

PLAT RECORDING SHEET

PLAT NAME: Summerwell Tamarron West

PLAT NO: _____

ACREAGE: 15.38

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: A-100

NUMBER OF BLOCKS: 1

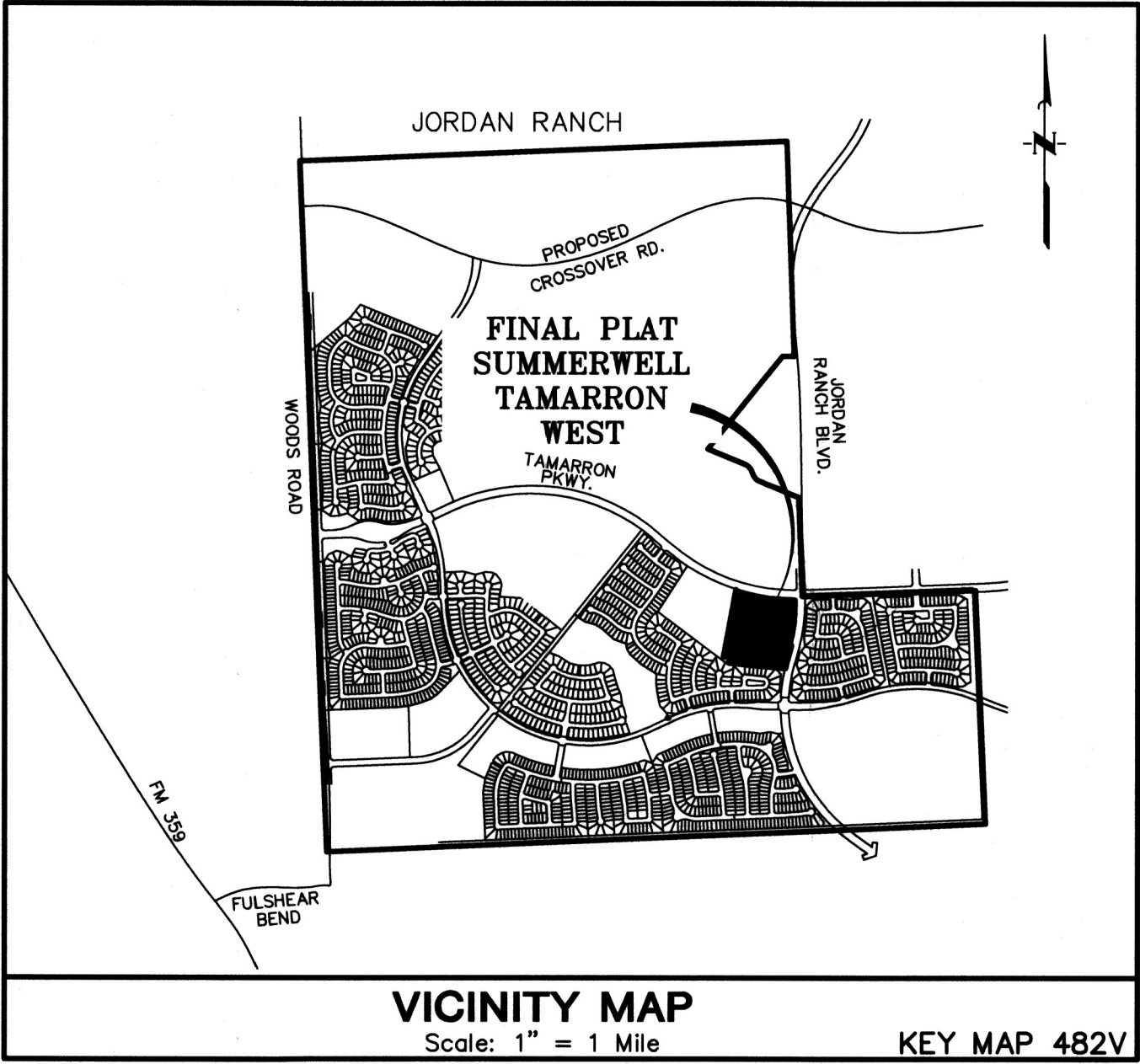
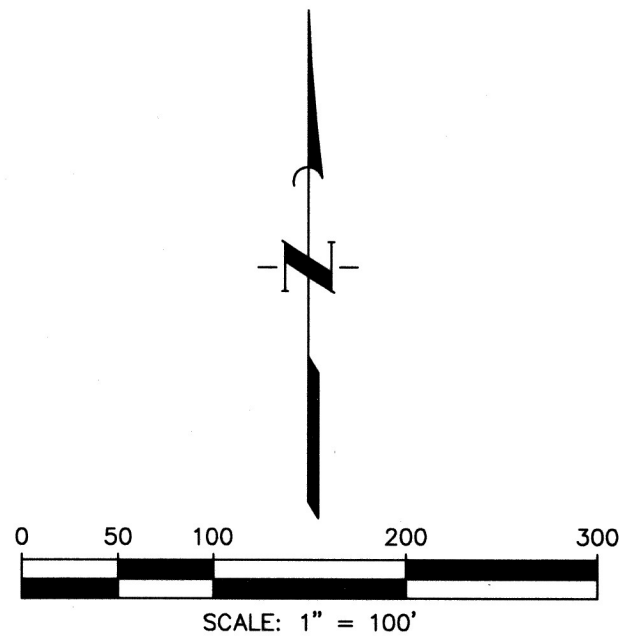
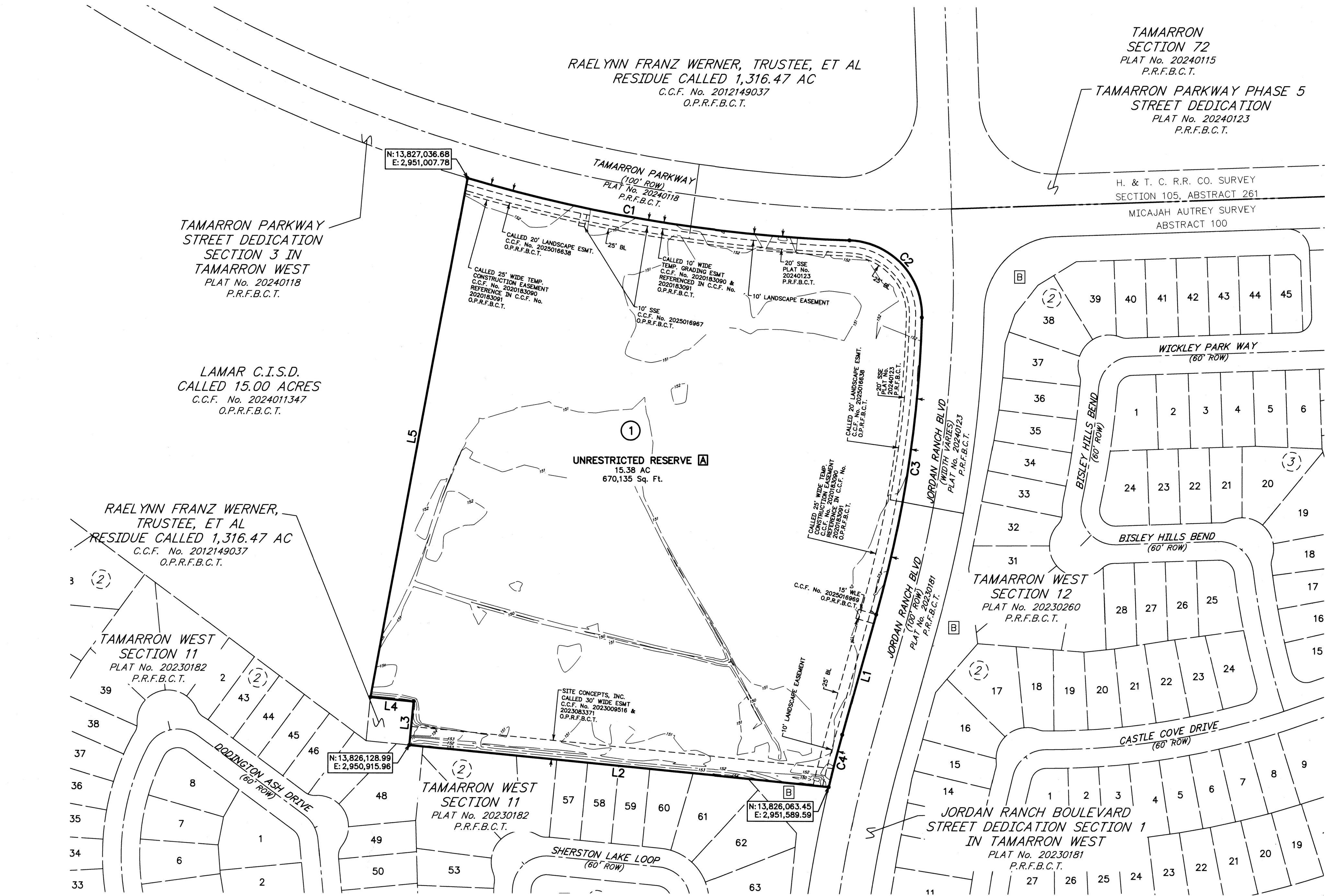
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Raelynn Franz, Raymond Dale Franz, Kevin Scott Franz & Kelli Jean Franz
Spilman

(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"
- BL. "Building Line"
- AE. "Aerial Easement"
- C.C.F. "County Clerk's File"
- D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
- Easmt. "Easement"
- No. "Number"
- O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
- P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
- ROW. "Right-of-Way"
- SSE. "Sanitary Sewer Easement"
- Sq Ft. "Square Feet"
- UE. "Utility Easement"
- Vol. Pg. "Volume and Page"
- WLE. "Waterline Easement"
- ①. "Block Number"
- "Set 3/4-Inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"

- GENERAL NOTES
- 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.
 - 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.
 - Elevations shown hereon are based on NGS Monument HGCSO 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCSO 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 Churchills Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD88).
 - 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. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.0001144934.
 - This plat is located in lighting zone LZ3 according to the "Orders for Regulation of Outdoor Lighting".
 - The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation - HGCSO 66, PID - AW5411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.0001144934.
 - 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.
 - This plat was prepared from information by Texas American Title, dated February 11, 2025. The surveyor has not abstracted the subject tract.
 - 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 sold wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - 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.
 - SUMMERWELL TAMARRON WEST lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISO, Fort Bend County Drainage District, Lamar C.I.S.D., Fort Bend County ESD No. 4, Centerpoint Energy and Fort Bend County Assistance District No. 7.
 - Contours shown hereon are NAVD 88 datum.
 - Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone based upon GPS observations.
 - The top of all floor slabs shall be a minimum of 153.15' 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.
 - There are no pipelines or pipeline easements within the platted area shown hereon.
 - The development of the approximately 15.38 acre subject property of this Plat (the "Property") is subject to compliance with that certain Development Agreement dated December 18, 2020, and recorded in Document No. 2020163531, Official Public Records of Fort Bend County, Texas, as amended by that certain First Amendment to the Development Agreement dated November 14, 2023, and recorded in Document No. 2024020818 (as amended, the "Agreement").
 - Single family "for rent" homes fall within the scope of and are classified as "non-traditional homes" pursuant to Section 3.03(b) of the Agreement.
 - The development of approximately 190 single family "for rent" homes on the Property is in compliance with the density requirements of Section 3.02 of the Agreement.
 - The development of approximately 190 single family "for rent" homes on the Property is in compliance with Section 3.03 of the Agreement; and
 - The development of approximately 190 single family "for rent" homes on the Property is permitted by and complies with the General Plan attached as Exhibit B to the Agreement.

FINAL PLAT SUMMERWELL TAMARRON WEST

A SUBDIVISION OF 15.38 ACRES OF LAND
OUT OF THE
MICAJAH AUTREY SURVEY, A-100
CITY OF FULSHEAR ETJ
FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK

MARCH 2025

PLANNER/SURVEYOR:



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S15°45'20"W	200.06'
L2	N84°26'35"W	676.89'
L3	N05°33'13"E	70.00'
L4	N84°26'47"W	70.00'
L5	N10°32'34"E	845.61'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2450.00'	14°35'06"	623.66'	S80°55'26"E	621.98'	313.53'
C2	120.00'	89°47'17"	188.05'	S43°19'14"E	169.39'	119.56'
C3	1950.00'	14°10'54"	482.85'	S08°39'53"W	481.42'	242.57'
C4	2050.00'	2°24'42"	86.28'	S14°32'59"W	86.28'	43.15'

OWNER
Raelynn Franz
Trustee of the F,H & L 2012, Trust U/T/A
dated December 21, 2012
P.O. BOX 85
KATY, TX 77492
281-391-8152

OWNER
Raymond Dale Franz
Trustee of the RDF, Trust U/T/A
dated December 21, 2012
P.O. BOX 85
KATY, TX 77492
281-391-8152

OWNER
Kevin Scott Franz
Trustee of the BMM Trust U/T/A
dated December 21, 2012
P.O. BOX 85
KATY, TX 77492
281-391-8152

OWNER
Kelli Jean Franz Spilman
Trustee of the KJFS Trust U/T/A
dated December 21, 2012
P.O. BOX 85
KATY, TX 77492
281-391-8152

DEVELOPER
GREYSTAR DEVELOPMENT CENTRAL, LLC
465 Meeting Street, Suite 500
Charleston, SC 29403
843.579.9400

ENGINEER
KIMLEY-HORN
11700 Katy Fwy, Suite 800
Houston, TX 77079
281.597.9300

STATE OF TEXAS
COUNTY OF FORT BEND

We, Raelynn Franz, Trustee of the F, H & L 2012 Trust U/T/A dated December 21, 2012, Raymond Dale Franz, Trustee of the RDF Trust U/T/A, December 21, 2012, Kevin Scott Franz, Trustee of the BMM Trust U/T/A, V and Kelli Jean Franz Spilman, Trustee of the KJFS Trust U/T/A, December 21, 2012, Its Authorized Agents acting by and through Raelynn Franz, Trustee of the F, H & L 2012 Trust U/T/A, December 21, 2012, Raymond Dale Franz, Trustee of the RDF Trust U/T/A, December 21, 2012, Kevin Scott Franz, Trustee of the BMM Trust U/T/A, December 21, 2012 and Kelli Jean Franz Spilman, Trustee of the KJFS Trust U/T/A, December 21, 2012, owner hereinafter referred to as Owners of the 15.38 acre tract described in the above and foregoing map of SUMMERWELL 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, Raelynn Franz, Trustee of the F, H & L 2012 Trust U/T/A, December 21, 2012, Raymond Dale Franz, Trustee of the RDF Trust U/T/A December 21, 2012, Kevin Scott Franz, Trustee of the BMM Trust U/T/A, December 21, 2012 and Kelli Jean Franz Spilman, Trustee of the KJFS Trust U/T/A December 21, 2012, Its Authorized Agent has caused these presents to be signed by Raelynn Franz, Trustee of the F, H & L 2012 Trust U/T/A, December 21, 2012, Raymond Dale Franz, Trustee of the RDF Trust U/T/A, December 21, 2012, Kevin Scott Franz, Trustee of the BMM Trust U/T/A, December 21, 2012 and Kelli Jean Franz Spilman, Trustee of the KJFS Trust U/T/A December 21, 2012, thereunto authorized,

this 14th day of March, 2025

Raelynn Franz
Raelynn Franz
Trustee of the F, H & L 2012 Trust U/T/A
dated December 21, 2012

Raymond Dale Franz
Raymond Dale Franz
Trustee of the RDF Trust U/T/A
dated December 21, 2012

Kevin Scott Franz
Kevin Scott Franz
Trustee of the BMM Trust U/T/A
dated December 21, 2012

Kelli Jean Franz Spilman
Kelli Jean Franz Spilman
Trustee of the KJFS Trust U/T/A
dated December 21, 2012

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Raelynn Franz, Trustee of the F, H & L 2012 Trust U/T/A, December 21, 2012, Raymond Dale Franz, Trustee of the RDF Trust U/T/A, December 21, 2012 Kevin Scott Franz, Trustee of the BMM Trust U/T/A, December 21, 2012 and Kelli Jean Franz Spilman, Trustee of the KJFS Trust U/T/A, December 21, 2012, 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 14th day of March, 2025

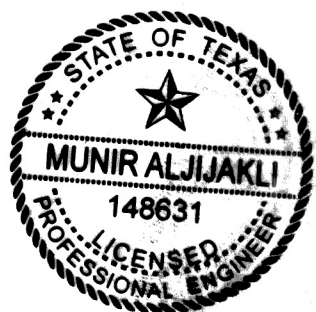
Sharon M. Walton
Notary Public in and for the State of Texas

SHARON M. WALTON
Print Name

My commission expires: 03.14.2026

I, Munir Aljajkli, 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.

Munir Aljajkli
Munir Aljajkli, P.E.
Professional Engineer No. 148631



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 curvatures/agency 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
Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869



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465 Meeting Street, Suite 500
Charleston, SC 29403
843.579.9400

ENGINEER
KIMLEY- HORN
11700 Katy Fwy, Suite 800
Houston, TX 77079
281.597.9300

PLANNER/SURVEYOR:

Quiddity Engineering LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & L046100
2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

This plat of SUMMERWELL TAMARRON WEST was approved by the City Planning Commission of the City of Fulshear, Texas

This 7th day of March, 2025

Amy Pearson
Amy Pearson, Chair
Joan Berger
Joan Berger, Vice Chair

This plat of SUMMERWELL TAMARRON WEST was approved on March 10, 2025 by the City of Fulshear City Council and signed on this 14th day of April, 2025

Donald McCoy
Donald McCoy, Mayor
Maria Rodriguez
Maria Rodriguez, City Secretary

THE 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 March 10, 2025, at 4:44 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
Laura Richard
Fort Bend County, Texas
Deputy

By: _____

STATE OF TEXAS
COUNTY OF FORT BEND

A METES & BOUNDS description of a 15.38 acre tract of land in Micaiah Autrey Survey, Abstract 100, Fort Bend County, Texas, being out of and a part of a non-contiguous portion of the residue of that certain called 1,316.47 acre tract of land recorded under County Clerk's File Number 2012149037, 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 a southeast corner of said residue of called 1,316.47 acre tract, same being the northeast corner of the adjoining Tamarron West Sec 11, according to map or plat thereof recorded under Plat Number 20230182, Plat Records, Fort Bend County, Texas, for the southeast corner and Place of Beginning of the herein described tract, said point being in the westerly right-of-way line of Jordan Ranch Boulevard (called 100-feet wide), according to map or plat thereof recorded under Plat Number 20230181, Plat Records, Fort Bend County, Texas;

Thence North 84 degrees 26 minutes 35 seconds West along the south line of the herein described tract, being the north line of said adjoining Tamarron West Sec 11, 676.89 feet to a point in the concrete base of a brick column for the lower southwest corner of the herein described tract, being the southeast corner of an adjoining called 70-foot x 70-foot Cell Tower Site recorded under County Clerk's File Numbers 2023009516 and 2023083371, Official Public Records Fort Bend County, Texas;

Thence North 05 degrees 33 minutes 13 seconds East along the common line of the herein described tract and said adjoining Cell Tower Site, 70.00 feet to a 5/8 inch iron rod with cap marked "Quiddity" found for a reentry corner to the herein described tract, being the northeast corner of said adjoining Cell Tower Site;

Thence North 84 degrees 26 minutes 35 seconds West continuing along said common line, 70.00 feet to a 1/2 inch iron rod with cap marked "Point To Point Land Surveyors" found for the upper southwest corner of the herein described tract, same being the northwest corner of said adjoining Cell Tower Site, and being in the easterly line of an adjoining called 15.00 acre tract recorded under County Clerk's File Number 2024011347, Official Public Records, Fort Bend County, Texas, from which point a point in the concrete base of a brick column for the southeast corner of said adjoining called 15.00 acres, being the southwest corner of said adjoining Cell Tower Site, bears South 05 degrees 33 minutes 13 seconds West, 70.00 feet;

Thence North 10 degrees 32 minutes 34 seconds East along the west line of the herein described tract, being the east line of said adjoining called 15.00 acre tract, 845.61 feet to a 5/8 inch iron rod with cap marked "Quiddity" found for the northwest corner of the herein described tract, same being the northeast corner of said adjoining called 15.00 acre tract, and being in the southerly right-of-way line of Tamarron Parkway (called 100-feet wide) according to map or plat of Tamarron Parkway Street Dedication Section 3 recorded under Plat Number 20240118, Plat Records, Fort Bend County, Texas, said point being in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, being the common line of the herein described tract and said adjoining Tamarron Parkway Street Dedication Section 3, and along the southerly right-of-way line of Tamarron Parkway (called 100-feet wide), according to map or plat thereof recorded under Plat Number 20240123, Plat Records, Fort Bend County, Texas, having a central angle of 14 degrees 35 minutes 06 seconds, an arc length of 623.66 feet, a radius of 2,450.00 feet, and a chord bearing South 80 degrees 55 minutes 26 seconds East, 621.98 feet to a 5/8 inch iron rod with cap marked "Quiddity" set at the beginning of a reverse curve to the right;

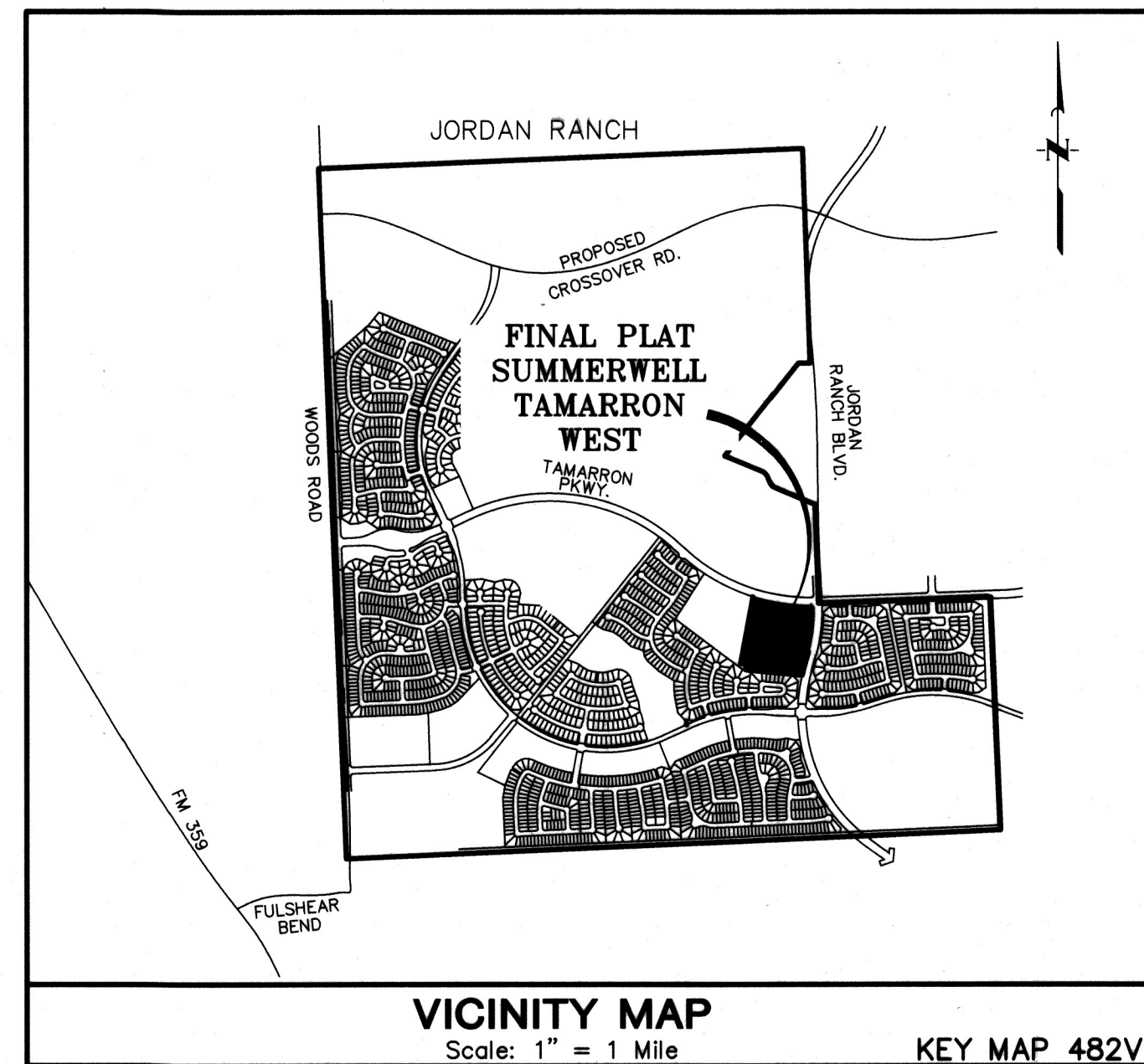
Thence with said reverse curve to the right, having a central angle of 89 degrees 47 minutes 17 seconds, an arc length of 188.05 feet, a radius of 120.00 feet, and a chord bearing South 43 degrees 19 minutes 14 seconds East, 169.39 feet to a 5/8 inch iron rod with cap marked "Quiddity" set at the beginning of a compound curve to the right, said point being in the west right-of-way line of Jordan Ranch Boulevard;

Thence along the common line of the herein described tract and the west right-of-way line of Jordan Ranch Boulevard, with the following courses and distances:

Thence with said compound curve to the right, and along the west right-of-way line of Jordan Ranch Boulevard, having a central angle of 14 degrees 10 minutes 54 seconds, an arc length of 482.65 feet, a radius of 1,950.00 feet, and a chord bearing South 08 degrees 39 minutes 53 seconds West, 481.42 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" found at the end of said curve;

South 15 degrees 45 minutes 20 seconds West, 200.06 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" found at the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 02 degrees 24 minutes 42 seconds, an arc length of 86.28 feet, a radius of 2,050.00 feet, and a chord bearing South 14 degrees 32 minutes 59 seconds West, 86.28 feet to the Place of Beginning and containing 15.38 acres of land, more or less.



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners Court. Howed 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 _____, 2025.

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 SUMMERWELL TAMARRON WEST

A SUBDIVISION OF 15.38 ACRES OF LAND
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CITY OF FULSHEAR ETJ
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1 RESERVE 1 BLOCK
MARCH 2025