

PLAT RECORDING SHEET

PLAT NAME: Tamarron Section 72

PLAT NO: _____

ACREAGE: 14.909

LEAGUE: H. & T.C. R.R. CO. Survey

ABSTRACT NUMBER: 261

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 74

NUMBER OF RESERVES: 1

OWNERS: Sandbar Developers, Inc.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SANDBAR DEVELOPERS, INC., ACTING BY AND THROUGH ISRAEL FOGIEL, DIRECTOR, BEING AN OFFICER OF SANDBAR DEVELOPERS, INC., OWNERS OF THE 14.909 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 72, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), 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 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 PURPOSES 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 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 PURPOSES 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 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, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS 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. FURTHER, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES 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 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, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON SECTION 72 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, OWNERS 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, SANDBAR DEVELOPERS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ISRAEL FOGIEL, ITS DIRECTOR, THEREUNTO AUTHORIZED,

THIS 8 DAY OF April, 2024.

SANDBAR DEVELOPERS, INC.

BY:

ISRAEL FOGIEL, DIRECTOR

STATE OF TEXAS

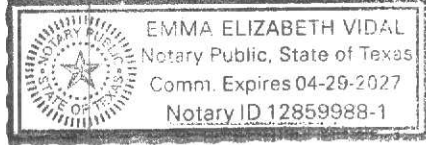
COUNTY OF ~~FORT BEND~~ Bexar

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ISRAEL FOGIEL, DIRECTOR, OF SANDBAR DEVELOPERS, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS 8 DAY OF April, 2024.

Eva Elizabeth Vidal
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTES:

- BENCHMARK: NOS MONUMENT HGSD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGSD 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.
ELEV. = 136.21 FEET NAVD88
- TBM INDICATES TEMPORARY BENCHMARK: TBM 14: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE SOUTH SIDE OF TAMARRON PARKWAY +/- 220 FEET WEST OF THE CENTERLINE OF A CULVERT BETWEEN TWO PONDS ON EITHER SIDE OF TAMARRON PARKWAY AND LOCATED +/- 500 FEET EAST OF THE INTERSECTION OF TAMARRON PARKWAY AND COLES CANYON.
ELEV. = 142.94 FEET NAVD88
TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
- 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.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, EFFECTIVE NOVEMBER 6, 2023 AND ISSUED NOVEMBER 13, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WITHIN FORT BEND SUBSIDIANCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT #4, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 481570005M, REVISED JANUARY 29, 2021, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 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.
- THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 153.57 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.
- ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.
- 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.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 188.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- 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.
- THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2024025765 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

THIS PLAT OF TAMARRON SECTION 72 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 18th DAY OF December, 2023

Amy Pearce
AMY PEARCE, CHAIR

Joan Berger
JOAN BERGER, CO-CHAIR

THIS PLAT OF TAMARRON SECTION 72 WAS APPROVED ON December 19, 2023 THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 26th DAY OF April, 2024, 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 SIX (6) MONTHS HEREAFTER.

Aaron Groff
AARON GROFF, MAYOR

Mariela Rodriguez
MARIELA RODRIGUEZ, CITY SECRETARY

BEING 14.909 ACRES (649,428 SQUARE FEET) OF LAND LOCATED IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT NUMBER 261, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 187,244 ACRE TRACT CONVEYED TO 187 MUSKE INVESTMENTS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2020179946, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 14.909 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

COMMENCING FOR REFERENCE AT A 1-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN CALLED 631.28 ACRE TRACT CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2013000056, F.B.C.O.P.R., AND THAT CERTAIN CALLED 0.1148 ACRE TRACT CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2022024223, F.B.C.O.P.R., SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 927.88 ACRE TRACT (TRACT 1) CONVEYED TO 1003 FRANZ INVESTMENTS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2020183372, F.B.C.O.P.R., BEING ON THE SOUTH LINE OF SAID 187,244 ACRE TRACT, AND ON THE SOUTH LINE OF SAID H. & T.C.R.R. CO. SURVEY COMMON TO THE NORTH LINE OF THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 631.28 ACRE TRACT BEARS SOUTH 02° 28' 44" EAST, 3,037.30 FEET;

THENCE, SOUTH 87° 59' 21" WEST, ALONG SAID COMMON LINE, 1,372.91 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 00' 32" WEST, DEPARTING SAID COMMON LINE, 70.00 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING AN INTERIOR CORNER OF THAT CERTAIN TRACT (TRACT 1) CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2023097054, F.B.C.O.P.R.;

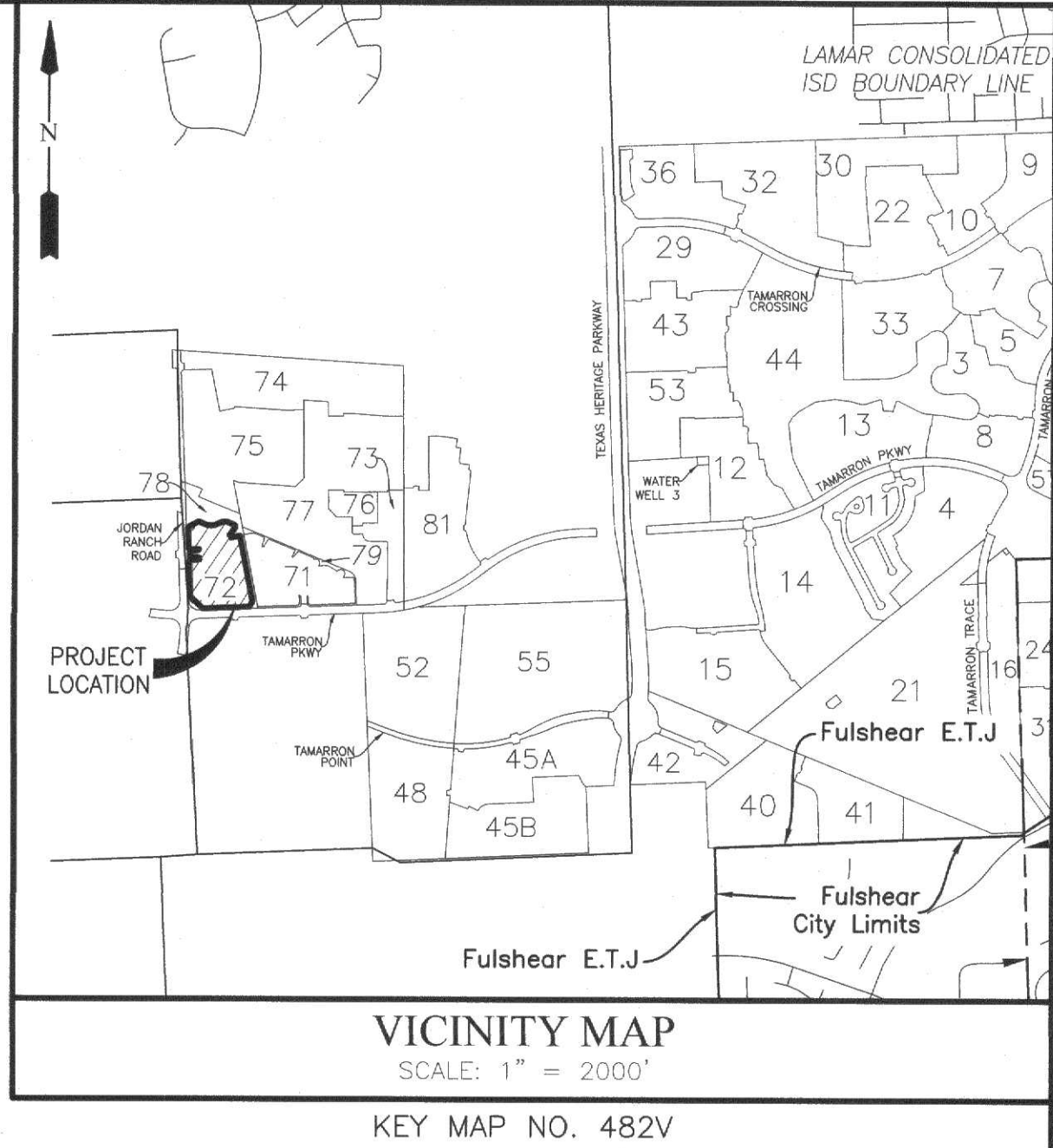
THENCE, ALONG THE INTERIOR LINE OF SAID 6.750 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES:

- SOUTH 87° 59' 28" WEST, 560.63 FEET TO A POINT FOR CORNER;
- NORTH 46° 59' 42" WEST, 198.02 FEET TO A POINT FOR CORNER;
- NORTH 01° 58' 51" WEST, 429.89 FEET TO A POINT FOR CORNER;
- NORTH 43° 01' 09" EAST, 21.21 FEET TO A POINT FOR CORNER;
- NORTH 88° 01' 09" EAST, 105.00 FEET TO A POINT FOR CORNER;
- NORTH 01° 58' 51" WEST, 5.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 46° 58' 51" WEST, 35.36 FEET TO A POINT FOR CORNER;
- SOUTH 88° 01' 09" WEST, 80.00 FEET TO A POINT FOR AN EASTERLY CORNER ON THE EAST LINE OF THAT CERTAIN CALLED 1.280 ACRE TRACT (TRACT 3) CONVEYED TO D.R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2023097054, F.B.C.O.P.R.;

THENCE, NORTH 01° 58' 51" WEST, DEPARTING AN INTERIOR LINE OF THE AFOREMENTIONED 6.750 ACRE TRACT AND ALONG THE EAST LINE OF SAID 1.280 ACRE TRACT, 80.00 FEET TO A POINT FOR AN EASTERLY CORNER ON THE EAST LINE OF SAID 1.280 ACRE TRACT, SAID POINT BEING ON THE INTERIOR LINE OF SAID 6.750 ACRE TRACT;

THENCE, ALONG THE INTERIOR LINE OF SAID 6.750 ACRE TRACT THE FOLLOWING NINETEEN (19) COURSES:

- NORTH 88° 01' 09" EAST, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 28.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66° 25' 19", AND A CHORD WHICH BEARS NORTH 54° 48' 29" EAST, 27.39 FEET TO A POINT FOR CORNER;
- SOUTH 88° 01' 09" WEST, 102.91 FEET TO A POINT FOR CORNER;
- NORTH 46° 58' 51" WEST, 21.21 FEET TO A POINT FOR CORNER;
- NORTH 01° 58' 51" WEST, 252.26 FEET TO A POINT FOR CORNER;
- NORTH 58° 39' 19" EAST, 138.36 FEET TO A POINT FOR CORNER;
- SOUTH 67° 41' 13" EAST, 111.38 FEET TO A POINT FOR CORNER;
- SOUTH 82° 41' 13" EAST, 49.21 FEET TO A POINT FOR CORNER;
- NORTH 82° 18' 47" EAST, 49.21 FEET TO A POINT FOR CORNER;
- NORTH 67° 18' 47" EAST, 93.72 FEET TO A POINT FOR CORNER;
- NORTH 82° 18' 47" EAST, 30.79 FEET TO A POINT FOR CORNER;
- SOUTH 82° 41' 13" EAST, 30.79 FEET TO A POINT FOR CORNER;
- SOUTH 67° 41' 13" EAST, 99.09 FEET TO A POINT FOR CORNER;
- SOUTH 11° 11' 00" EAST, 28.99 FEET TO A POINT FOR CORNER;
- SOUTH 37° 58' 45" WEST, 114.06 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 38.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 43° 45' 00", AND A CHORD WHICH BEARS SOUTH 30° 08' 45" EAST, 37.26 FEET TO A POINT FOR CORNER;
- NORTH 78° 49' 00" EAST, 108.19 FEET TO A POINT FOR CORNER ON THE WEST LINE OF THAT CERTAIN CALLED 50-FOOT WIDE EASEMENT GRANTED TO PHILLIPS PETROLEUM CO. BY AN INSTRUMENT OF RECORD IN VOLUME 309, PAGE 85, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.);
- SOUTH 11° 11' 00" EAST, ALONG THE WEST LINE OF SAID EASEMENT, 803.42 FEET TO A POINT FOR CORNER;
- SOUTH 32° 25' 14" WEST, DEPARTING THE WEST LINE OF SAID EASEMENT, 74.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.909 ACRES (649,428 SQUARE FEET) OF LAND.



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 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 _____, 2024.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP 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 RECORDATION IN MY OFFICE ON _____, 2024 AT _____ O'CLOCK _____ M. 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 SECTION 72

A SUBDIVISION OF 14.909 ACRES OF LAND LOCATED IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 261, FORT BEND COUNTY, TEXAS.

74 LOTS 1 RESERVE (0.099 ACRES) 3 BLOCKS

MARCH 13, 2024 JOB NO. 1931-6072C

OWNERS:

SANDBAR DEVELOPERS, INC.

ISRAEL FOGIEL, DIRECTOR

10003 NW MILITARY HWY., SUITE 2201; SAN ANTONIO, TX 78231
PH: 731-202-0955

SURVEYOR:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042



Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194362

ENGINEER:

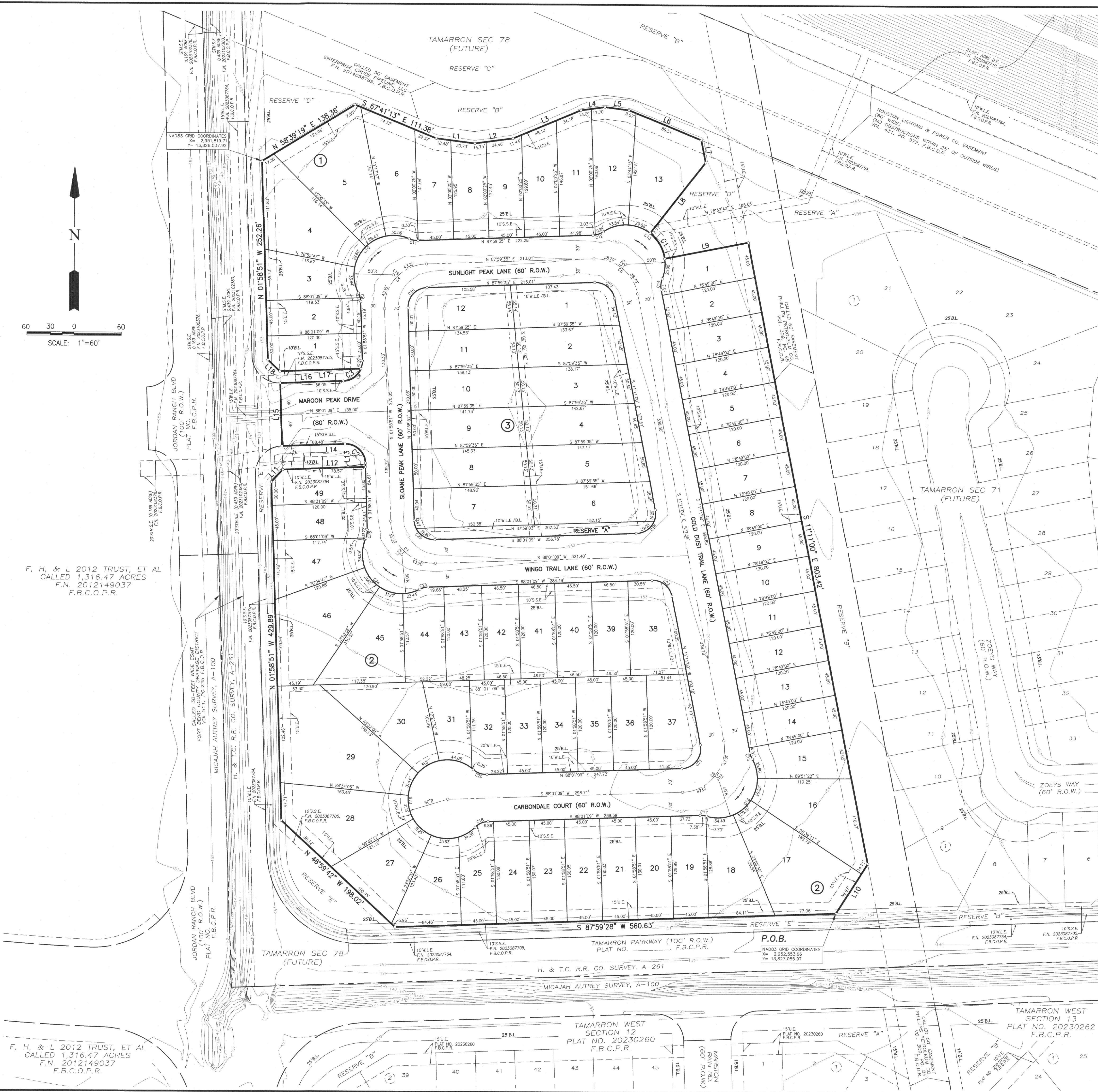
LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449



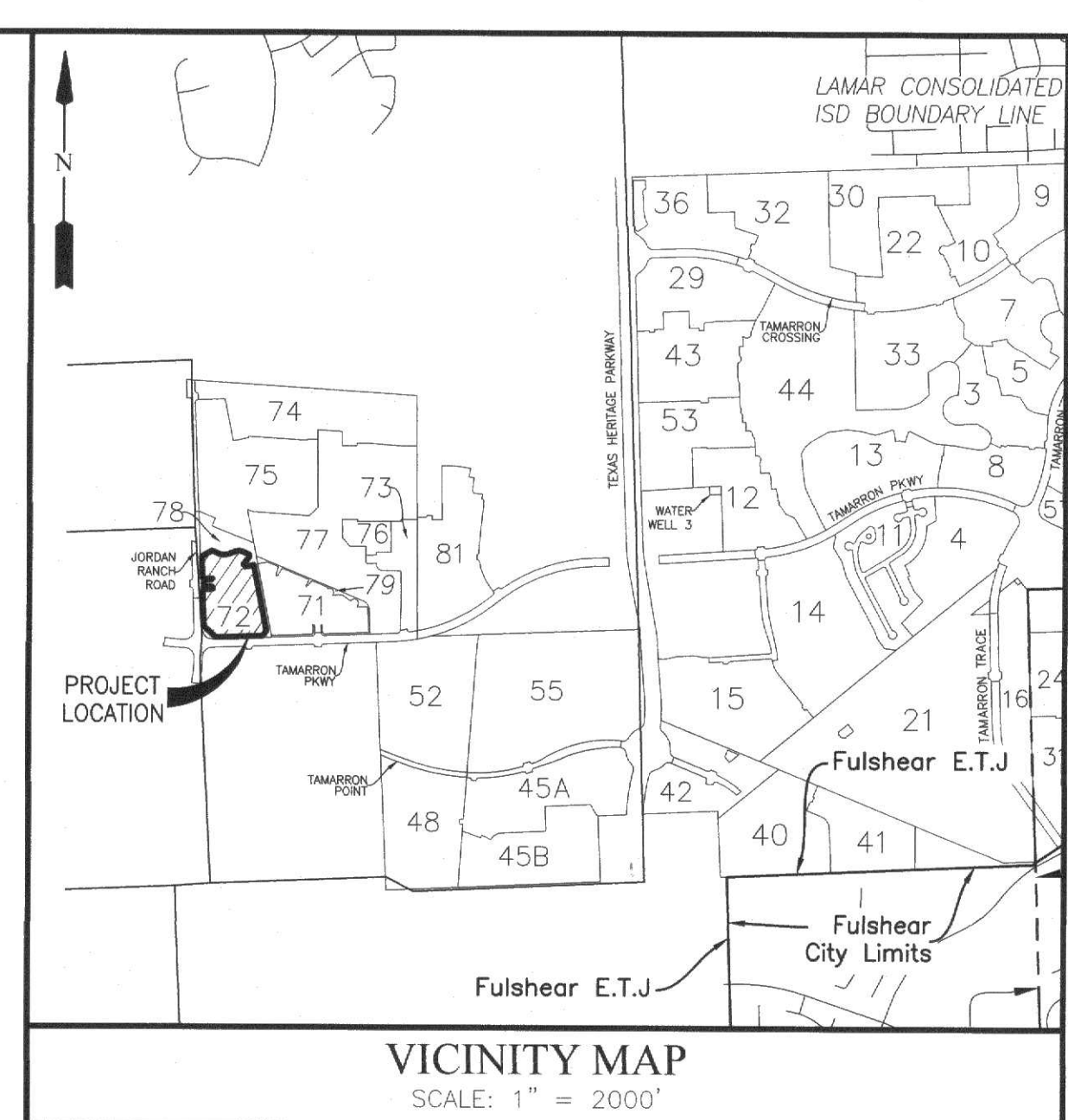
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

Path Name : C:\Users\jacent\AppData\Local\Temp\AcP\jacent_3520\TamarroSec-72.dwg
Data Time : Mon, 18 Mar 2024 - 4:10pm
CAD: Nicholas Botary
MLAR CHECK:



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	50.00'	43°45'00"	38.18'	S 30°08'45" E	37.28'
C2	25.00'	90°00'00"	39.27'	N 46°58'51" W	35.36'
C3	25.00'	66°25'19"	28.98'	N 54°48'29" E	27.39'
C4	55.00'	89°58'27"	86.37'	N 43°00'22" E	77.76'
C5	55.00'	80°49'25"	77.59'	S 51°35'42" E	71.31'
C6	55.00'	99°12'08"	95.23'	S 38°25'04" W	83.77'
C7	55.00'	90°00'00"	86.39'	N 46°58'51" W	77.76'
C8	25.00'	90°00'00"	39.27'	N 43°01'09" E	35.36'
C9	25.00'	25°43'46"	11.23'	N 14°50'45" W	11.13'
C10	50.00'	141°25'59"	123.42'	N 43°00'22" E	94.39'
C11	25.00'	25°43'46"	11.23'	S 79°08'32" E	11.13'
C12	25.00'	32°41'12"	14.26'	N 71°38'59" E	14.07'
C13	50.00'	146°11'49"	127.58'	S 51°35'42" E	95.68'
C14	25.00'	32°41'12"	14.26'	S 05°09'36" W	14.07'
C15	25.00'	18°31'31"	8.08'	S 20°26'45" E	8.05'
C16	50.00'	136°15'11"	118.90'	S 38°25'04" W	92.80'
C17	25.00'	18°31'31"	8.08'	N 82°43'06" W	8.05'
C18	25.00'	42°50'00"	18.69'	S 66°36'08" W	18.26'
C19	50.00'	265°40'01"	231.84'	N 01°58'51" W	73.33'
C20	25.00'	42°50'00"	18.69'	S 70°33'51" E	18.26'
C21	25.00'	99°12'08"	43.29'	N 38°25'04" E	38.08'
C22	25.00'	80°47'52"	35.25'	N 51°34'56" W	32.41'
C23	25.00'	25°42'46"	11.22'	S 75°09'46" W	11.13'
C24	50.00'	141°25'31"	123.42'	N 46°58'51" W	94.39'
C25	25.00'	25°42'46"	11.22'	N 10°52'31" E	11.13'
C26	25.00'	89°58'27"	39.26'	N 43°00'22" E	35.35'
C27	25.00'	80°49'25"	35.27'	S 51°35'42" E	32.41'
C28	25.00'	99°12'08"	43.29'	S 38°25'04" W	38.08'
C29	25.00'	90°00'00"	39.27'	N 46°58'51" W	35.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°41'13" E	49.21'
L2	N 82°18'47" E	49.21'
L3	N 67°18'47" E	93.72'
L4	N 82°18'47" E	30.79'
L5	S 82°41'13" E	30.79'
L6	S 67°41'13" E	99.09'
L7	S 11°11'00" E	28.99'
L8	S 37°58'45" W	114.06'
L9	N 78°49'00" E	108.19'
L10	S 32°25'14" W	74.68'
L11	N 43°01'09" E	21.21'
L12	N 88°01'09" E	105.00'
L13	N 01°58'51" W	5.00'
L14	S 88°01'09" W	80.00'
L15	N 01°58'51" W	80.00'
L16	N 88°01'09" E	80.00'
L17	S 88°01'09" W	102.91'
L18	N 46°58'51" W	21.21'
L19	N 46°59'38" W	5.00'
L20	N 38°24'18" E	6.57'
L21	S 51°34'56" E	5.00'
L22	S 43°01'09" W	5.00'
L23	N 22°18'37" E	3.80'
L24	N 67°41'23" W	10.00'
L25	S 09°45'11" E	15.14'



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.099	4,324	RESTRICTED TO UTILITIES/LANDSCAPE/OPEN SPACE

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - NO. INDICATES NUMBER
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - FND. INDICATES FOUND
 - R.O.W. INDICATES RIGHT-OF-WAY
 - INDICATES STREET NAME CHANGE

TAMARRON SECTION 72

A SUBDIVISION OF 14.909 ACRES OF LAND LOCATED IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 261, FORT BEND COUNTY, TEXAS.

74 LOTS 1 RESERVE (0.099 ACRES) 3 BLOCKS
MARCH 13, 2024 JOB NO. 1931-6072C

OWNERS:
SANDBAR DEVELOPERS, INC.
ISRAEL FOGIEL, DIRECTOR
10003 NW MILITARY HWY., SUITE 2201; SAN ANTONIO, TX 78231
PH: 731-202-0955

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386