

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Section 10

PLAT NO: _____

ACREAGE: 26.43

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: A-100

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 119

NUMBER OF RESERVES: 3

OWNERS: Sandbar Developers, Inc.

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

We, Sandbar Developers, Inc., acting by and through Brad Richie, Secretary, being an officer of Sandbar Developers, Inc., owner hereinafter referred to as Owners of the 26.43 acre tract described in the above and foregoing map of Tamarron West Section 10, 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, 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 Fulshear, Fort Bend 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 Area 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 Brad Richie, its Secretary, thereunto authorized, this _____ day of _____, 202__.

Sandbar Developers, Inc

By: _____
Brad Richie
Secretary

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Brad Richie, Secretary, 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, 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, PE
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
Texas Registration No. 5869
Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 26.43 acre tract of land in the Micajah Autrey Survey, Abstract 100, being all of that certain called 26.43 acre tract recorded under County Clerk's File Number 2024056590, 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 a 5/8 inch iron rod with cap marked 'Jones | Carter' found for the north corner of an adjoining called 15.00 acre tract recorded under County Clerk's File Number 2024011347, Official Public Records, Fort Bend County, Texas, being in the upper southwest line of the residue of an adjoining called 72.76 acre tract recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas, for the upper east corner and Place of Beginning of herein described tract;

Thence South 33 degrees 07 minutes 01 second West along the east line of the herein described tract, same being the east line of said called 26.43 acre tract, and the northwest line of said adjoining called 15.00 acre tract, 674.15 feet to a 5/8 inch iron rod with cap marked 'Jones | Carter' found for the west corner of said adjoining called 15.00 acre tract, same being the north corner of the adjoining called Tamarron West Section 11, according to map or plat thereof, recorded under County Clerk's File Number 20230182, Plat Records, Fort Bend County, Texas;

Thence continuing along the east line of the herein described tract, same being the east line of said called 26.43 acre tract, and the west line of said adjoining Tamarron West Section 11 with the following courses and distances:

South 58 degrees 29 minutes 35 seconds West, 58.08 feet;

South 37 degrees 49 minutes 45 seconds West, 99.55 feet;

South 33 degrees 57 minutes 13 seconds West, 47.77 feet;

South 20 degrees 35 minutes 58 seconds West, 45.75 feet;

South 02 degrees 08 minutes 42 seconds West, 45.45 feet;

South 15 degrees 17 minutes 04 seconds East, 45.45 feet;

South 32 degrees 42 minutes 50 seconds East, 45.45 feet;

South 53 degrees 56 minutes 16 seconds East, 145.36 feet;

South 57 degrees 24 minutes 04 seconds East, 206.75 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 07 degrees 50 minutes 14 seconds, an arc length of 86.17 feet, a radius of 630.00 feet, and a chord bearing South 20 degrees 46 minutes 02 seconds West, 86.11 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 92 degrees 37 minutes 02 seconds, an arc length of 40.41 feet, a radius of 25.00 feet, and a chord bearing South 63 degrees 09 minutes 27 seconds West, 36.15 feet to the end of said curve;

South 19 degrees 27 minutes 57 seconds West, 60.00 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 00 degrees 49 minutes 02 seconds, an arc length of 11.84 feet, a radius of 830.00 feet, and a chord bearing South 70 degrees 56 minutes 34 seconds East, 11.84 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 80 degrees 46 minutes 39 seconds, an arc length of 35.25 feet, a radius of 25.00 feet, and a chord bearing South 30 degrees 57 minutes 45 seconds East, 32.40 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 06 degrees 41 minutes 12 seconds, an arc length of 96.86 feet, a radius of 830.00 feet, and a chord bearing South 06 degrees 04 minutes 58 seconds West, 96.81 feet to a 5/8 inch iron rod with cap marked 'Quiddity' set for the southeast corner of herein described tract, same being the southeast corner of said called 26.43 acre tract, and an interior corner of said adjoining Tamarron West Section 11;

Thence North 78 degrees 50 minutes 39 seconds West along the south line of herein described tract, being the south line of said called 26.43 acre tract, same being the lower north line of said adjoining Tamarron West Section 11, 126.74 feet to a 5/8 inch iron rod with cap marked 'Quiddity' set for angle point in the south line of herein described tract, being the lower northwest corner of said adjoining Tamarron West Section 11, same being the northeast corner of the residue of an adjoining called 10.07 acre tract recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas;

This plat of Tamarron West Section 10 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 10 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 202__.

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 _____, 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

Thence along the southwest line of herein described tract, being the southwest line of said called 26.43 acre tract, same being the northeast line of the residue of said adjoining called 10.07 acre tract and an interior line of the residue of an adjoining called 187.24 acre tract recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas, to points at the following courses and distances:

North 58 degrees 14 minutes 10 seconds West, 225.01 feet;

North 48 degrees 09 minutes 42 seconds West, 188.98 feet;

North 32 degrees 58 minutes 24 seconds West, 70.60 feet;

North 02 degrees 20 minutes 44 seconds East, 52.50 feet;

North 54 degrees 14 minutes 21 seconds West, 28.33 feet;

North 66 degrees 12 minutes 56 seconds West, 65.35 feet;

North 70 degrees 00 minutes 11 seconds West, 89.75 feet;

North 48 degrees 43 minutes 41 seconds West, 194.25 feet;

North 56 degrees 50 minutes 44 seconds West, 95.94 feet;

North 75 degrees 56 minutes 48 seconds West, 130.74 feet;

North 57 degrees 52 minutes 33 seconds West, at 134.59 feet pass the southeast line of a called 30-foot wide easement recorded in Volume 280, Page 180, Deed Records, Fort Bend County, Texas, and continue for a total distance of 164.80 feet to the west corner of the herein described tract being a point in the northwest line of said called 30-foot wide easement;

Thence along the northwest line of herein described, being the northwest line of said called 26.43 acre tract, same being the northwest line of said called 30-foot wide easement and the upper southeast line of the residue of said adjoining called 187.24 acre tract, to points at the following courses and distances:

North 38 degrees 52 minutes 52 seconds East, 59.56 feet;

North 38 degrees 37 minutes 24 seconds East, 169.26 feet;

North 38 degrees 39 minutes 17 seconds East, 197.63 feet;

North 38 degrees 47 minutes 42 seconds East, 189.91 feet;

North 38 degrees 34 minutes 32 seconds East, 175.60 feet;

North 38 degrees 42 minutes 08 seconds East, 220.16 feet;

North 38 degrees 45 minutes 12 seconds East, 189.36 feet;

North 38 degrees 36 minutes 57 seconds East, 93.19 feet;

North 38 degrees 38 minutes 21 seconds East, 57.58 feet to the north corner of herein described tract, being in a non-tangent curve to the right;

Thence along the northeast line of herein described tract, same being the northeast line of said called 26.43 acre tract and the upper southwest line of the residue of an adjoining called 72.76 acre tract to points at the following courses and distances:

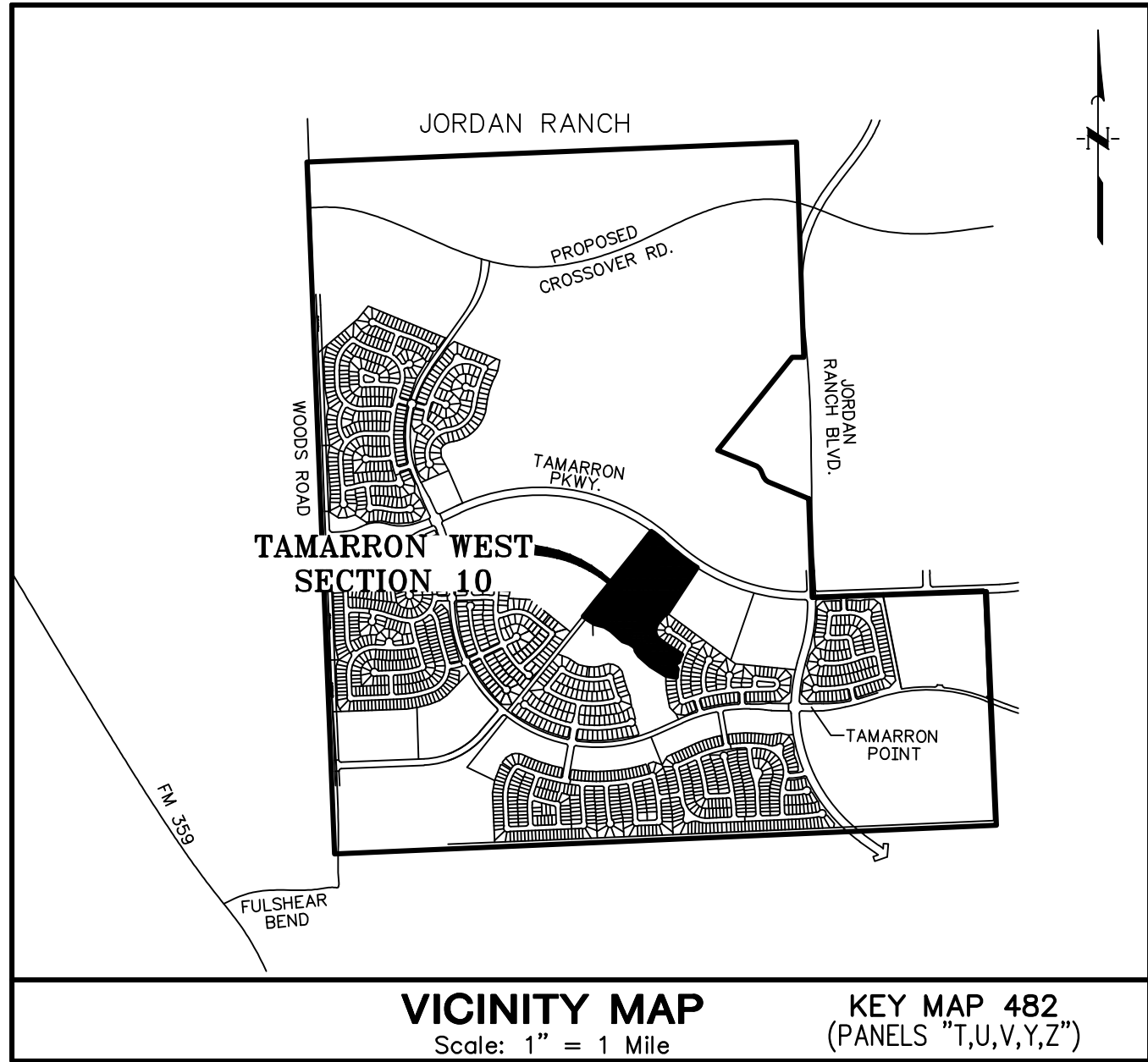
Thence with said non-tangent curve to the right, having a central angle of 00 degrees 26 minutes 07 seconds, an arc length of 17.48 feet, a radius of 2,300.00 feet, and a chord bearing South 53 degrees 16 minutes 07 seconds East, 17.48 feet to the end of said curve;

South 53 degrees 03 minutes 03 seconds East at 16.65 feet pass an upper southeast line of the residue of said adjoining called 187.24 acre tract, and continuing for a total distance of 19.69 feet to the beginning of a curve to the right, being in the southwest line of the residue of said adjoining called 72.76 acre tract and northeast line of said 26.43 acre tract;

Thence with said curve to the right, 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 South 51 degrees 14 minutes 21 seconds East, 148.58 feet to the end of said curve;

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

Thence with said curve to the left, having a central angle of 07 degrees 39 minutes 13 seconds, an arc length of 327.28 feet, a radius of 2,450.00 feet, and a chord bearing South 53 degrees 15 minutes 16 seconds East, 327.03 feet to the Place of Beginning and containing 26.43 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

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

KP George
County Judge


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

Dexter L. McCoy
Commissioner, Precinct 4

TAMARRON WEST SECTION 10

A SUBDIVISION OF 26.43 ACRES OF LAND
OUT OF THE
MICAHAH AUTREY SURVEY, A-100
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
119 LOTS 3 RESERVES 2 BLOCKS
JULY 2024

OWNER
SANDBAR DEVELOPERS, INC.
10003 N.W. MILITARY HWY
SUITE 2201
SAN ANTONIO, TEXAS 78231
210-334-9200

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-22296 & 30846100
2322 W. Grand Parkway North, Suite 550 • Katy, TX 77449 • 832.913.4000