

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Sec 6

PLAT NO: _____

ACREAGE: 46.17

LEAGUE: Micajah Autrey Survey and John Jay Bond Survey

ABSTRACT NUMBER: A-100 & A-113

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 107

NUMBER OF RESERVES: 5

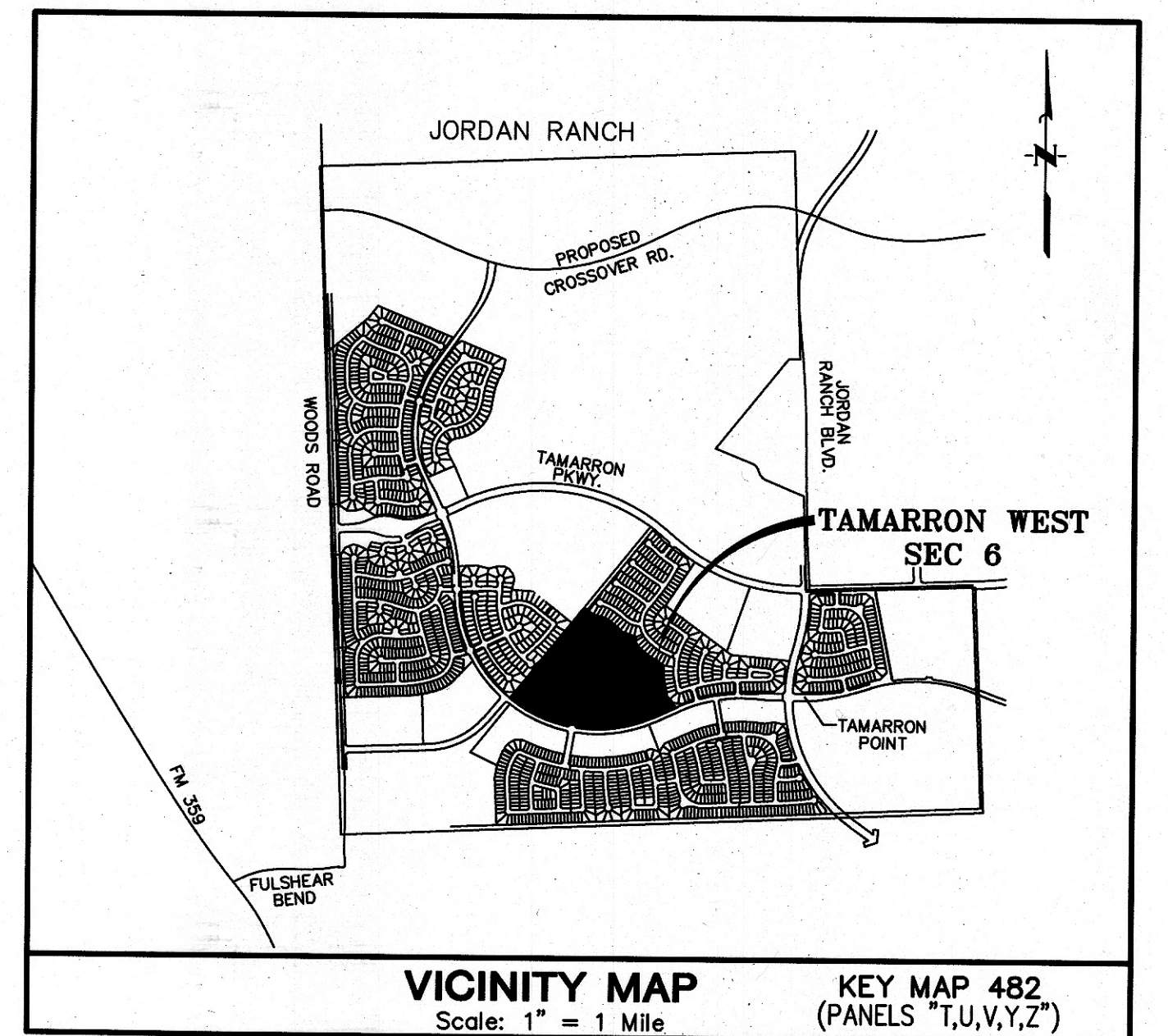
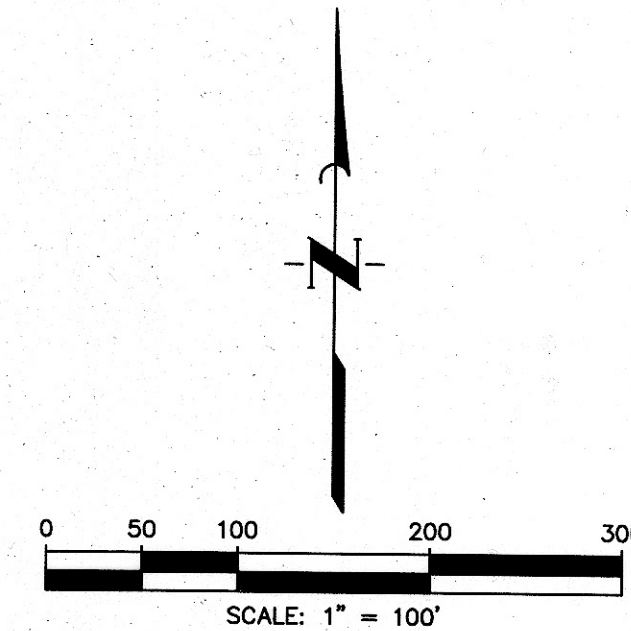
OWNERS: D. R. Horton – Texas, Ltd.

(DEPUTY CLERK)

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 222
LID	N/A
DD	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

RESTRICTED RESERVE A	RESTRICTED RESERVE B	RESTRICTED RESERVE C	RESTRICTED RESERVE D	RESTRICTED RESERVE E
Restricted to Drainage and Detention	Restricted to Open Space, Landscape	Restricted to Open Space, Landscape	Restricted to Open Space, Landscape	Restricted to Open Space, Landscape
Purposes Only	Purposes Only	Purposes Only	Purposes Only	Purposes Only
17.52 AC	0.08 AC	0.54 AC	0.56 AC	1.54 AC
763,114 Sq. Ft.	3,500 Sq. Ft.	23,617 Sq. Ft.	24,479 Sq. Ft.	67,282 Sq. Ft.

D.R. HORTON-TEXAS, LTD.
CALLED 187.24 AC.
(TRACT 9)
C.C.F. NO. 2023010362
O.P.R.F.B.C.T.



General Notes

- AE "Aerial Easement"
- BL "Building Line"
- C.C.F. "County Clerk's File"
- D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
- Eas "Easement"
- IRF "Found 5/8" Iron Rod w/cap "Quiddity"
- 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 "Volume and Page"
- WLE "Waterline Easement"
- "Set 3/4-Inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"
- "Street Name Break"

- 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) All easements are centered on lot lines unless shown otherwise.
- 4) All building lines along street rights-of-way are as shown on the plat.
- 5) Tamarron West Section 6 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 Emergency Services District No. 4.
- 6) 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.
- 7) The top of all floor slabs shall be a minimum of 163.91' 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.
- 8) 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 Churchhill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD88).
- 9) All side lot building lines to be 5' unless otherwise noted.
- 10) 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.
- 11) This plat is located in lighting zone L23.
- 12) 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.
- 13) 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.
- 14) There are pipelines within the platted area.
- 15) This plat was prepared from information by DHI TITLE AGENCY, dated March 20, 2024. The surveyor has not abstracted the subject tract.
- 16) 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 obstructions. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing, other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- 17) 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.
- 18) A minimum distance of 10 feet shall be maintained between residential dwellings.
- 19) Contours shown hereon are NAVD 88 datum.
- 20) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.
- 21) 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.
- 22) All property to drain into the drainage easement only through an approved drainage structure.
- 23) 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.
- 24) Reserve "A" shall be owned and maintained by Fort Bend County Municipal Utility District No. 222

TAMARRON WEST SEC 6

A SUBDIVISION OF 46.17 ACRES OF LAND
OUT OF THE
MICAHA AUTREY SURVEY, A-100
JOHN JAY BOND SURVEY, A-113
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
107 LOTS 5 RESERVES 2 BLOCKS
OCTOBER 2023

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 No. F-27299 & 10060200
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4009

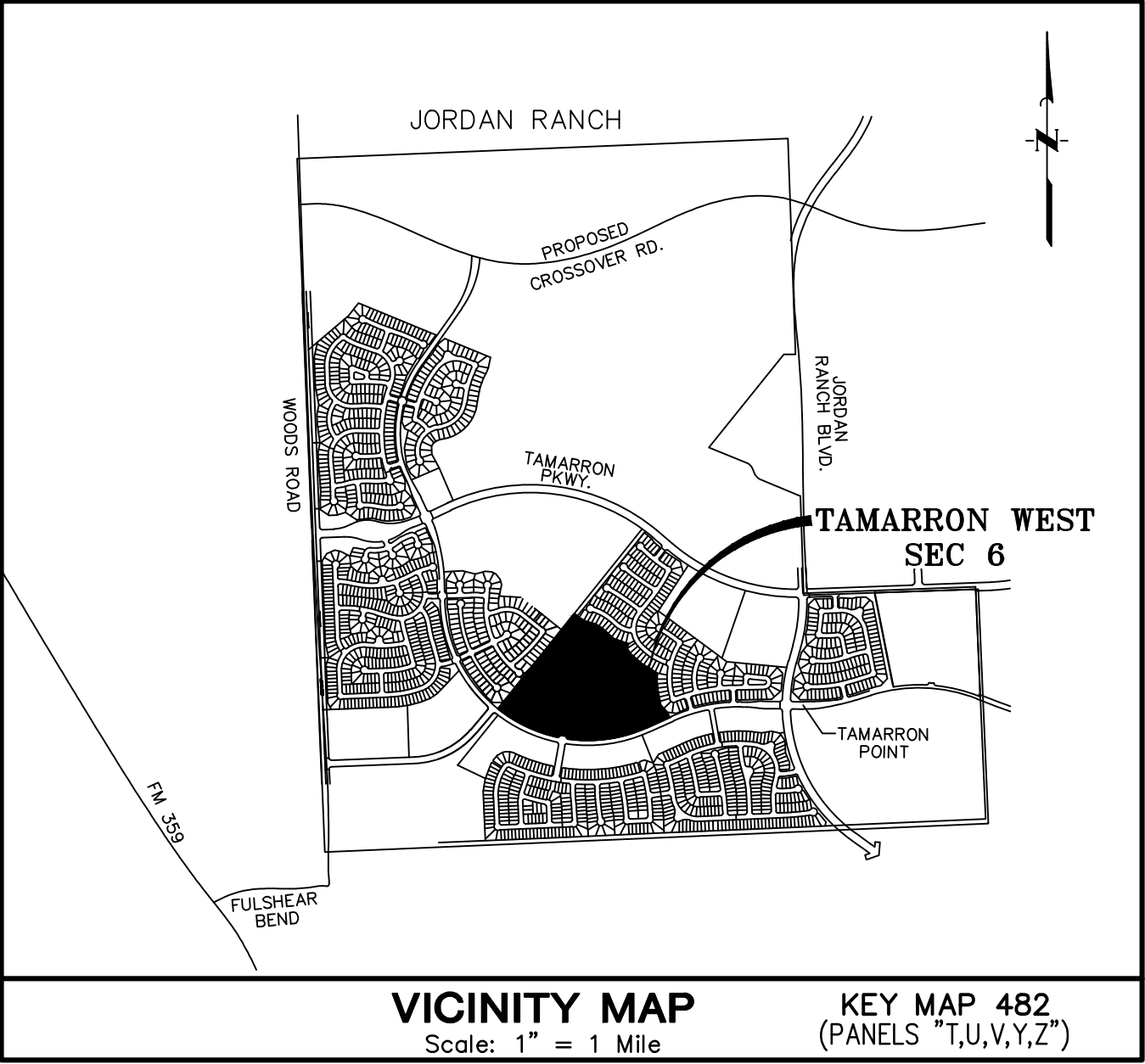
DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No 222
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO.4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 7

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,770.00'	32°00'03"	988.58'	N81°42'42"E	975.78'
C2	30.00'	92°18'20"	48.33'	N36°08'06"W	43.27'
C3	30.00'	92°18'20"	48.33'	N56°10'14"E	43.27'
C4	1,770.00'	26°28'01"	817.62'	N64°26'36"W	810.37'
C5	1,500.00'	53°16'10"	1,394.59'	N80°29'58"W	1,344.90'
C6	1,000.00'	46°31'04"	811.89'	N81°18'00"W	789.77'
C7	55.00'	93°15'42"	89.52'	N28°46'37"E	79.96'
C8	55.00'	80°00'00"	76.79'	N57°49'14"W	70.71'
C9	475.00'	36°32'25"	302.93'	N79°33'01"W	297.82'
C10	55.00'	80°00'00"	76.79'	N78°43'11"E	70.71'
C11	55.00'	96°45'40"	92.88'	N09°39'39"W	82.23'
C12	25.00'	87°36'15"	38.22'	N33°47'04"W	34.61'
C13	25.00'	41°53'08"	18.28'	N76°43'14"W	17.87'
C14	50.00'	265°38'56"	231.82'	N35°09'41"E	73.34'
C15	25.00'	43°50'06"	19.13'	N33°55'54"W	18.66'
C16	25.00'	92°34'41"	40.39'	N56°18'24"E	36.14'
C17	300.00'	7°24'28"	38.79'	N13°43'18"E	38.76'
C18	300.00'	7°24'28"	38.79'	N13°43'18"E	38.76'
C19	25.00'	87°00'42"	37.97'	N33°29'17"W	34.42'
C20	25.00'	36°58'40"	16.13'	N74°18'59"W	15.86'
C21	50.00'	157°58'33"	137.86'	N13°49'02"W	98.16'
C22	25.00'	36°58'40"	16.13'	N46°40'55"E	15.86'
C23	25.00'	31°22'09"	13.69'	S23°02'07"W	13.52'
C24	50.00'	142°44'18"	124.56'	N78°43'11"E	94.76'
C25	25.00'	31°22'09"	13.69'	S45°35'45"E	13.52'
C26	25.00'	31°22'09"	13.69'	N66°29'42"E	13.52'
C27	50.00'	142°44'18"	124.56'	N57°49'14"W	94.76'
C28	25.00'	31°22'09"	13.69'	N02°08'09"W	13.52'
C29	25.00'	40°43'54"	17.77'	N34°35'54"W	17.40'
C30	50.00'	166°43'15"	145.49'	N28°23'47"E	99.33'
C31	25.00'	40°43'54"	17.77'	N88°36'33"W	17.40'
C32	25.00'	87°00'42"	37.97'	N53°31'25"E	34.42'
C33	300.00'	7°27'38"	39.06'	N06°17'14"E	39.04'
C34	300.00'	7°27'38"	39.06'	S06°17'14"W	39.04'
C35	25.00'	92°34'41"	40.39'	N36°16'17"W	36.14'
C36	25.00'	43°50'06"	19.13'	N52°55'59"E	18.66'
C37	50.00'	265°38'56"	231.82'	N16°09'36"W	73.34'
C38	25.00'	41°53'08"	18.28'	N84°16'42"W	17.87'
C39	25.00'	87°36'15"	38.22'	N53°49'11"E	34.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S65°42'40"W	314.57'
L2	N79°58'56"W	80.00'
L3	N38°39'13"E	277.44'
L4	N38°36'50"E	334.19'
L5	N38°47'52"E	209.07'
L6	N38°30'54"E	218.99'
L7	N38°48'52"E	222.90'
L8	N38°25'24"E	129.87'
L9	N38°49'20"E	20.87'
L10	N38°27'51"E	48.84'
L11	N39°07'40"E	26.24'
L12	N57°52'33"W	164.80'
L13	S75°56'48"E	130.74'
L14	S56°50'44"E	95.94'
L15	S48°43'41"E	194.25'
L16	S70°00'11"E	89.75'
L17	S66°12'56"E	65.35'
L18	S54°14'21"E	28.33'
L19	S02°20'44"W	52.50'
L20	S32°58'24"E	70.60'
L21	S48°09'42"E	188.98'
L22	S01°12'41"W	101.17'
L23	S05°35'22"E	102.83'
L24	S10°36'50"E	198.02'
L25	S43°45'14"E	116.87'
L26	S24°17'20"E	73.65'
L27	N10°01'04"E	448.34'
L28	N61°36'13"W	17.26'
L29	N17°49'14"W	193.41'
L30	N32°10'46"E	5.00'
L31	N82°10'46"E	135.68'
L32	N61°16'49"W	100.39'
L33	N11°16'49"W	5.00'
L34	N38°43'11"E	206.72'
L35	N76°10'58"E	12.41'
L36	N17°25'32"E	38.72'
L37	N02°33'25"E	37.90'
L38	N10°01'04"E	113.36'
L39	N56°35'58"E	13.75'
L40	N76°49'09"W	62.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N74°27'17"W	63.86'
L42	N72°14'38"W	63.86'
L43	N70°01'59"W	63.86'
L44	N67°49'19"W	63.86'
L45	N65°36'40"W	63.86'
L46	N63°24'01"W	63.86'
L47	N61°11'21"W	63.86'
L48	N58°58'42"W	63.86'
L49	N57°52'23"W	60.00'
L50	S07°22'10"E	13.87'
L51	N37°22'02"E	44.36'
L52	N38°43'11"E	99.91'
L53	N85°23'07"W	34.94'
L54	N30°53'01"W	25.00'
L55	N68°52'15"W	138.31'
L56	S58°26'09"E	35.21'
L57	S58°26'09"E	60.07'
L58	N62°51'44"W	59.08'
L59	N68°26'04"W	55.65'
L60	N78°50'04"W	45.77'
L61	N36°30'44"W	14.51'
L62	N06°57'57"E	115.60'
L63	N04°25'47"E	115.12'
L64	N47°54'29"E	14.44'
L65	N84°13'38"W	44.01'
L66	N88°13'03"E	45.97'
L67	N85°09'05"E	60.06'
L68	N74°51'05"E	60.06'
L69	N74°51'05"E	60.49'
L70	S83°36'20"E	75.02'
L71	N58°43'35"W	75.46'
L72	N37°11'16"W	55.29'
L73	N19°00'39"W	55.29'
L74	N09°00'26"W	60.72'
L75	N21°59'04"W	60.16'
L76	N16°15'57"W	243.75'
L77	N05°56'54"W	67.35'
L78	N41°48'30"E	25.00'
L79	N57°15'08"W	25.00'
L80	N12°05'33"W	97.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L81	N32°54'27"E	14.14'
L82	S17°05'09"E	34.81'
L83	N77°54'27"E	55.00'
L84	N79°00'47"E	63.86'
L85	N81°13'26"E	63.86'
L86	N83°26'06"E	63.86'
L87	N85°38'45"E	63.86'
L88	N87°51'24"E	63.86'
L89	N89°55'56"W	63.86'
L90	N87°43'17"W	63.86'
L91	N85°30'38"W	63.86'
L92	N83°08'45"W	62.73'
L93	N36°33'51"W	13.75'
L94	N72°53'34"E	213.78'
L95	N80°29'11"E	125.75'
L96	N84°09'47"E	65.64'
L97	N87°11'12"E	65.53'
L98	N89°47'34"W	65.47'
L99	N86°46'25"W	65.45'
L100	N83°21'05"W	83.70'
L101	N74°45'36"W	139.41'
L102	N71°25'24"W	62.80'
L103	N67°25'29"W	62.79'
L104	N64°45'33"W	62.72'
L105	N64°53'51"W	125.74'
L106	N47°06'45"W	194.99'
L107	N59°57'38"W	87.92'
L108	N63°17'25"W	62.61'
L109	N67°35'49"W	71.08'
L110	N73°10'38"W	70.75'
L111	N78°47'15"W	70.59'
L112	N84°25'03"W	70.55'
L113	N89°43'38"W	70.65'
L114	N84°55'44"E	66.40'
L115	N82°11'53"E	60.00'
L116	N80°27'12"E	90.12'
L117	N10°01'04"E	113.36'




TAMARRON WEST

SEC 6

A SUBDIVISION OF 46.17 ACRES OF LAND
OUT OF THE
MICAJAH AUTREY SURVEY, A-100
JOHN JAY BOND SURVEY, A-113
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

107 LOTS 5 RESERVES 2 BLOCKS
OCTOBER 2023

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**
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10040100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

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 46.17 acre tract described in the above and foregoing map of Tamarron West Sec 6, 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 some 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, 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 bays, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, D.R. Horton - Texas, Ltd., a Texas Limited Partnership by D.R. Horton Inc., a Delaware Corporation, It's Authorized

Agent has caused these presents to be signed by Ernie S. Loeb, its Vice President of Land, thereunto authorized,

this 21st 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 S. Loeb
Vice President of Land

STATE OF TEXAS §
COUNTY OF FORT BEND §

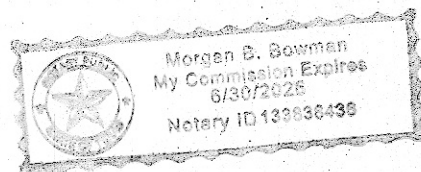
BEFORE ME, the undersigned authority, on this day personally appeared Ernie S. Loeb, Vice President of Land, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of OCTOBER, 2023.

Morgan Bowman
Notary Public in and for the State of Texas

Morgan Bowman
Print Name

My commission expires: 10/30/26



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 Elmachtoub
Hala A. Elmachtoub, PE
Professional Engineer No. 144386

I, Chris D. Kalkomey, a Registered Professional Land Surveyor, do hereby certify that this subdivision is true and correct; was prepared from a standards of practice of the T plat boundary corners have been tied to the nearest agency and other points of reference were marked on the ground before I signed and document as found and all set

f Texas, hereby certify that this subdivision is true and on the ground under my supervision according to the e plat boundary corners have been tied to the nearest agency and other points of reference were marked on the ground before I signed and document as found and all set

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



STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 46.17 acre tract of land in the John Jay Bond Survey, Abstract 113, and the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas, being out of and a part of that certain called 187.24 acre tract (Tract 8) and called 10.07 acre tract (Tract 10) of land recorded under County Clerk's File Number 2022010362, 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 south corner of the adjoining Tamarron West Section 3, according to map or plat thereof recorded under County Clerk's File Number 20220086, Plat Records, Fort Bend County, Texas, being in the northeast right-of-way line of Tamarron Park Drive And Tamarron Point Street Dedication (called 60-foot wide), according to map or plat thereof recorded under County Clerk's File Number 20220142, Plat Records, Fort Bend County, Texas, for the west corner and Place of Beginning of the herein described tract, being a lower west corner of said called 187.24 acre tract, and being in the northwest line of a called 30-foot wide easement recorded in Volume 280, Page 180, Deed Records, Fort Bend County, Texas;

Thence along a portion of the northwest line of the herein described tract and the northwest line of said called 30-foot wide easement, being a lower northwest line of said called 187.24 acre tract, some being the southeast line of said adjoining Tamarron West Section 3, with the following courses and distances:

North 38 degrees 39 minutes 13 seconds East, 277.44 feet;

North 38 degrees 36 minutes 50 seconds East, 334.19 feet;

North 38 degrees 47 minutes 52 seconds East, 209.07 feet;

North 38 degrees 30 minutes 54 seconds East, 218.99 feet;

North 38 degrees 48 minutes 52 seconds East, 216.42 feet to a reentry corner to said called 187.24 acre tract, some being the east corner of said adjoining Tamarron West Section 3;

Thence along a portion of the northwest line of the herein described tract and the northwest line of said called 30-foot wide easement, crossing said called 187.24 acre tract with the following courses and distances:

North 38 degrees 48 minutes 52 seconds East, 6.47 feet;

North 38 degrees 25 minutes 24 seconds East, 129.87 feet;

North 38 degrees 49 minutes 20 seconds East, 20.87 feet;

North 38 degrees 27 minutes 51 seconds East, 48.84 feet;

North 39 degrees 07 minutes 40 seconds East, 26.24 feet;

North 38 degrees 52 minutes 52 seconds East, 16.40 feet to the north corner of herein described tract;

Thence establishing a portion of the northeast line of herein described tract with the following courses and distances:

South 57 degrees 52 minutes 33 seconds East, 164.80 feet;

South 75 degrees 56 minutes 48 seconds East at 60.86 feet pass a lower east line of said called 187.24 acre tract, being the southwest line of an adjoining residue called 927.88 acre tract recorded under County Clerk's File Number 202018372, Official Public Records, Fort Bend County, Texas, and the north corner of said called 10.07 acre tract, and continuing along the northeast line of said called 10.07 acre tract and the southwest line of the residue of said called 927.88 acre tract for a total distance of 130.74 feet;

South 56 degrees 50 minutes 44 seconds East, 95.94 feet;

South 48 degrees 43 minutes 41 seconds East, 194.25 feet;

South 70 degrees 00 minutes 11 seconds East, 89.75 feet;

South 66 degrees 12 minutes 56 seconds East, departing the common line of the residue of said called 927.88 acre tract and said called 10.07 acre tract, and crossing said 10.07 acre tract 65.35 feet;

South 54 degrees 14 minutes 21 seconds East, 28.33 feet;

South 02 degrees 20 minutes 44 seconds West, at 46.41 feet cross said common line of the residue of said called 927.88 acre tract and said called 10.07 acre tract, and continue for a total distance of 52.50 feet to a point in said common line;

South 32 degrees 58 minutes 24 seconds East, 70.60 feet;

South 48 degrees 09 minutes 42 seconds East, 188.96 feet;

South 58 degrees 14 minutes 10 seconds East, 225.01 feet to the northeast corner of herein described tract and the northeast corner of said called 10.07 acre tract;

Thence along the east line of herein described tract and east line of said called 10.07 acre tract, being the west line of an adjoining called 24.87 acre tract recorded under County Clerk's File Number 2022010362, Official Public Records, Fort Bend County, Texas, with the following courses and distances:

South 01 degree 12 minutes 41 seconds West, 101.17 feet;

South 05 degrees 35 minutes 22 seconds East, 102.83 feet;

South 10 degrees 36 minutes 50 seconds East, 198.02 feet;

South 43 degrees 45 minutes 14 seconds East, 116.87 feet;

South 24 degrees 17 minutes 20 seconds East, 73.65 feet to the southeast corner of herein described tract and southeast corner of said called 10.07 acre tract, being in the north 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;

Thence along the south line of the herein described tract, the south line of said called 10.07 acre tract, and the south line of said called 187.24 acre tract, some being the north line of said adjoining called 5.36 acre tract, with the following courses and distance:

South 65 degrees 42 minutes 40 seconds West, 314.57 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 32 degrees 00 minutes 03 seconds, an arc length of 988.58 feet, a radius of 1,770.00 feet, and a chord bearing South 81 degrees 42 minutes 42 seconds West, 975.78 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 92 degrees 18 minutes 20 seconds, an arc length of 48.33 feet, a radius of 30.00 feet, and a chord bearing North 36 degrees 08 minutes 06 seconds West, 43.27 feet;

North 79 degrees 58 minutes 56 seconds West, 80.00 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 92 degrees 18 minutes 20 seconds, an arc length of 48.33 feet, a radius of 30.00 feet, and a chord bearing South 56 degrees 10 minutes 14 seconds West, 43.27 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 26 degrees 28 minutes 01 second, an arc length of 11.54 feet pass the north corner of said adjoining called 5.36 acre tract, some being the east corner of said adjoining Tamarron Park Drive And Tamarron Point Street Dedication, and continuing along the northeast line of said adjoining Tamarron Park Drive And Tamarron Point Street Dedication for a total arc length of 974.82 feet, a radius of 1,770.00 feet, and a chord bearing North 64 degrees 26 minutes 36 seconds West, 910.37 feet to the Place of Beginning and containing 46.17 acres of land, more or less.

This plat of Tamarron West Sec 6 was approved by the City Planning Commission of the City of Fulshear, Texas

This 4th day of August, 2023.

Amy Pearce
Amy Pearce, Chair
Joan Berger
Joan Berger, Co-Chair

This plat of Tamarron West Sec 6 was approved on August 15, 2023 by the City of Fulshear City Council and signed on this 04 day of December, 2023.

Aaron Greff
Aaron Greff, Mayor
Manola Rodriguez
Manola Rodriguez, City Secretary

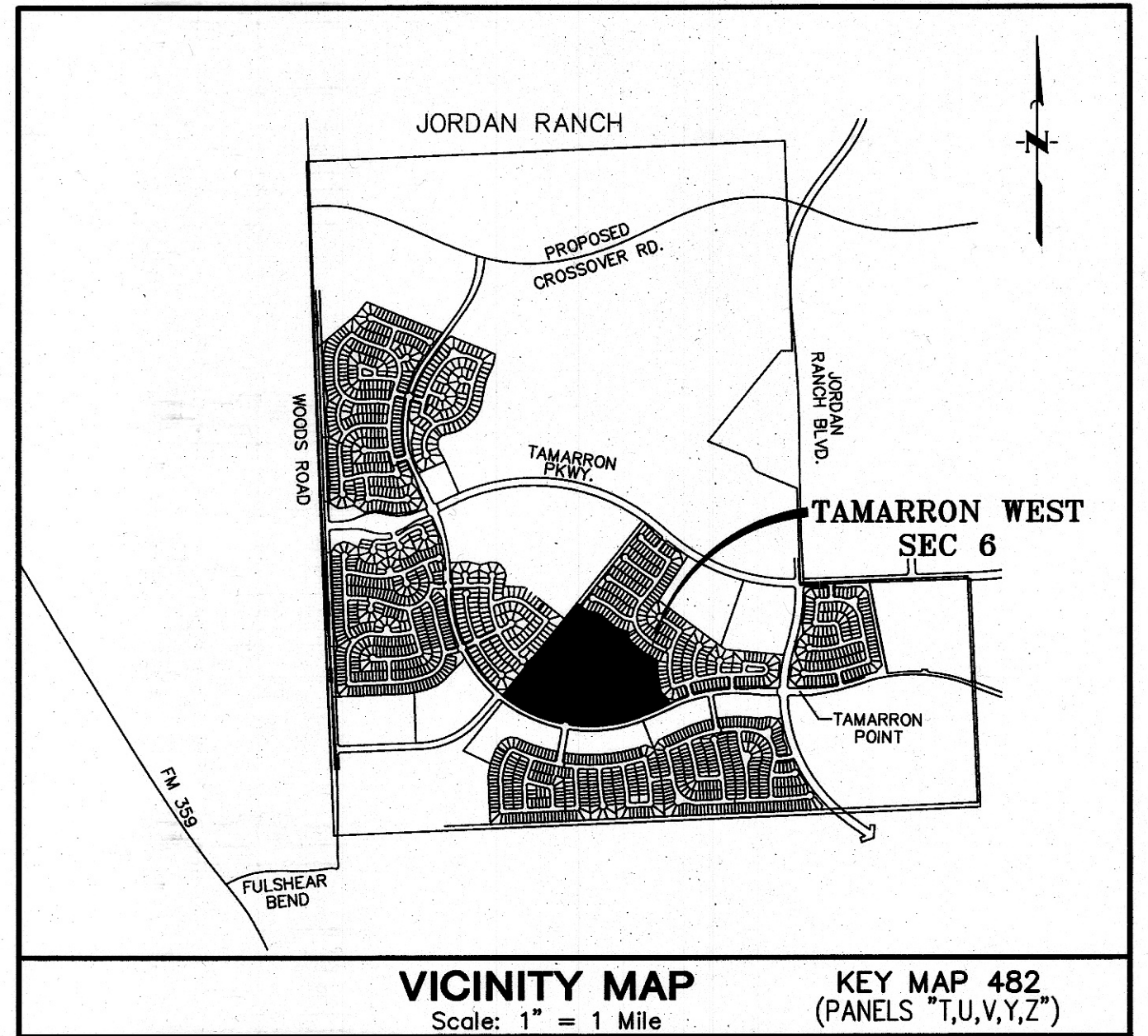
STATE OF TEXAS §
COUNTY OF FORT BEND §

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 _____, 2023, 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



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 _____, 2023.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Dexter L. McCoy
Commissioner, Precinct 4

TAMARRON WEST SEC 6

A SUBDIVISION OF 46.17 ACRES OF LAND
OUT OF THE
MICAHAH AUTREY SURVEY, A-100
JOHN JAY BOND SURVEY, A-113
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
107 LOTS 5 RESERVES 2 BLOCKS
OCTOBER 2023

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-22090 & L2006350
2322 W. Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000