

PLAT RECORDING SHEET

PLAT NAME: Tamarron Parkway Street Dedication Section 2 In Tamarron West

PLAT NO: _____

ACREAGE: 4.27

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: A-100

NUMBER OF BLOCKS: 0

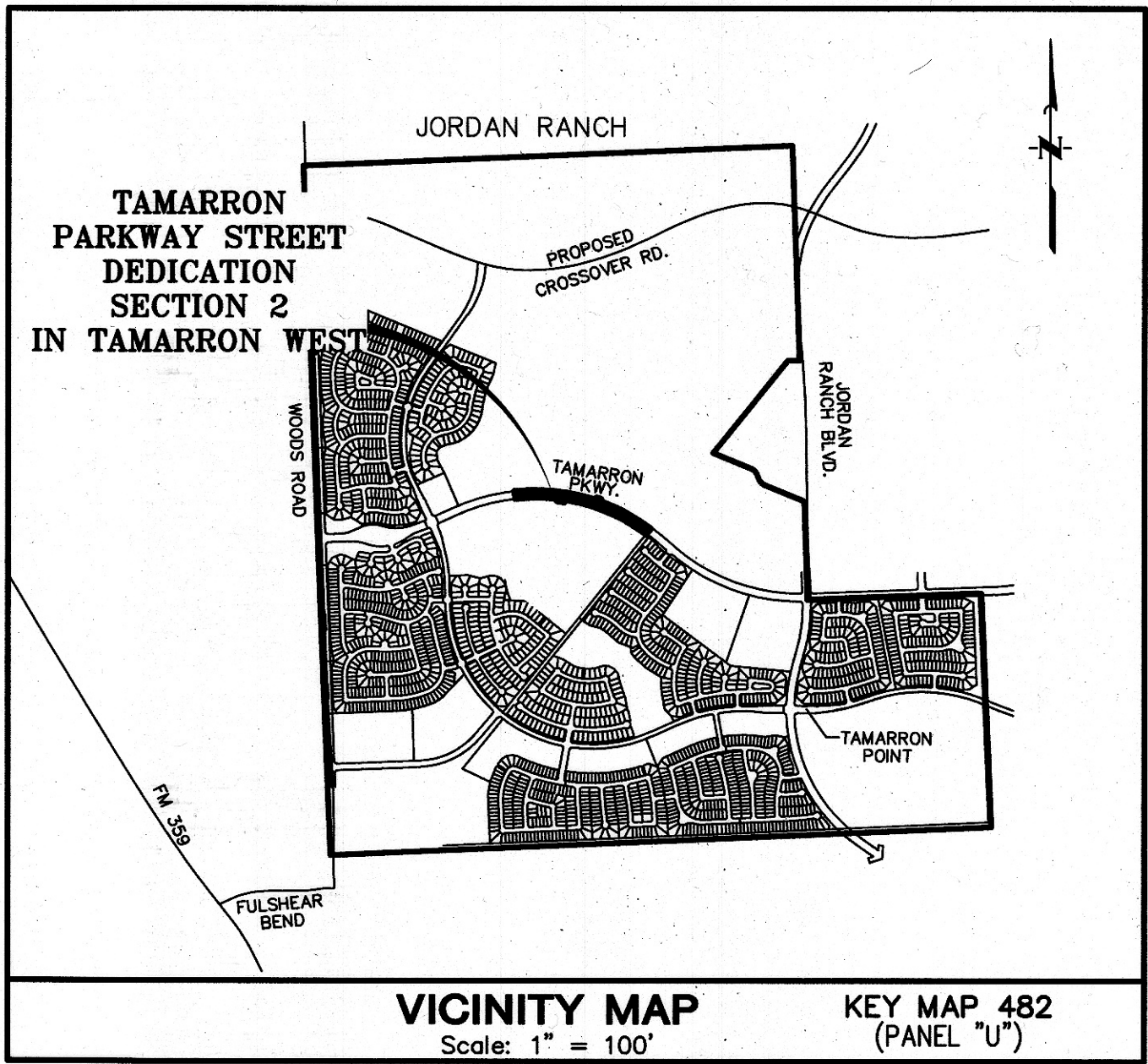
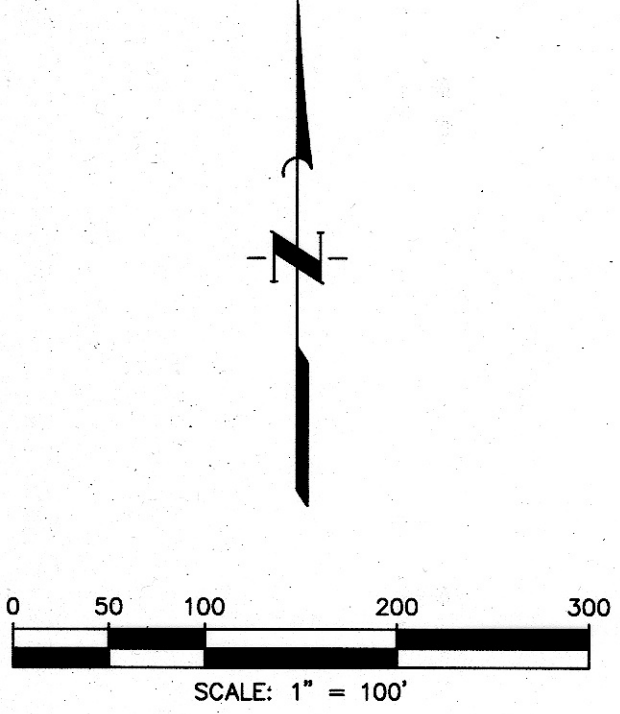
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: D. R. Horton – Texas, Ltd.,

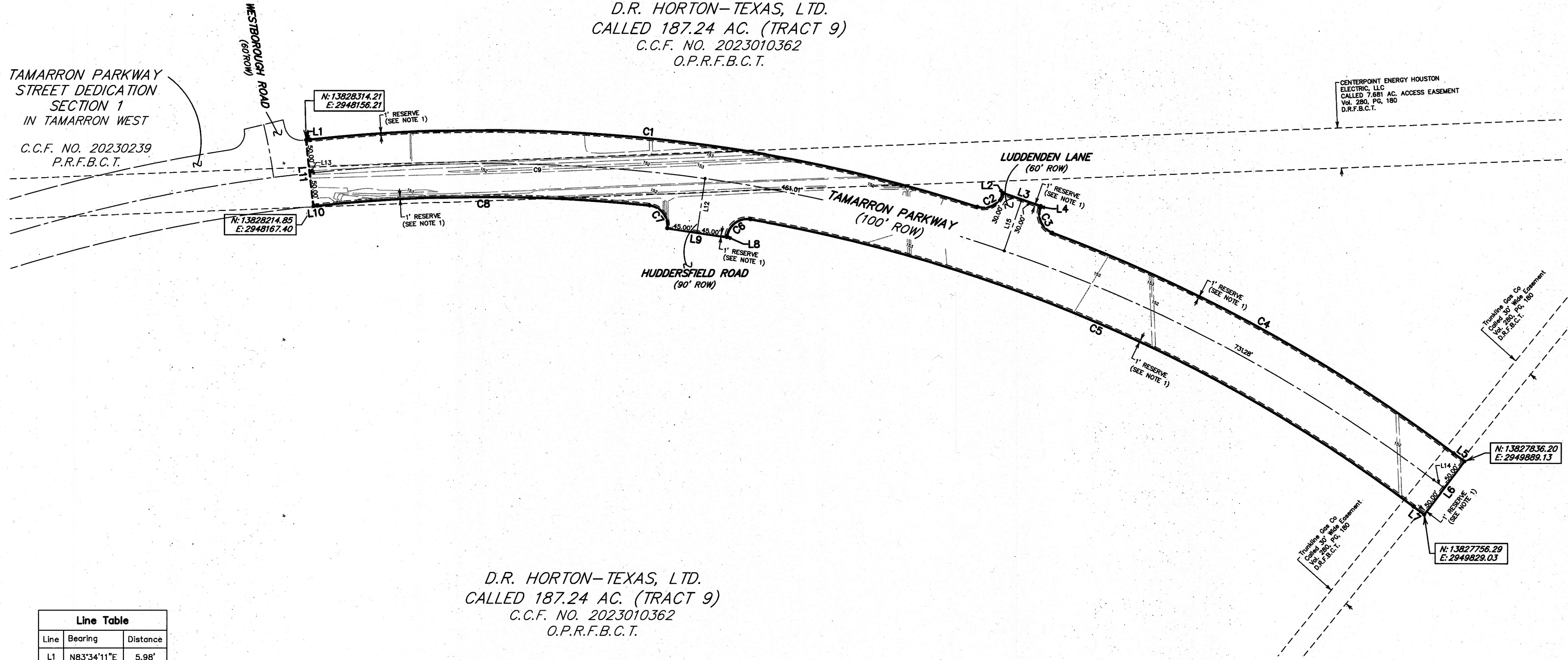
(DEPUTY CLERK)

DISTRICT NAMES	
WCID	N/A
MMO/MUD	FBC MUD No. 222
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR 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



- LEGEND
- AE "Aerial Easement"
 - AC "Acreage"
 - BL "Building Line"
 - C.G.F. "County Clerk's File"
 - DE "Drainage Easement"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Eas "Easement"
 - FC "Film Code"
 - 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"
 - Sim SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - W.E. "Waterline Easement"
 - ① "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "QUIDDITY" as Per Certification"

- General Notes
- 1) A one-foot reserve (1'Reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets about adjacent storage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and rest in the dedicant, his heirs, assigns or successors.
 - 2) 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.
 - 3) According to the Flood Insurance Rate Map (FIRM) No. 48170C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within Zone "X", which includes areas of 0.2% annual chance flood.
 - 4) 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 Church Farms Boulevard, Katy, Tx, holding an elevation of 136.21 feet (NAVD83).
 - 5) All side lot building lines to be 5' unless otherwise noted.
 - 6) This plat is located in lighting zone L23.
 - 7) The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, NAD83, and can be brought to surface by applying the following combined scale factor of 1.0001144934.
 - 8) 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.
 - 9) There are pipelines or pipeline easements within the platted area shown hereon.
 - 10) This plat was prepared from information by DHI TITLE AGENCY, dated April 4, 2023. The surveyor has not obstructed the subject tract.
 - 11) 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.
 - 12) 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.
 - 13) Tamarron Parkway Street Dedication Section 2 in Tamarron West lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar C.I.S.D., Fort Bend County, Fort Bend County Drainage District, Fort Bend County Assistance District No. 7 and Fort Bend County ESD No. 4.
 - 14) Contours shown hereon are NAVD 88 datum.
 - 15) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
 - 16) Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated right-of-way within said platland on the contiguous right-of-way all perimeter roads surrounding said plat, in accordance with A.D.A.




Line Table		
Line	Bearing	Distance
L1	N83°34'11"E	5.98'
L2	N18°57'08"E	2.00'
L3	S71°02'52"E	60.00'
L4	S18°57'08"W	2.34'
L5	S53°03'03"E	19.69'
L6	S36°56'57"W	100.00'
L7	N53°03'03"W	19.69'
L8	S08°26'06"W	1.51'
L9	N81°33'54"W	90.00'
L10	S83°34'11"W	5.98'
L11	N06°25'49"W	100.00'
L12	S08°26'06"W	82.00'
L13	N83°34'11"E	5.98'
L14	N53°03'03"W	19.69'
L15	N18°57'08"E	81.43'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2400.00'	24°07'47"	1010.74'	S84°21'56"E	1003.29'	512.97'
C2	30.00'	88°44'49"	46.47'	N63°19'33"E	41.96'	29.35'
C3	30.00'	88°25'24"	46.30'	S25°15'34"E	41.84'	29.19'
C4	2400.00'	16°25'12"	687.80'	S61°15'39"E	685.45'	346.28'
C5	2300.00'	27°11'45"	1091.72'	N66°38'56"W	1081.50'	556.34'
C6	30.00'	91°19'05"	47.81'	S54°05'39"W	42.91'	30.70'
C7	30.00'	92°28'08"	48.42'	N37°47'58"W	43.33'	31.32'
C8	2300.00'	12°23'48"	497.63'	S89°46'04"W	496.66'	249.79'
C9	2350.00'	43°22'46"	1779.22'	N74°44'26"W	1737.03'	934.69'

TAMARRON PARKWAY STREET DEDICATION SECTION 2 IN TAMARRON WEST

A SUBDIVISION OF 4.27 ACRES OF LAND
OUT OF THE
MICAHAH AUTREY SURVEY, A-100
FORT BEND COUNTY, TEXAS
SEPTEMBER 2023

OWNER:
D. R. HORTON-Texas, Ltd.,
a Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
281-269-6832

SURVEYOR/PLANNER/ENGINEER:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
2322 W. Grand Parkway North Ste. 150 • Katy, TX 77449 • 713-913-4000

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, It's Authorized Agent acting by and through Ernie Loeb, its Vice President of Land, owner hereinafter referred to as Owners of the 4.27 acre tract described in the above and foregoing map of Tamarron Parkway Street Dedication Section 2 in Tamarron West, 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 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 adapted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, D.R. Horton - Texas, Ltd., a Texas Limited Partnership by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent has caused these presents to be signed by Ernie Loeb, its Vice President of Land, thereunto authorized, this 26th day of OCTOBER, 2023.

D.R. Horton - Texas, Ltd.,
a Texas Limited Partnership

By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent.

By: Ernie S. Loeb
Ernie Loeb
Vice President of Land

STATE OF TEXAS §
COUNTY OF FORT BEND §

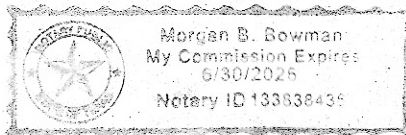
BEFORE ME, the undersigned authority, on this day personally appeared Ernie Loeb, Vice President of Land, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26th day of OCTOBER, 2023.

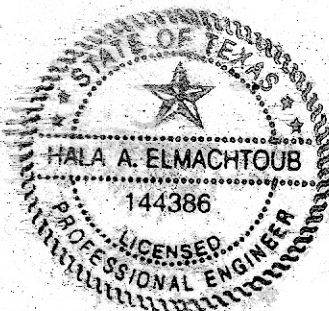
Morgan Bonman
Notary Public in and for the State of Texas

Morgan Bonman
Print Name

My commission expires: 11/30/26



I, Haia 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.



Haia A. Elmachtoub
Haia A. Elmachtoub, P.E.
Professional Engineer No. 144386

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



This plat of Tamarron Parkway Street Dedication Section 2 in Tamarron West was approved by the City Planning Commission of the City of Fulshear, Texas

This 05 day of May, 2023.

Amy Pearce
Amy Pearce, Chair

Joan Berger
Joan Berger, 1st-Chair

This plat of Tamarron Parkway Street Dedication Section 2 in Tamarron West was approved on by the City of Fulshear City Council and signed on this 04 day of December, 2023.

Aaron Graf
Aaron Graf, Mayor
Mariela Rodriguez
Mariela Rodriguez, City Secretary

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 _____, 2024 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
Laura Richard
Fort Bend County, Texas
Deputy

By: _____

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 4.27 acre tract of land in the Micaiah Autrey Survey, Abstract 100, being out of and a part of that certain called 187.24 acre tract (Tract 9) 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 west corner of an adjoining non-contiguous portion (Commercial Tract No. 3 - 41.41 acres) of the residue of a called 1,316.47 acre tract recorded under County Clerk's File Number 2012149037, Official Public Records, Fort Bend County, Texas, same being an angle point in the west line of an adjoining called 72.76 acre tract (Tract 1) recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas, and an angle point in the east line of said called 187.24 acre tract for the northeast corner and Place of Beginning of the herein described tract;

Thence South 36 degrees 56 minutes 57 seconds West along the east line of the herein described tract, same being the west line of said called 72.76 acre tract, 100.00 feet to a point for the southeast corner of the herein described tract, same being an angle point in the east line of said called 187.24 acre tract;

Thence establishing the southerly line of the herein described tract, crossing said called 187.24 acre tract, to points at the following courses and distances:

North 53 degrees 03 minutes 03 seconds West, 19.69 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 27 degrees 11 minutes 45 seconds, an arc length of 1,091.72 feet, a radius of 2,300.00 feet, and a chord bearing North 66 degrees 38 minutes 56 seconds West, 1,081.50 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 91 degrees 19 minutes 05 seconds, an arc length of 47.81 feet, a radius of 30.00 feet, and a chord bearing South 54 degrees 05 minutes 39 seconds West, 42.91 feet;

South 08 degrees 26 minutes 06 seconds West, 1.51 feet;

North 81 degrees 33 minutes 54 seconds West, 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 92 degrees 28 minutes 08 seconds, an arc length of 48.42 feet, a radius of 30.00 feet, and a chord bearing North 37 degrees 47 minutes 58 seconds West, 43.33 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 12 degrees 23 minutes 48 seconds, an arc length of 497.63 feet, a radius of 2,300.00 feet, and a chord bearing South 89 degrees 46 minutes 04 seconds West, 496.66 feet;

South 83 degrees 34 minutes 11 seconds West, 5.98 feet to a point for the southwest corner of the herein described tract;

Thence North 06 degrees 25 minutes 49 seconds West establishing the west line of the herein described tract, 100.00 feet to a point for the northwest corner of the herein described tract;

North 83 degrees 34 minutes 11 seconds East, 5.98 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 24 degrees 07 minutes 47 seconds, an arc length of 1,010.74 feet, a radius of 2,400.00 feet, and a chord bearing South 84 degrees 21 minutes 56 seconds East, 1,003.29 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 88 degrees 44 minutes 49 seconds, an arc length of 46.47 feet, a radius of 30.00 feet, and a chord bearing North 63 degrees 19 minutes 33 seconds East, 41.98 feet;

North 18 degrees 57 minutes 08 seconds East, 2.00 feet;

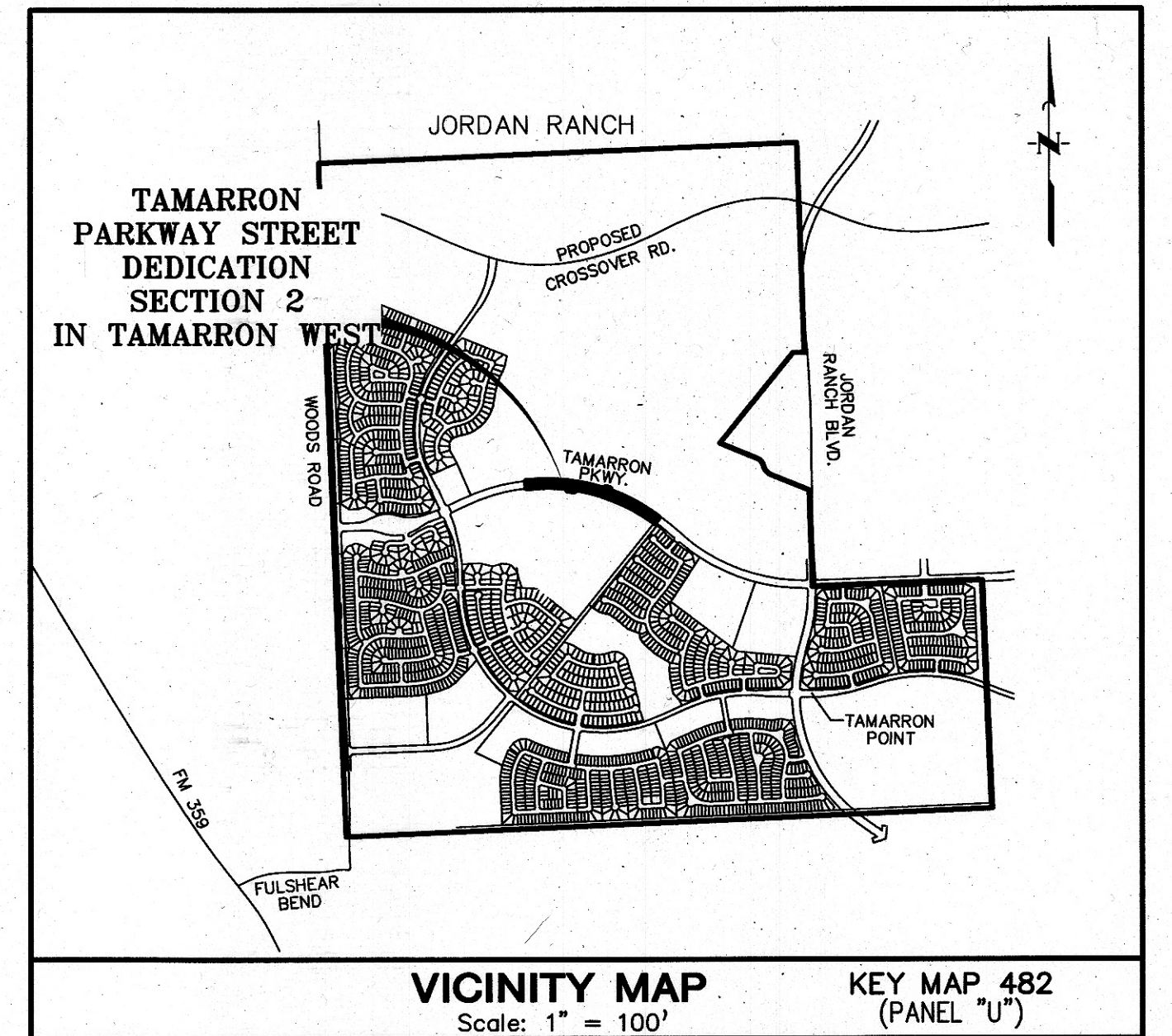
South 71 degrees 02 minutes 52 seconds East, 60.00 feet;

South 18 degrees 57 minutes 08 seconds West, 2.34 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 88 degrees 25 minutes 24 seconds, an arc length of 46.30 feet, a radius of 30.00 feet, and a chord bearing South 25 degrees 15 minutes 34 seconds East, 41.84 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 16 degrees 25 minutes 12 seconds, an arc length of 687.80 feet, a radius of 2,400.00 feet, and a chord bearing South 61 degrees 15 minutes 39 seconds East, 685.45 feet;

Thence South 53 degrees 03 minutes 03 seconds East, 19.69 feet to the Place of Beginning and containing 4.27 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 _____, 2024.

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 PARKWAY STREET DEDICATION SECTION 2 IN TAMARRON WEST

A SUBDIVISION OF 4.27 ACRES OF LAND
OUT OF THE
MICAIAH AUTREY SURVEY, A-100
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SEPTEMBER 2023

OWNER:
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281-269-6832

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2322 W. Grand Parkway North Ste. 250 Katy, TX 77449 713-913-4020