

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Section 7

PLAT NO: _____

ACREAGE: 29.57

LEAGUE: John Jay Bond Survey

ABSTRACT NUMBER: A-113

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 106

NUMBER OF RESERVES: 3

OWNERS: D.R. Horton

(DEPUTY CLERK)

RESTRICTED RESERVE [A]
Restricted to Drainage and
Detention
Purposes Only
10.11 AC
440,533 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.09 AC
3,717 Sq. Ft.

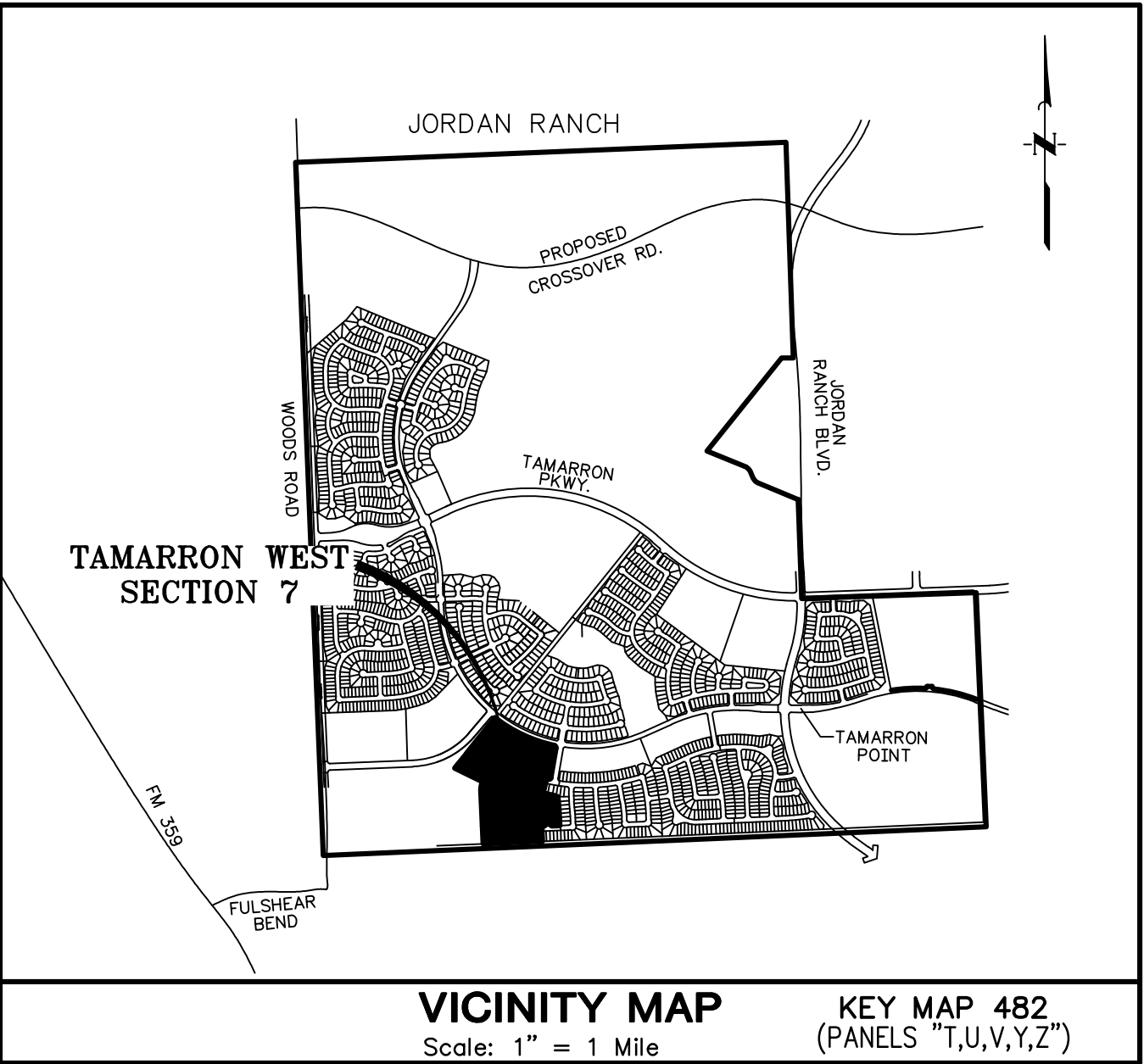
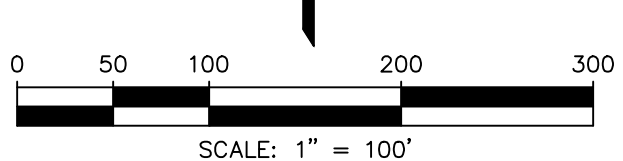
RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.04 AC
1,921 Sq. Ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N10°01'04"E	370.37'
L2	N12°20'55"E	179.94'
L3	N78°13'46"W	36.83'
L4	N77°28'07"W	50.07'
L5	N83°10'02"W	21.09'
L6	N71°30'46"W	78.00'
L7	N05°33'28"W	159.08'
L8	N02°28'10"W	201.12'
L9	N87°31'50"E	95.00'
L10	N87°31'50"E	60.00'
L11	N87°31'50"E	16.21'
L12	N02°28'10"W	184.92'
L13	N87°31'50"E	740.83'
L14	S02°28'19"E	673.51'
L15	S07°01'12"W	54.77'
L16	S25°41'11"W	45.85'
L17	S64°06'04"E	389.29'
L18	S38°51'00"W	32.82'
L19	S38°58'27"W	177.34'
L20	S36°45'02"W	25.04'
L21	S38°31'05"W	181.59'
L22	S38°31'33"W	86.42'
L23	S38°33'03"W	88.64'
L24	S38°42'42"W	75.06'
L25	S38°33'19"W	122.90'
L26	S38°39'13"W	11.31'
L27	S66°27'11"E	50.44'
L28	S14°32'39"E	4.18'
L29	S02°28'19"E	324.32'
L30	N42°31'29"E	10.00'
L31	N87°31'50"E	530.84'
L32	N02°28'19"W	290.93'
L33	N81°10'33"W	75.49'
L34	S75°27'35"E	186.56'
L35	S02°28'10"E	177.70'
L36	N18°44'21"E	248.19'
L37	N22°07'59"E	174.97'
L38	N35°39'15"E	34.22'
L39	S35°39'15"W	51.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L40	S78°47'53"W	14.59'
L41	N58°03'30"W	116.59'
L42	S10°00'48"E	13.98'
L43	N55°40'50"W	115.20'
L44	S35°39'15"W	83.93'
L45	S65°39'50"W	69.81'
L46	S83°45'56"W	53.18'
L47	N82°45'26"W	38.13'
L48	N76°36'40"W	15.07'
L49	N67°12'25"W	15.04'
L50	N66°26'28"W	38.07'
L51	N66°26'28"W	45.07'
L52	N67°09'07"W	44.59'
L53	N68°19'23"W	44.59'
L54	N69°31'20"W	44.59'
L55	N70°43'17"W	44.59'
L56	N71°55'14"W	44.59'
L57	N73°07'12"W	44.59'
L58	N74°19'09"W	44.59'
L59	N75°31'06"W	44.59'
L60	N77°13'54"W	44.59'
L61	N77°55'01"W	34.58'
L62	S33°13'00"E	14.22'
L63	N11°29'01"E	113.69'
L64	S72°02'05"E	49.51'
L65	S73°39'30"E	44.72'
L66	S74°42'42"E	44.82'
L67	S75°46'07"E	45.01'
L68	S76°49'40"E	45.03'
L69	S77°50'11"E	12.54'
L70	N28°56'47"E	111.91'
L71	N21°11'55"E	85.94'
L72	N11°38'17"E	86.00'
L73	N03°00'34"E	87.67'
L74	N02°28'19"W	321.00'
L75	N02°28'19"W	155.39'
L76	S87°31'41"W	297.10'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,830.00'	25°40'19"	819.95'	N64°59'22"W	813.11'
C2	30.00'	87°50'35"	45.99'	N33°54'14"W	41.62'
C3	25.00'	91°40'13"	40.00'	N55°51'10"E	35.87'
C4	2,255.00'	0°39'38"	26.00'	S77°58'54"E	26.00'
C5	25.00'	90°00'00"	39.28'	S47°28'10"E	35.36'
C6	25.00'	90°00'00"	39.27'	N42°31'50"E	35.36'
C7	2,285.00'	11°11'54"	446.60'	S72°03'08"E	445.88'
C8	55.00'	77°48'04"	74.68'	S74°38'46"W	69.08'
C9	600.00'	38°13'03"	400.21'	S16°38'12"W	392.84'
C10	55.00'	89°59'51"	86.39'	N47°28'14"W	77.78'
C11	400.00'	21°12'40"	148.08'	S08°08'01"W	147.24'
C12	600.00'	5°42'58"	59.86'	N78°19'04"W	59.83'
C13	55.00'	72°59'25"	70.07'	N38°57'52"W	65.42'
C14	25.00'	21°02'22"	9.18'	S55°56'00"E	9.13'
C15	50.00'	118°25'57"	103.35'	S75°22'12"W	85.91'
C16	25.00'	23°24'32"	10.21'	N27°51'29"E	10.14'
C17	25.00'	35°08'48"	15.31'	N11°38'02"E	15.08'
C18	50.00'	153°18'55"	133.79'	S47°28'31"E	97.30'
C19	25.00'	35°05'48"	15.31'	S73°24'56"W	15.08'
C20	25.00'	89°59'49"	39.27'	S47°28'15"E	35.35'
C21	25.00'	99°10'24"	43.27'	S49°14'15"W	38.07'
C22	25.00'	72°59'27"	31.85'	N38°57'53"W	29.74'
C23	25.00'	28°42'25"	12.53'	S11°53'03"W	12.40'
C24	50.00'	130°23'35"	113.79'	N38°57'32"W	90.78'
C25	25.00'	28°41'45"	12.52'	S89°48'27"E	12.39'
C26	25.00'	99°10'24"	43.27'	S31°35'21"E	38.07'
C27	25.00'	88°39'15"	38.68'	S63°03'58"W	34.94'
C28	25.00'	88°39'08"	38.68'	N25°35'13"W	34.94'
C29	25.00'	90°00'09"	39.27'	N42°31'46"E	35.36'

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 222
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	TAMARRON C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT No.4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 7



- General Notes
- 1) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 3) AC "Acres"
 - AE "Aerial Easement"
 - BL "Building Line"
 - A.C.F. "County Clerk's File"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Esm "Easement"
 - IRF "Found 5/8" Iron Rod w/cap "Jones/Carter"
 - No. "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol - Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Black Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"
 - "Street Name Break"
 - 4) All easements are centered on lot lines unless shown otherwise.
 - 5) All building lines along street rights-of-way are as shown on the plat.
 - 6) 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.
 - 7) Tamarron West Section 7 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISD, Fort Bend County, & Fort Bend County Drainage District, Fort Bend County Assistance District No.7 and Fort Bend County Emergency Services District No.4.
 - 8) 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.
 - 9) The top of all floor slabs shall be a minimum of 153.44 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.
 - 10) Elevations shown hereon are based on NGS Monument HGCS66 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCS66 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 135.21 feet (NAVD88).
 - 11) All side lot building lines to be 5' unless otherwise noted.
 - 12) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - 13) This plat is located in lighting zone L23.
 - 14) 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 1.0001144934.
 - 15) 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.
 - 16) There are no pipelines within the platted area.
 - 17) This plat was prepared from information by DHI TITLE AGENCY, dated March 20, 2024. The surveyor has not abstracted the subject tract.
 - 18) 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.
 - 19) 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.
 - 20) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
 - 21) A minimum distance of 10 feet shall be maintained between residential dwellings.
 - 22) Contours shown hereon are NAVD 88 datum.
 - 23) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.
 - 24) Tract is subject to Deed Restrictions recorded under C.C.F. No. 2020183372, O.P.R.F.B.C.T.
 - 25) Subject tract is within the overall area described in Vol. 1, Pg. 85, and Vol. 1, Pg. 136, D.R.F.B.C.T.
 - 26) Tract is subject to Post-Closing Development Agreement recorded under C.C.F. No. 2020183090, O.P.R.F.B.C.T.
 - 27) Tract is subject to Drainage and Detention Easement Agreement recorded under C.C.F. No. 2024008901, O.P.R.F.B.C.T.
 - 28) Tract is subject to Water and Wastewater Facilities Agreement recorded under C.C.F. No. 2020183366, O.P.R.F.B.C.T.
 - 29) Tract is subject to Development Agreement recorded under 2020183531, O.P.R.F.B.C.T.
 - 24) Tract is subject to Certificate for Order Showing Exclusion and Redefining Boundaries, FBCMUD No. 222 recorded under C.C.F. No. 202182973, O.P.R.F.B.C.T.
 - 25) 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.


TAMARRON WEST SECTION 7

A SUBDIVISION OF 29.57 ACRES OF LAND
OUT OF THE
JOHN JAY BOND SURVEY, A-113
FORT BEND COUNTY, TEXAS

106 LOTS 3 RESERVES 4 BLOCKS
JANUARY 2024

OWNER/DEVELOPER
D.R. HORTON
6744 HORTON VISTA DRIVE,
SUITE 100
RICHMOND, TEXAS 77047

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L2046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77465 • 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 29.57 acre tract described in the above and foregoing map of Tamarron West Section 7, 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 thirty feet (30' 0") 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, 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

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
Texas Registration No. 5869
Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF FORT BEND §
A METES & BOUNDS

A METES & BOUNDS description of a 29.57 acre tract of land in the John Jay Bond Survey, Abstract 113, being out of and a part of that certain called 28.35 acre tract (Tract 3) of land recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas, and the residue of that certain called 927.88 acre tract recorded under County Clerk's File Number 2020183372, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at the southeast corner of an adjoining called 4.00 acre tract recorded under County Clerk's File Number 2020183088, Official Public Records, Fort Bend County, Texas, being in the south line of said Abstract 113 and in the north line of the adjoining Rufus Wright Survey, Abstract 344, same being the north line of the residue of an adjoining called 471.4 acre tract recorded under County Clerk's File Number 2020038283, Official Public Records, Fort Bend County, Texas, for the southwest corner and Place of Beginning of the herein described tract;

Thence along the westerly line of the herein described tract and the west line of said called 28.35 acre tract, being a portion of the east line of said called 4.00 acre tract, with the following courses and distances:

North 02 degrees 28 minutes 19 seconds West at 497.97 feet pass the northeast corner of said called 4.00 acre tract, continuing for a total distance of 673.51 feet;

North 07 degrees 01 minute 12 seconds East, 54.77 feet;

North 25 degrees 41 minutes 11 seconds East, 45.85 feet;

North 64 degrees 06 minutes 04 seconds West at 34.85 feet pass a common line of said called 28.35 acre tract and the residue of said called 927.88 acre tract, and continuing for a total distance of 389.29 feet to the west corner of herein described tract, being in the southeast line of an adjoining called 30-foot wide easement, recorded in Volume 280, Page 180, Deed Records, Fort Bend County, Texas;

Thence along the northwest line of the herein described tract, same being the southeast line of said called 30-foot wide easement, with the following courses and distances:

North 38 degrees 51 minutes 00 seconds East, 32.82 feet;

North 38 degrees 58 minutes 27 seconds East, 177.34 feet;

North 36 degrees 45 minutes 02 seconds East, 25.04 feet;

North 38 degrees 31 minutes 05 seconds East, 181.59 feet;

North 38 degrees 31 minutes 33 seconds East at 57.71 feet pass the northwest corner of said called 28.35 acre tract, and continuing along the northwest line of the herein described tract and the northwest line of said called 28.35 acre tract for a total distance of 86.42 feet;

North 38 degrees 33 minutes 03 seconds East, 88.64 feet;

North 38 degrees 42 minutes 42 seconds East, 75.06 feet;

North 38 degrees 33 minutes 19 seconds East, 122.90 feet;

North 38 degrees 39 minutes 13 seconds East, 11.31 feet to a point in a non-tangent curve to the left for the most northerly corner of the herein described tract and the most northerly corner of said called 28.35 acre tract, being in the south line of an adjoining called 5.36 acre tract recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas;

Thence along the northeast line of the herein described tract, same being the northeast line of said called 28.35 acre tract and the south line of said adjoining called 5.36 acre tract, with the following courses and distances:

Thence with said non-tangent curve to the left, having a central angle of 25 degrees 40 minutes 19 seconds, an arc length of 819.95 feet, a radius of 1,830.00 feet, and a chord bearing South 64 degrees 59 minutes 22 seconds East, 813.11 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 87 degrees 50 minutes 35 seconds, an arc length of 45.99 feet, a radius of 30.00 feet, and a chord bearing South 33 degrees 54 minutes 14 seconds East, 41.62 feet to the northeast corner of the herein described tract, same being the northwest corner of an adjoining called 33.17 acre tract recorded under County Clerk's File Number 2022146925, Official Public Records, Fort Bend County, Texas;

Thence along the east line of the herein described tract and the west line of said adjoining called 33.17 acre tract, with the following courses and distances:

South 10 degrees 01 minute 04 seconds West, 370.37 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 91 degrees 40 minutes 13 seconds, an arc length of 40.00 feet, a radius of 25.00 feet, and a chord bearing South 55 degrees 51 minutes 10 seconds West, 35.87 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 00 degrees 39 minutes 38 seconds, an arc length of 26.00 feet, a radius of 2,255.00 feet, and a chord bearing North 77 degrees 58 minutes 54 seconds West, 26.00 feet;

South 12 degrees 20 minutes 55 seconds West, 179.94 feet;

South 77 degrees 28 minutes 07 seconds East, 50.07 feet;

South 83 degrees 10 minutes 02 seconds East, 21.09 feet;

South 71 degrees 30 minutes 46 seconds East, 78.00 feet;

South 05 degrees 33 minutes 28 seconds East, 159.08 feet;

South 02 degrees 28 minutes 10 seconds East, 201.12 feet;

South 87 degrees 31 minutes 50 seconds West, at 83.55 feet pass the lower northwest corner of said adjoining called 33.17 acre tract, and continuing for a total distance of 95.00 feet, crossing said called 28.35 acre tract 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 39.27 feet, a radius of 25.00 feet, and a chord bearing North 47 degrees 28 minutes 10 seconds West, 35.36 feet;

South 87 degrees 31 minutes 50 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 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 42 degrees 31 minutes 50 seconds West, 35.36 feet;

South 87 degrees 31 minutes 50 seconds West, 16.21 feet;

South 02 degrees 28 minutes 10 seconds East, 184.92 feet to the southeast corner of the herein described tract being in the south line of said called 28.35 acre tract, same being the north line of aforementioned adjoining called 411.4 acre tract and the common line of said Abstract 113 and said adjoining Abstract 344;

Thence South 87 degrees 31 minutes 50 seconds West along the south line of the herein described and the common line of said Abstract 113 and said adjoining Abstract 344 and being the south line of said called 28.35 acre tract, same being the north line of the residue of said adjoining called 471.4 acre tract, 740.83 feet to the Place of Beginning and containing 29.57 acres of land, more or less.

This plat of Tamarron West Section 7 was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 202__.

Amy Pearce, Chair

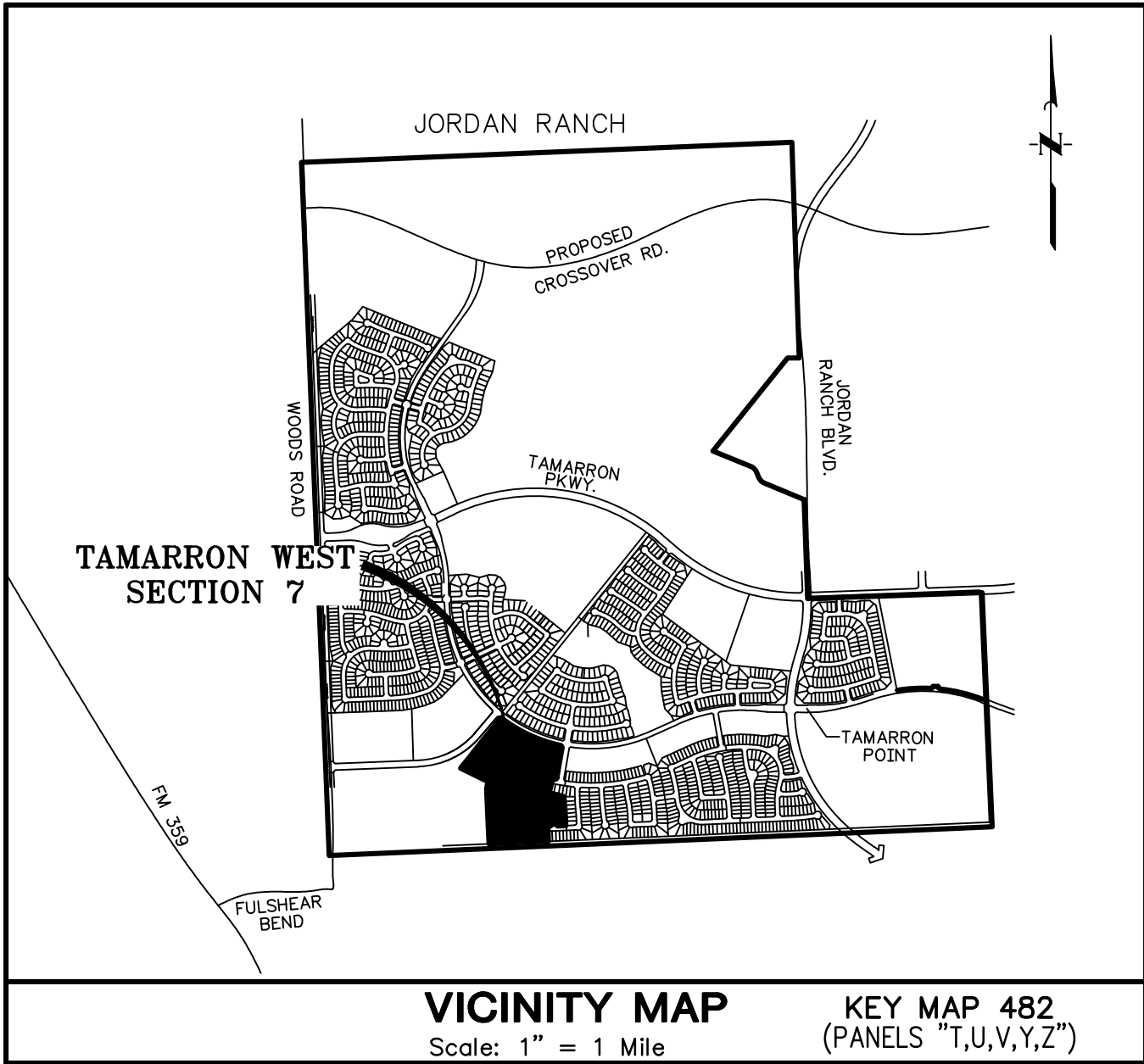
Joan Berger, Co-Chair

This plat of Tamarron West Section 7 was approved on _____ by the City of Fulshear City Council

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

Aaron Groff, Mayor

Mariela Rodriguez, City Secretary



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

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

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

TAMARRON WEST SECTION 7

A SUBDIVISION OF 29.57 ACRES OF LAND
OUT OF THE
JOHN JAY BOND SURVEY, A-113
FORT BEND COUNTY, TEXAS

106 LOTS 3 RESERVES 4 BLOCKS
JANUARY 2024

OWNER/DEVELOPER
D.R. HORTON
6744 HORTON VISTA DRIVE,
SUITE 100
RICHMOND, TEXAS 77047

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-13290 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77460 • 832.911.4000

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