGREES 04 MINUTES 21' SECONDS EAST, 151.52 FEET;

SOUTH 89 DEGREES 01 MINUTE 13 SECONDS EAST, 107.58 FEET;

SOUTH 87 DEGREES 00 MINUTES 18 SECONDS EAST, 201.04 FEET;

SOUTH 87 DEGREES 57 MINUTES 07 SECONDS EAST, 69.59 FEET;

NORTH 88 DEGREES 06 MINUTES 47 SECONDS EAST, 77.78 FEET;

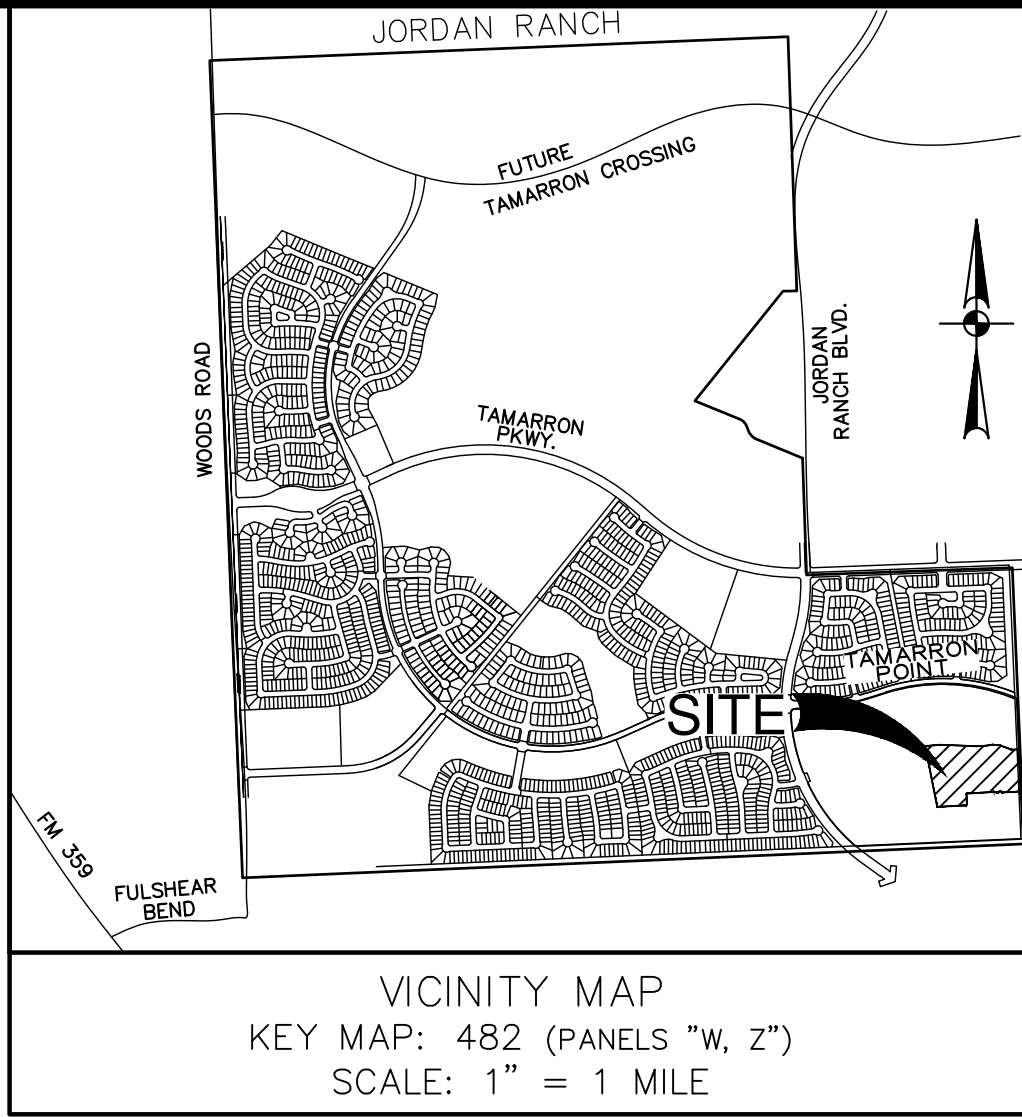
NORTH 81 DEGREES 50 MINUTES 34 SECONDS EAST, 97.22 FEET;

SOUTH 84 DEGREES 46 MINUTES 03 SECONDS EAST, 79.89 FEET;

SOUTH 68 DEGREES 10 MINUTES 16 SECONDS EAST, 123.01 FEET;

NORTH 87 DEGREES 31 MINUTES 30 SECONDS EAST, 77.25 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING IN THE EAST LINE OF SAID CALLED 111.17 ACRE TRACT AND SAID ABSTRACT 113, SAME BEING THE WEST LINE OF SAID ADJOINING TAMARRON SECTION 48, AND SAID ADJOINING ABSTRACT 100;

THENCE SOUTH 02 DEGREES 28 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SAID CALLED 111.17 ACRE TRACT AND SAID ABSTRACT 113, SAME BEING THE WEST LINE OF SAID ADJOINING TAMARRON SECTION 48, AND SAID ADJOINING ABSTRACT 100, 439.16 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.43 ACRES OF LAND, MORE OR LESS.



VICINITY MAP
KEY MAP: 482 (PANELS "W, Z")
SCALE: 1" = 1 MILE

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE 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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 202____.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

K.P. GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

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 RECORDDATION IN

MY OFFICE ON _____, AT _____ O'CLOCK ____M., AND IN

PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

TAMARRON WEST SECTION 21

A SUBDIVISION OF 11.43 ACRES OF LAND
LOCATED IN THE
JOHN JAY BOND SURVEY, ABSTRACT NUMBER 113
FORT BEND COUNTY, TEXAS.

49 LOTS 3 RESERVES 3 BLOCKS

SCALE: 1"= 60' DECEMBER 2023

OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 556-2100

PREPARED BY:

SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 W Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000



DHI Engineering, LLC

6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBP REG. NO. F-19561

