

PLAT RECORDING SHEET

PLAT NAME: Tamarron Parkway Street Dedication Section 3 in Tamarron West

PLAT NO: _____

ACREAGE: 3.99

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)

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 3.99 acre tract described in the above and foregoing map of Tamarron Parkway Street Dedication Section 3 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 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, 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 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 Loeb, its Vice President of Land, thereunto authorized, this _____ day of _____, 2024.

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

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

By: _____
Ernie Loeb
Vice President of Land

STATE OF TEXAS §
COUNTY OF _____ §

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 _____ day of _____, 2024.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Hala A. Elmachtoub, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

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

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



This plat of Tamarron Parkway Street Dedication Section 3 In Tamarron West was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 2024.

Amy Pearce, Chair

Joan Berger, Co-Chair

This plat of Tamarron Parkway Street Dedication Section 3 In Tamarron West was approved by the City of Fulshear City Council and signed on this _____ day of _____, 2024.

Aaron Groff, Mayor

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
Fort Bend County, Texas
Deputy

By: _____

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 3.99 acre tract of land in the Micajah Autrey Survey, Abstract 100, being out of and a part of that certain called 72.76 acre tract (Tract 1) 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.

Beginning at the west corner of an adjoining non-contiguous portion of the residue of a called 1,316.47 acre tract (Commercial Tract No. 3 – 41.41 acres) 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 said called 72.76 acre tract, and an angle point in the east line of an adjoining called 187.24 acre tract (Tract 9) recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend county, Texas, for the north corner and Place of Beginning of the herein described tract, and being in a non-tangent curve to the right;

Thence along the northeast line of the herein described tract, same being an interior line of said called 72.76 acre tract and the southwest line of said Commercial Tract No. 3, to points at the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 03 degrees 37 minutes 24 seconds, an arc length of 154.93 feet, a radius of 2,450.00 feet, and a chord bearing South 51 degrees 14 minutes 21 seconds East, 154.90 feet;

South 49 degrees 25 minutes 40 seconds East, 210.59 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 32 degrees 47 minutes 56 seconds, an arc length of 1,345.26 feet, a radius of 2,350.00 feet, and a chord bearing South 65 degrees 49 minutes 38 seconds East, 1,326.96 feet to a point for the east corner of the herein described tract;

Thence South 07 degrees 46 minutes 29 seconds West establishing the southeast line of the herein described tract, crossing said called 72.76 acre tract, 100.00 feet to a point for the south corner of the herein described tract, being in an interior line of said called 72.76 acre tract, same being the north line of an adjoining non-contiguous portion of the residue of a called 1,316.47 acre tract (Commercial Tract No. 4 – 30.56 acres) recorded under County Clerk's File Number 2012149037, Official Public Records, Fort Bend County, Texas, and being in a non-tangent curve to the right;

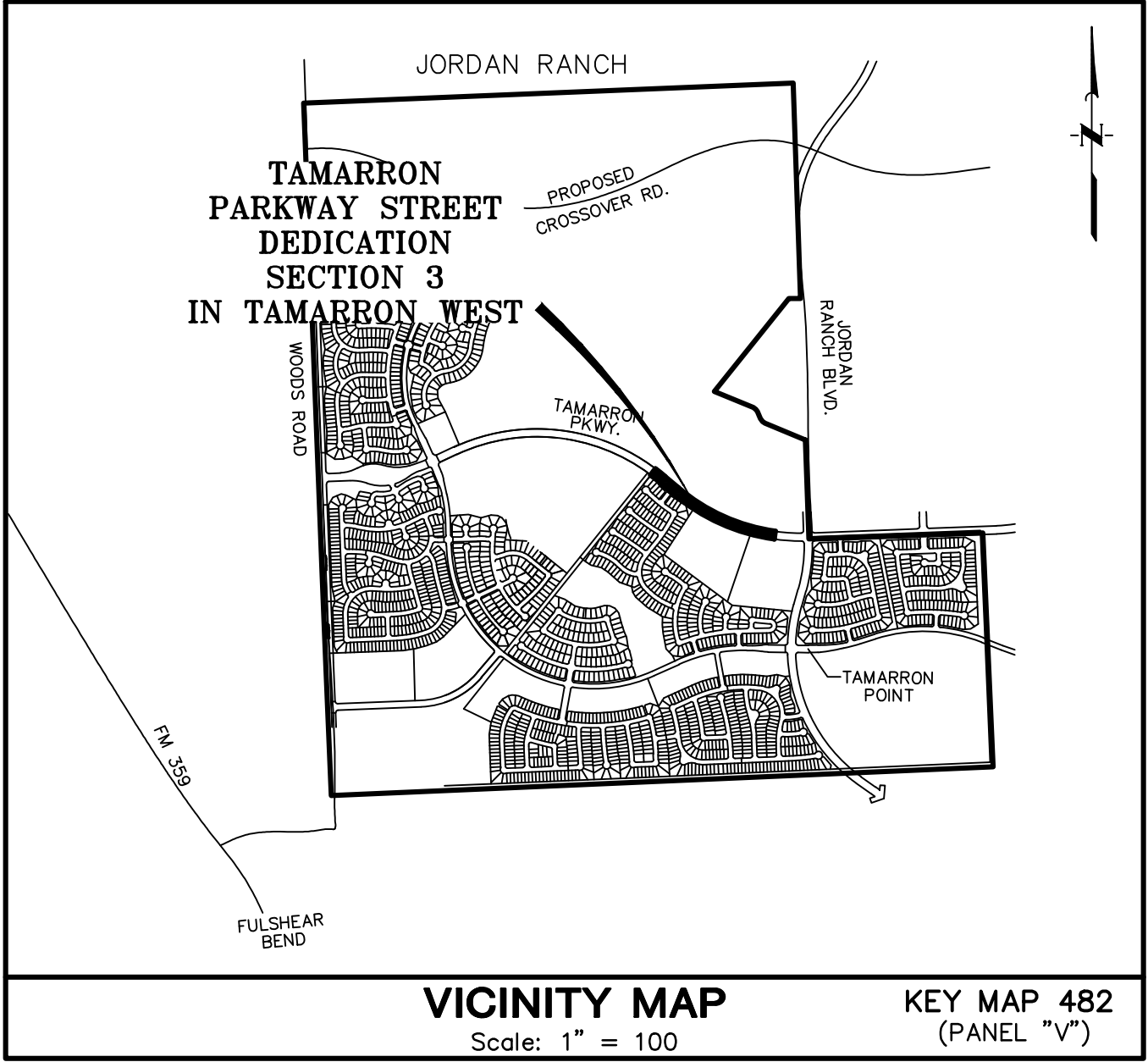
Thence along the southwest line of the herein described tract, same being an interior line of said called 72.76 acre tract, to points at the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 32 degrees 47 minutes 56 seconds, an arc length of 1,402.50 feet, a radius of 2,450.00 feet, and a chord bearing North 65 degrees 49 minutes 38 seconds West, 1,383.43 feet;

North 49 degrees 25 minutes 40 seconds West, 210.59 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 03 degrees 37 minutes 24 seconds, an arc length of 148.61 feet, a radius of 2,350.00 feet, and a chord bearing North 51 degrees 14 minutes 21 seconds West, 148.58 feet to a point for the west corner of the herein described tract;

Thence North 36 degrees 56 minutes 57 seconds East establishing the northwest line of the herein described tract, crossing said called 72.76 acre tract, 100.00 feet to the Place of Beginning and containing 3.99 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. Date
Fort Bend County Engineer

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 3 IN TAMARRON WEST

A SUBDIVISION OF 3.99 ACRES OF LAND
OUT OF THE
MICAJAH AUTREY SURVEY, A-100
FORT BEND COUNTY, TEXAS
MARCH 2024

OWNER
D.R. HORTON–TEXAS, Ltd.,
A Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
281–269–6832

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 30048100
2322 W. Grand Parkway North, Suite 150 Katy, TX 77460 832.913.4000