

PLAT RECORDING SHEET

PLAT NAME: Tamarron Crossing Street Dedication Section 1-B in Tamarron West

PLAT NO: _____

ACREAGE: 3.40

LEAGUE: H. & T. C. Railroad Company Survey Section 75

ABSTRACT NUMBER: A-732

NUMBER OF BLOCKS: 0

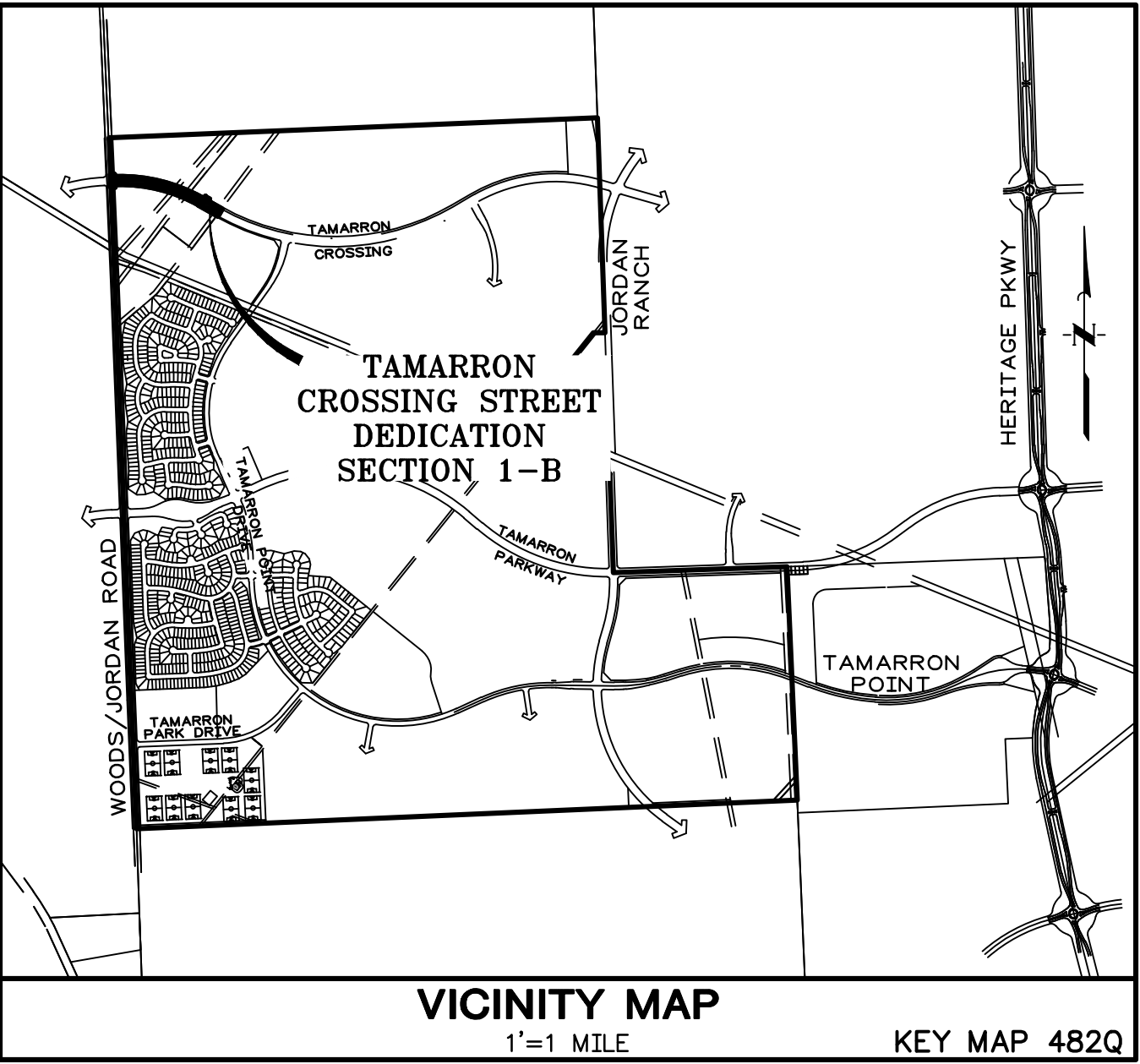
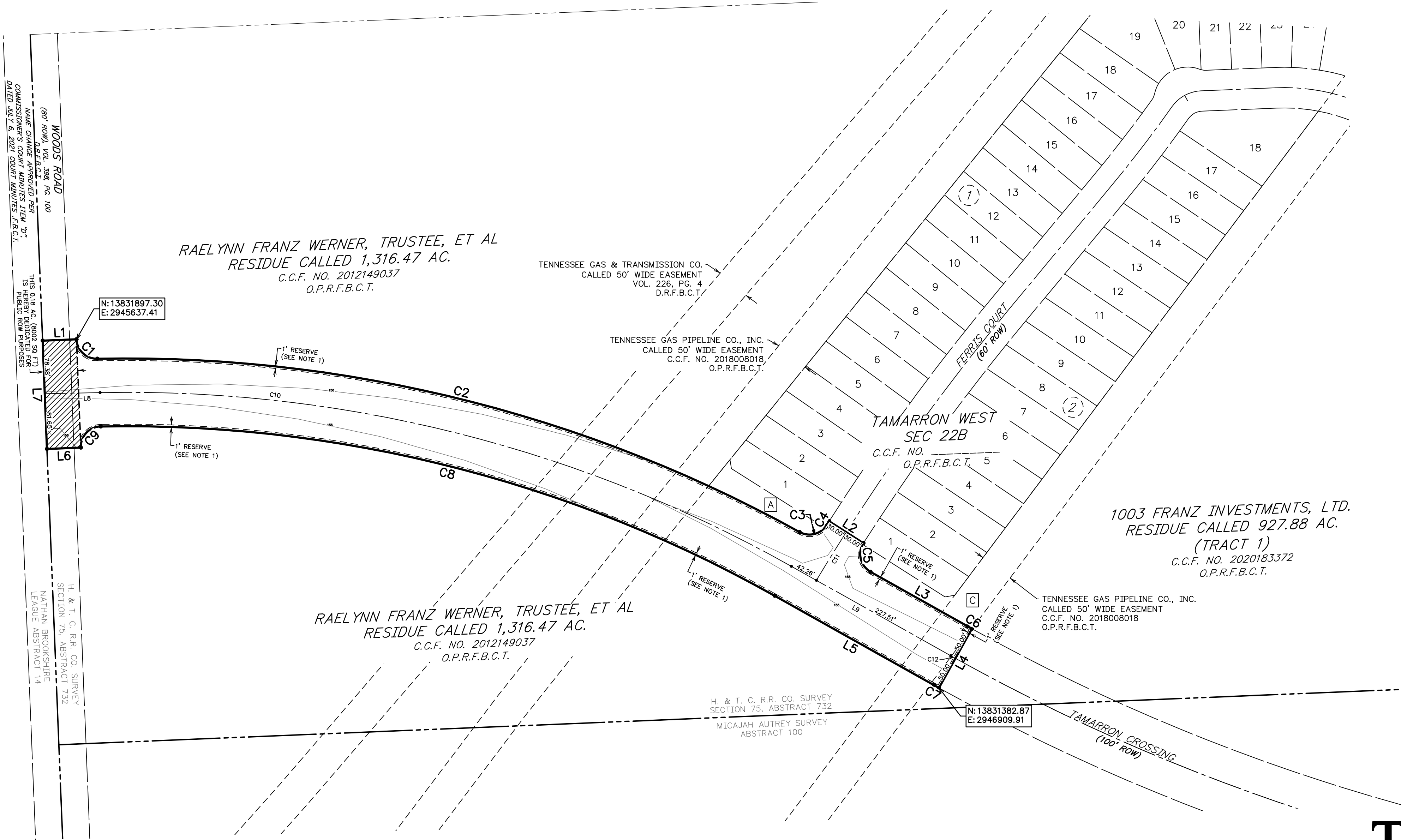
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: D. R. Horton-Texas, LTD.

(DEPUTY CLERK)

DISTRICT NAMES	
WCID	N/A
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




LEGEND
AC "Acres"
AE "Aerial Easement"
C.C.F. "County Clerk's File"
D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
Eam "Easement"
No. "Number"
O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
O.P.R.R.P.F.B.C.T. "Official Public Records of Real Property, Fort Bend County, Texas"
P.R.F.B.C.T. "Plot Records, Fort Bend County, Texas"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
UE "Utility Easement"
Vol. "Volume and Page"
WLE "Waterline Easement"
⊙ "Block Number"
● "Set 3/4-inch Iron Rod With Cap Stamped 'QUIDDITY ENG. PROPERTY CORNER' 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 abut adjacent acreage 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 revest in the dedicator, 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) Tamarron Crossing Street Dedication Section 1-B lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISO, Fort Bend County, & Fort Bend County Drainage District, Fort Bend County Assistance District No.7, and Fort Bend County Emergency Services District No. 4.
 - 4) 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 0.2% annual chance flood.
 - 5) Elevations shown hereon are based on NOS Monument HGCSD 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCSD 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 Churchill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD88).
 - 6) 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.
 - 7) This plat is located in lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
 - 8) The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, NAD 83, and may be brought to surface by applying the following combined scale factor of 1.000144934.
 - 9) 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.
 - 10) This plat was prepared from information by Charter Title Company, dated April 16, 2024. The surveyor has not abstracted 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) Contours shown hereon are NAVD 88 datum.
 - 14) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone based upon GPS observations.
 - 15) All pipelines and pipeline easements within the platted area are shown hereon.
 - 16) Tract is subject to Order Designating Underground Water Reservoir recorded in Vol. 1, Pg. 85 & Vol. 1, Pg. 136, D.R.F.B.C.T.
 - 17) Tract is subject to Easement recorded in Vol. 226, Pg. 4, D.R.F.B.C.T.
 - 18) Tract is subject to Easements recorded under C.C.F. No. 2018008018, O.P.R.F.B.C.T.
 - 19) Tract is subject to Water and Wastewater Facilities Agreement recorded under C.C.F. No. 2020183366, O.P.R.F.B.C.T.
 - 20) Tract is subject to Temporary Construction Easement recorded under C.C.F. No. 2020183091, O.P.R.F.B.C.T.

FINAL PLAT OF TAMARRON CROSSING STREET DEDICATION SECTION 1-B IN TAMARRON WEST

A SUBDIVISION OF 340 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 75, A-732
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
JULY 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 No. F-2209 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	88°55'21"	46.56'	S46°46'06"E	42.03'
C2	2050.00'	30°10'55"	1079.89'	S76°08'19"E	1067.45'
C3	30.00'	86°28'53"	45.28'	N75°42'43"E	41.10'
C4	3330.00'	0°07'07"	6.89'	N32°31'50"E	6.89'
C5	30.00'	93°18'01"	48.85'	S14°03'37"E	43.63'
C6	2875.00'	0°09'14"	7.72'	S60°47'15"E	7.72'
C7	2975.00'	0°09'14"	7.99'	N60°47'15"W	7.99'
C8	1950.00'	30°29'16"	1037.62'	N75°53'45"W	1025.42'
C9	30.00'	91°10'02"	47.74'	S43°16'36"W	42.86'
C10	2000.00'	30°29'16"	1064.23'	S75°53'45"E	1051.71'
C11	3300.00'	1°27'02"	83.54'	S31°51'52"W	83.54'
C12	2925.00'	0°09'14"	7.86'	S60°47'15"E	7.86'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°41'35"E	50.00'
L2	S57°24'37"E	60.00'
L3	S60°42'38"E	163.86'
L4	S29°08'08"W	100.00'
L5	N60°42'38"W	269.83'
L6	S87°41'35"W	50.00'
L7	N02°18'25"W	160.03'
L8	S88°51'37"W	81.65'
L9	N60°42'38"W	269.78'

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 S. Loeb, its Vice President of Land, owner hereinafter referred to as Owners of the 3.40 acre tract described in the above and foregoing map of Tamarron Crossing Street Dedication Section 1–B 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 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, its Authorized Agent has caused these presents to be signed by Ernie S. Loeb, its Vice President of Land, thereunto authorized, this _____ day of _____, 202__.

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
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 _____ 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 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
Texas Registration No. 5869
Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 3.40 tract of land in the H. & T. C. Railroad Company Survey Section 75, Abstract 732, Fort Bend County, Texas, being out of and a part of the residue of that certain called 927.88 acre tract (Tract 1) of land recorded under County Clerk's File Number 2020183372, 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 a cotton spindle found for the northwest corner of a non–contiguous portion of the residue of an adjoining called 1,316.47 acre tract (Commercial Tract No. 1 – 17.37 acre) recorded under County Clerk's File Number 2012149037, Official Public Records, Fort Bend County, Texas, being a point in the west line of said H. & T. C. Railroad Company Survey Section 75, Abstract 732, and the east line of the adjoining Nathan Brookshire League, Abstract 14, as located in Woods Road (80–foot wide);

Thence South 02 degrees 18 minutes 25 seconds East along the west line of the residue of said adjoining Commercial Tract No. 1, the west line of said H. & T. C. Railroad Company Survey Section 75, Abstract 732, and the east line of said adjoining Nathan Brookshire League, Abstract 14, as located in Woods Road (80–foot wide), 452.80 feet to the northwest corner and Place of Beginning of the herein described tract;

Thence along the north line of the herein described tract with the following courses and distances:

North 87 degrees 41 minutes 35 seconds East along the south line of said adjoining Commercial Tract No. 1, 50.00 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 88 degrees 55 minutes 21 seconds, an arc length of 46.56 feet, a radius of 30.00 feet, and a chord bearing South 46 degrees 46 minutes 06 seconds East, 42.03 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 30 degrees 10 minutes 56 seconds, at an arc length of 929.41 pass a 5/8 inch iron rod with cap marked "Jones | Carter" found for the southeast corner of said adjoining Commercial Tract No. 1, and continuing for a total arc length of 1,079.89 feet, a radius of 2,050.00 feet, and a chord bearing South 76 degrees 08 minutes 19 seconds East, crossing the residue of said called 927.88 acre tract, 1,067.45 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 86 degrees 28 minutes 53 seconds, an arc length of 45.28 feet, a radius of 30.00 feet, and a chord bearing North 75 degrees 42 minutes 43 seconds East, 41.10 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 00 degrees 07 minutes 07 seconds, an arc length of 6.89 feet, a radius of 3,330.00 feet, and a chord bearing North 32 degrees 31 minutes 50 seconds East, 6.89 feet;

South 57 degrees 24 minutes 37 seconds East, 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 93 degrees 18 minutes 01 second, on arc length of 48.85 feet, a radius of 30.00 feet, and a chord bearing South 14 degrees 03 minutes 37 seconds East, 43.63 feet;

South 60 degrees 42 minutes 38 seconds East, 163.86 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 00 degrees 09 minutes 14 seconds, an arc length of 7.72 feet, a radius of 2,875.00 feet, and a chord bearing South 60 degrees 47 minutes 15 seconds East, 7.72 feet to the northeast corner of the herein described tract;

Thence South 29 degrees 08 minutes 08 seconds West establishing the east line of the herein described tract, crossing the residue of said called 927.88 acre tract, 100.00 feet to the southeast corner of the herein described tract, being a point in a non–tangent curve to the right;

Thence along the south line of the herein described tract with the following courses and distances:

Thence crossing the residue of said called 927.88 acre tract with said non–tangent curve to the right, having a central angle of 00 degrees 09 minutes 14 seconds, on arc length of 7.99 feet, a radius of 2,975.00 feet, and a chord bearing North 60 degrees 47 minutes 15 seconds West, 7.99 feet to a point for corner;

North 60 degrees 42 minutes 38 seconds West, at 5.66 feet pass a 5/8 inch iron rod with cap marked "Jones | Carter" found for the northeast corner of a non–contiguous portion of the residue of an adjoining called 1,316.47 acre tract (Commercial Tract No. 2 – 18.12 acres), continuing along the north line of said Commercial Tract No. 2 for a total distance of 269.83 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 30 degrees 29 minutes 16 seconds, an arc length of 1,037.62 feet, a radius of 1,950.00 feet, and a chord bearing North 75 degrees 53 minutes 49 seconds West, 1,025.42 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 10 minutes 02 seconds, an arc length of 47.74 feet, a radius of 30.00 feet, and a chord bearing South 43 degrees 16 minutes 36 seconds West, 42.86 feet;

South 87 degrees 41 minutes 35 seconds West, 50.00 feet to the southwest corner of the herein described tract, same being the northwest corner of said adjoining called Commercial Tract No. 2, being a point in the west line of said H. & T. C. Railroad Company Survey Section 75, Abstract 732 and the east line of said adjoining Nathan Brookshire League, Abstract 14, as located in Woods Road (80–foot wide);

Thence North 02 degrees 18 minutes 25 seconds West along the west line of the herein described tract, same being the west line of the residue of said called 927.88 acre tract, the west line of said H. & T. C. Railroad Company Survey Section 75, Abstract 732 and the east line of said adjoining Nathan Brookshire League, Abstract 14, as located in Woods Road (80–foot wide), 160.03 feet to the Place of Beginning and containing 3.40 acres of land, more or less.

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 _____, 20____, 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: _____

This plat of Tamarron Crossing Street Dedication Section 1–B in Tamarron West was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 20____.

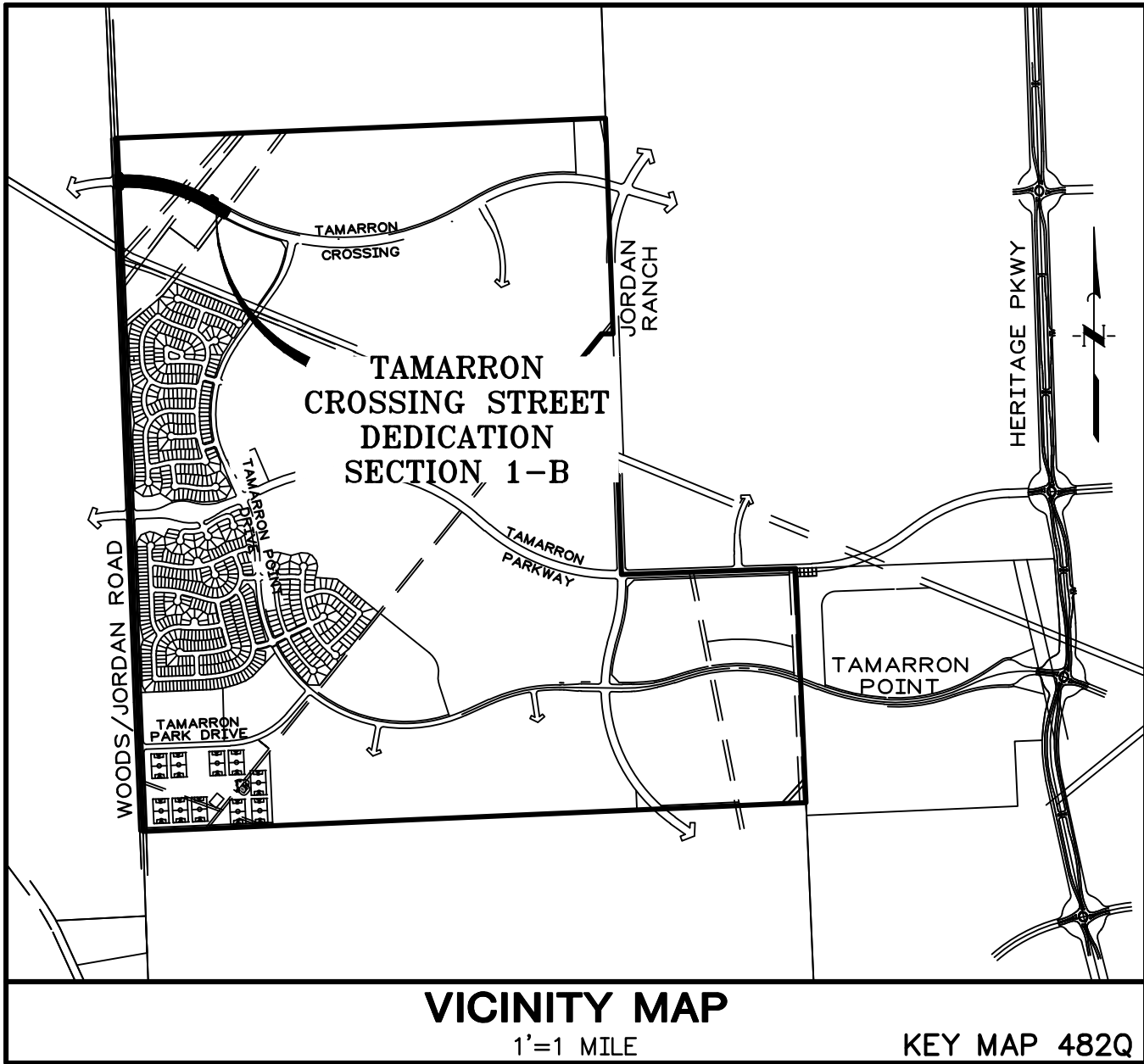
Amy Pearce, Chair

Joan Berger, Co–Chair

This plat of Tamarron Crossing Street Dedication Section 1–B in Tamarron West was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 20____.

Aaron Graff, Mayor

Mariela Rodriguez, City Secretary



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 _____, 20____.

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

FINAL PLAT OF TAMARRON CROSSING STREET DEDICATION SECTION 1-B IN TAMARRON WEST

A SUBDIVISION OF 3.40 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 75, A-732
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
JULY 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-22079 & 30084100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000