

PLAT RECORDING SHEET

PLAT NAME: Tamarron Point Street Dedication Section 8

PLAT NO: _____

ACREAGE: 2.85

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 S. Loeb, its Vice President, owner hereinafter referred to as Owners of the 2.85 acre tract described in the above and foregoing map of Tamarron Point Street Dedication Section 8, 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, It's Authorized Agent has caused these presents to be signed by Ernie S. Loeb, its Vice President, 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

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BEFORE ME, the undersigned authority, on this day personally appeared Ernie S. Loeb, Vice President, 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

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A METES & BOUNDS description of a 2.85 tract of land in the Micaiah Autrey Survey, Abstract 100, 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.

Beginning at the northwest corner of the adjoining Tamarron Point Street Dedication Section 7, according to map or plat thereof recorded under County Clerk's File Number 20230118, Plat Records, Fort Bend County, Texas, and a reentry corner of the residue of said called 927.88 acre tract, being in the east line of the adjoining Tamarron West Section 4, according to map or plat thereof, recorded under County Clerk's File Number 20220067, Plat Records, Fort Bend County, Texas, for the southwest corner and Place of Beginning of the herein described tract;

Thence establishing the west line of the herein described tract with the following courses and distances:

North 35 degrees 23 minutes 09 seconds East along the east line of said adjoining Tamarron West Section 4 and an interior line of the residue of said called 927.88 acre tract, at 191.11 feet pass the northeast corner of said adjoining Tamarron West Section 4, and continue crossing the residue of said called 927.88 acre tract for a total distance of 559.32 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 23 degrees 23 minutes 44 seconds, an arc length of 489.99 feet, a radius of 1,200.00 feet, and a chord bearing North 23 degrees 41 minutes 17 seconds East, 486.60 feet;

North 11 degrees 59 minutes 25 seconds East, 100.81 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 49 degrees 04 minutes 02 seconds, an arc length of 42.82 feet, a radius of 50.00 feet, and a chord bearing North 12 degrees 32 minutes 36 seconds West, 41.52 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 05 degrees 41 minutes 36 seconds, an arc length of 9.44 feet, a radius of 95.00 feet, and a chord bearing North 34 degrees 13 minutes 49 seconds West, 9.44 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 44 degrees 56 minutes 50 seconds, an arc length of 39.22 feet, a radius of 50.00 feet, and a chord bearing North 53 degrees 51 minutes 26 seconds West, 38.23 feet;

North 76 degrees 19 minutes 05 seconds West, 9.90 feet a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 00 degrees 26 minutes 30 seconds, an arc length of 22.94 feet, a radius of 2,975.00 feet, and a chord bearing North 75 degrees 35 minutes 46 seconds West, 22.94 feet;

North 14 degrees 37 minutes 29 seconds East, 100.00 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 25 minutes 59 seconds, an arc length of 21.73 feet, a radius of 2,875.00 feet, and a chord bearing South 75 degrees 35 minutes 30 seconds East, 21.73 feet;

South 76 degrees 19 minutes 04 seconds East, 4.43 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 47 degrees 49 minutes 33 seconds, an arc length of 41.74 feet, a radius of 50.00 feet, and a chord bearing North 79 degrees 46 minutes 10 seconds East, 40.53 feet to the beginning of a curve to the right;

Thence with said reverse curve to the right, having a central angle of 05 degrees 12 minutes 03 seconds, an arc length of 8.62 feet, a radius of 95.00 feet, and a chord bearing North 58 degrees 27 minutes 26 seconds East, 8.62 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 49 degrees 04 minutes 02 seconds, an arc length of 42.82 feet, a radius of

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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 Point Street Dedication Section 8 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 Point Street Dedication Section 8 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 20____.

Aaron Graff, Mayor

Mariela Rodríguez, City Secretary

50.00 feet, and a chord bearing North 36 degrees 31 minutes 26 seconds East, 41.52 feet;

North 11 degrees 59 minutes 25 seconds East, 32.55 feet to the northwest corner of the herein described tract;

Thence South 78 degrees 00 minutes 35 seconds East establishing the north line of the herein described tract, 90.00 feet to the northeast corner of the herein described tract;

Thence establishing east line of the herein described tract, crossing the residue of said called 927.88 acre tract with the following courses and distances:

South 11 degrees 59 minutes 25 seconds West, 32.55 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 49 degrees 04 minutes 02 seconds, an arc length of 42.82 feet, a radius of 50.00 feet, and a chord bearing South 12 degrees 32 minutes 36 seconds East, 41.52 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 02 degrees 41 minutes 02 seconds, an arc length of 4.45 feet, a radius of 95.00 feet, and a chord bearing South 35 degrees 44 minutes 06 seconds East, 4.45 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 47 degrees 57 minutes 37 seconds, an arc length of 41.85 feet, a radius of 50.00 feet, and a chord bearing South 58 degrees 22 minutes 23 seconds East, 40.64 feet the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 00 degrees 49 minutes 38 seconds, an arc length of 28.16 feet, a radius of 1,950.00 feet, and a chord bearing South 82 degrees 46 minutes 01 second East, 28.16 feet;

South 06 degrees 49 minutes 09 seconds West, 100.00 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 00 degrees 58 minutes 41 seconds, an arc length of 35.00 feet, a radius of 2,050.00 feet, and a chord bearing North 82 degrees 41 minutes 30 seconds West, 35.00 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 44 degrees 56 minutes 50 seconds, an arc length of 39.22 feet, a radius of 50.00 feet, and a chord bearing South 75 degrees 19 minutes 26 seconds West, 38.23 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 08 degrees 12 minutes 26 seconds, an arc length of 13.61 feet, a radius of 95.00 feet, and a chord bearing South 56 degrees 57 minutes 14 seconds West, 13.60 feet to the beginning of a reverse curve to the left;

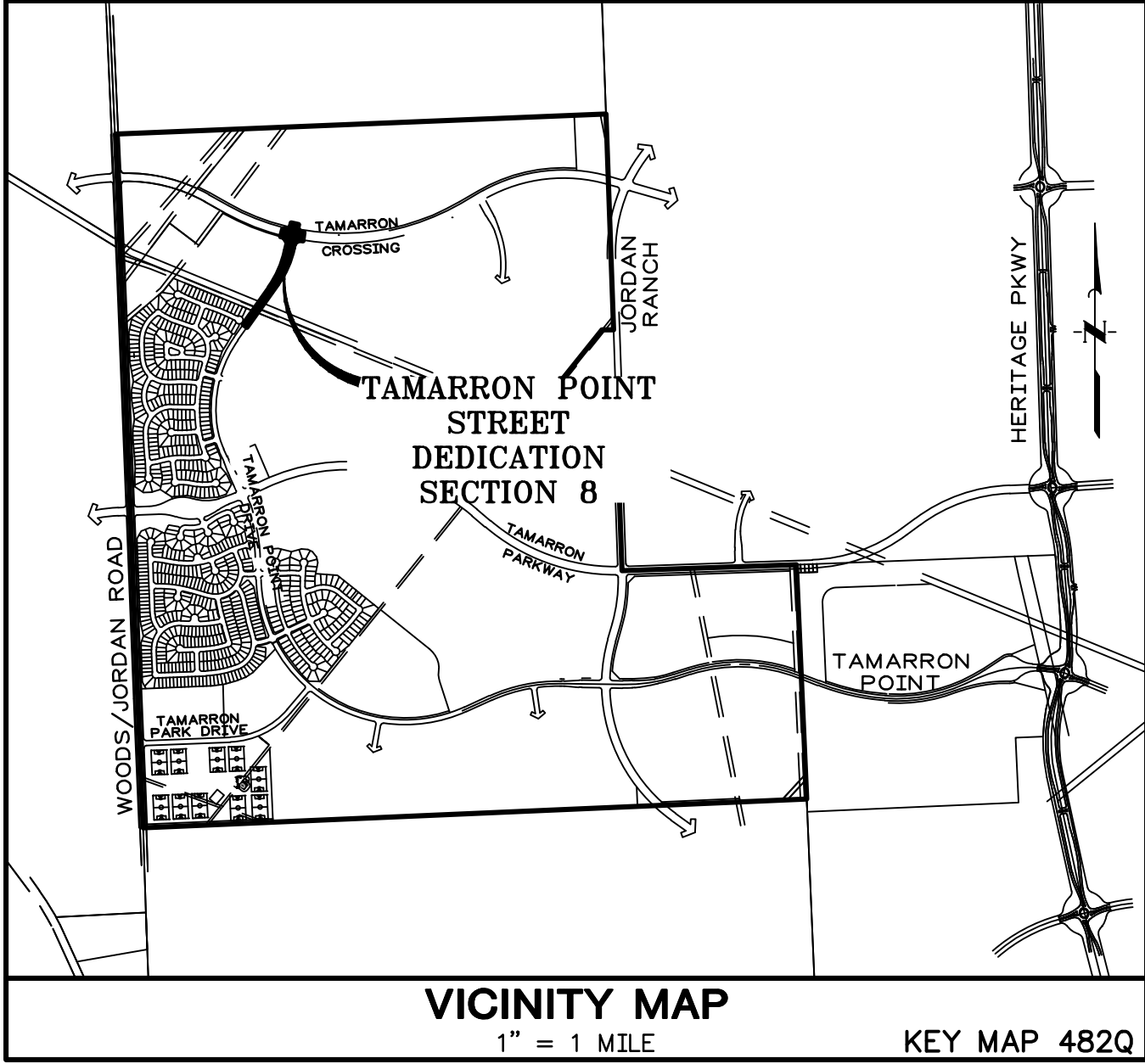
Thence with said reverse curve to the left, having a central angle of 49 degrees 04 minutes 02 seconds, an arc length of 42.82 feet, a radius of 50.00 feet, and a chord bearing South 36 degrees 31 minutes 26 seconds West, 41.52 feet;

South 11 degrees 59 minutes 25 seconds West, 45.96 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 23 degrees 23 minutes 44 seconds, an arc length of 485.91 feet, a radius of 1,190.00 feet, and a chord bearing South 23 degrees 41 minutes 17 seconds West, 482.54 feet;

South 35 degrees 23 minutes 09 seconds West, at 444.30 feet pass the northwest corner of the adjoining Tamarron West Section 5, according to map or plat thereof recorded under County Clerk's File Number 20230126, Plat Records, Fort Bend County, Texas, and continue along the west line of said Tamarron West Section 5 for a total distance of 640.36 feet to the southeast corner of the herein described tract, same being the northeast corner of said adjoining Tamarron Point Street Dedication Section 7 and a southerly corner of the residue of said called 927.88 acre tract;

Thence North 54 degrees 36 minutes 51 seconds West along the south line of the herein described tract, same being the north line of said adjoining Tamarron Point Street Dedication Section 7, and an interior line of the residue of said called 927.88 acre tract, 60.00 feet to the Place of Beginning and containing 2.85 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

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 POINT STREET DEDICATION SECTION 8

A SUBDIVISION OF 2.85 ACRES OF LAND
OUT OF THE
MICAIAH AUTREY SURVEY, A-100
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
APRIL 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-22096 & 30848100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000