

**PLAT RECORDING SHEET**

**PLAT NAME:** Tamarron West Section 22B

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 10.20

\_\_\_\_\_

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

\_\_\_\_\_

**ABSTRACT NUMBER:** A-732

\_\_\_\_\_

**NUMBER OF BLOCKS:** 2

\_\_\_\_\_

**NUMBER OF LOTS:** 43

\_\_\_\_\_

**NUMBER OF RESERVES:** 3

\_\_\_\_\_

**OWNERS:** Sandbar Developers, Inc

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\_\_\_\_\_  
**(DEPUTY CLERK)**

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No 222
LTD	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

<b>RESTRICTED RESERVE [A]</b> Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.12 AC 5,317 Sq. Ft.	<b>RESTRICTED RESERVE [B]</b> Restricted to Open Space, Landscape, and Incidental Utility, & Pipeline Purposes Only 0.22 AC 9,751 Sq. Ft.	<b>RESTRICTED RESERVE [C]</b> Restricted to Open Space, Landscape, and Incidental Utility, & Pipeline Purposes Only 1.15 AC 50,275 Sq. Ft.
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FORT BEND JORDAN RANCH, L.P.  
RESIDUE CALLED 1,352.43 AC.  
C.C.F. NO. 2015027940  
O.P.R.F.B.C.T.

FULSHEAR MUD #3B

RAELYNN FRANZ WERNER, TRUSTEE, ET AL  
RESIDUE CALLED 1,316.47 AC.  
C.C.F. NO. 2012149037  
O.P.R.F.B.C.T.

TAMARRON CROSSING 1B  
PLAT NO. 20250071  
P.R.F.B.C.T.

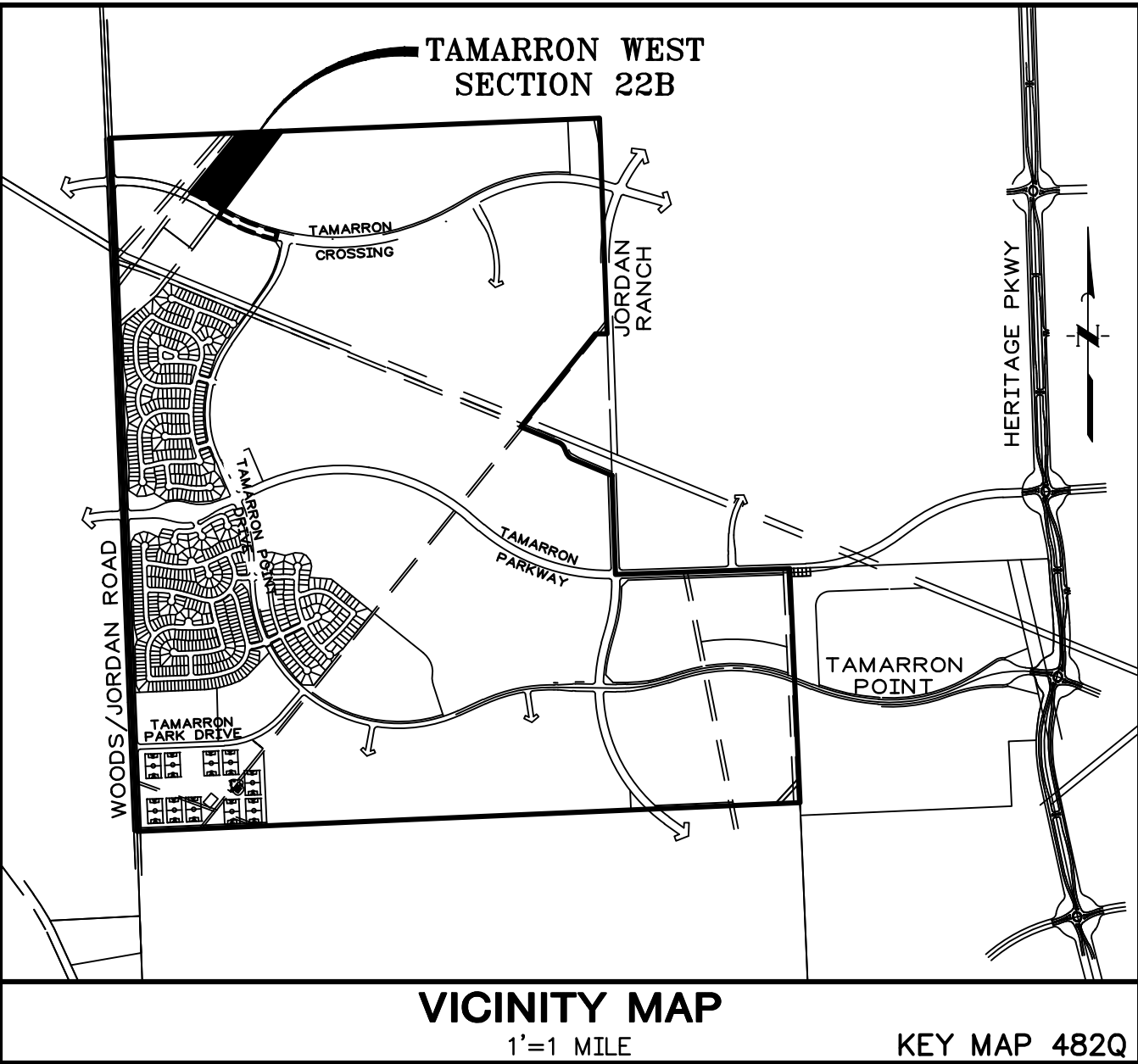
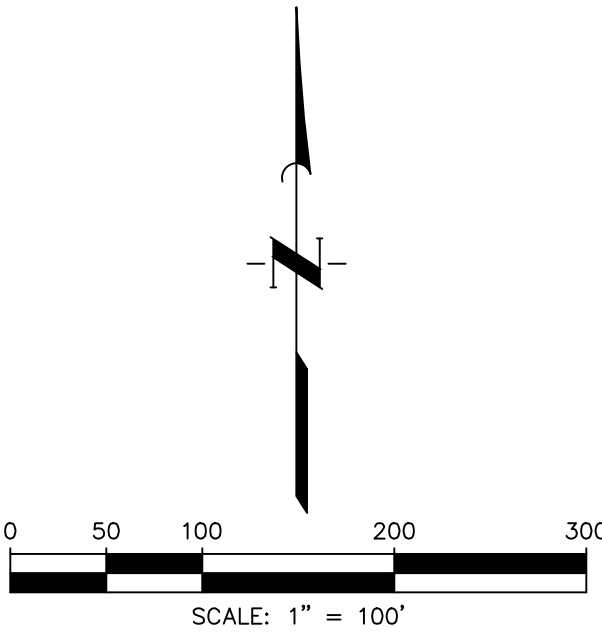
RAELYNN FRANZ WERNER, TRUSTEE, ET AL  
RESIDUE CALLED 1,316.47 AC.  
C.C.F. NO. 2012149037  
O.P.R.F.B.C.T.

FERRIS DRIVE  
PLAT NO. 20250071  
P.R.F.B.C.T.

H. & T. C. R.R. CO. SURVEY  
SECTION 75, ABSTRACT 732  
MICAJAH AUTREY SURVEY  
ABSTRACT 100

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N60°42'38"W	163.86'
L2	N57°24'37"W	60.00'
L3	N39°41'06"E	230.99'
L4	N28°39'26"W	9.27'
L5	N87°38'18"E	110.32'
L6	N58°05'09"W	163.14'
L7	N09°17'39"W	13.30'
L8	N79°46'05"E	14.66'
L9	N57°22'37"W	144.54'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2,875.00'	00°09'14"	7.72'	N60°47'15"W	7.72'	3.86'
C2	30.00'	93°18'01"	48.85'	S14°03'37"E	43.63'	31.78'
C3	3,330.00'	00°07'07"	6.89'	N32°31'50"E	6.89'	3.45'
C4	30.00'	86°28'53"	45.28'	N75°42'43"E	41.10'	28.21'
C5	2,050.00'	04°12'21"	150.49'	S63°09'02"E	150.45'	75.28'
C6	3,300.00'	07°05'43"	408.66'	S36°08'15"W	408.40'	204.59'
C7	2,000.00'	04°21'14"	151.98'	N37°30'29"E	151.94'	76.03'
C8	55.00'	52°18'25"	50.21'	S61°29'05"W	48.49'	27.01'
C9	300.00'	26°00'46"	136.20'	N79°21'19"W	135.04'	69.30'
C10	25.00'	23°30'11"	10.26'	N23°51'36"E	10.18'	5.20'
C11	50.00'	98°36'13"	86.05'	S61°24'37"W	75.82'	58.13'
C12	25.00'	23°04'26"	10.07'	S80°49'29"E	10.00'	5.10'




- Legend
- AC . . . . . "Acres"
  - BL . . . . . "Building Line"
  - C.C.F. . . . . "County Clerk's File"
 Eas . . . . . "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" | Stm SE . . . . . "Storm Sewer Easement" | 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" | Street Break |

- General Notes
- One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
  - All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
  - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25')
  - All easements are centered on lot lines unless shown otherwise.
  - All building lines along street rights-of-way are as shown on the plat.
  - Tamarron West Section 22B 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.
  - 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 minimum flood hazard.
  - The top of all floor slabs shall be a minimum of 159.40' 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.
  - Elevations shown hereon are based on NOS 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 Churchill Farms Boulevard, Katy, Tx. Having an elevation of 136.21 feet (NAVD88).
  - All side lot building lines to be 5' unless otherwise noted.
  - 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.
  - This plat is located in highling zone 23.
  - The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, and may be brought to surface by applying the following 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.
  - There are pipelines or pipeline easements within the platted area.
  - This plat was prepared from information by Charter Title Company, dated April 15, 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 solid 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.
  - A minimum distance of 10 feet shall be maintained between residential dwellings.
  - Contours shown hereon are NAVD 88 datum.
  - Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.
  - All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility.
  - All property to drain into the drainage easement only through an approved drainage structure.

# FINAL PLAT OF TAMARRON WEST SECTION 22B A SUBDIVISION OF 10.20 ACRES OF LAND OUT OF THE H. & T. C. RAILROAD COMPANY SURVEY SECTION 75, A-732 CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS 43 LOTS      3 RESERVES      2 BLOCKS APRIL 2025

**OWNER**  
Sandbar Developers, Inc  
10003 N.W. MILITARY HWY  
SUITE 2201  
SAN ANTONIO, TEXAS 78231  
281-334-9200

**ENGINEER/PLANNER/SURVEYOR:**  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. F-23290 & 30048300  
2322 W. Grand Parkway North, Suite 350 #400, TX 77460 • 832.913.4000

STATE OF TEXAS

§

COUNTY OF FORT BEND

§

We, Sandbar Developers, Inc., acting by and through Israel Fogiel, President, being officer of Sandbar Developers, Inc., owner hereinafter referred to as Owners of the 10.20 acre tract described in the above and foregoing map of Tamarron West Section 22B, 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 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 six feet, six inches (6'6") for fifteen feet (15'0") 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, six inches (7'6") for fifteen feet (15'0") 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 all 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, 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 twenty (20') feet 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. 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, Sandbar Developers, Inc, its Authorized Agent has caused these presents to be signed by Israel Fogiel, its President, thereunto authorized,

this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Sandbar Developers, Inc

By: \_\_\_\_\_

Israel Fogiel  
President

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

§

BEFORE ME, the undersigned authority, on this day personally appeared Israel Fogiel, 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  
Licensed Professional Engineer  
Texas Registration No. 144386

This plat of Tamarron West Section 22B was approved on \_\_\_\_\_ by the City of Fulshear City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Donald McCoy, Mayor

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

Mariela Rodriguez, City Secretary

This plat of Tamarron West Section 22B was approved by the City Planning Commission of the City of Fulshear, Texas This \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_,

Amy Pearce, Chair

Joan Berger, Co-Chair

STATE OF TEXAS

§

COUNTY OF FORT BEND

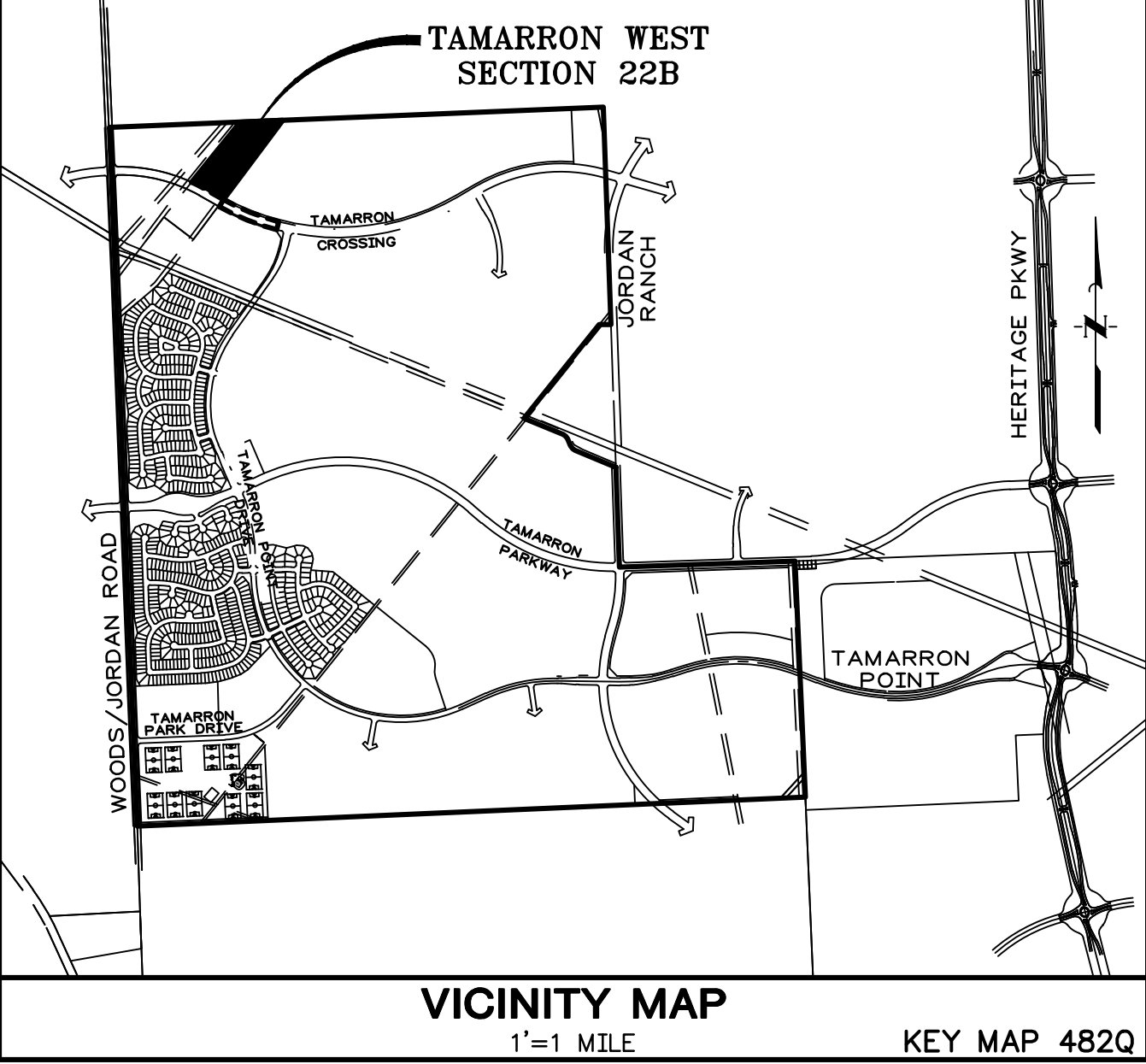
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I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 202\_\_, at \_\_\_\_ o'clock \_\_\_\_m. in Plat Number(s) \_\_\_\_\_ 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

TAMARRON WEST  
SECTION 22B



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 \_\_\_\_\_, 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

FINAL PLAT OF  
TAMARRON WEST  
SECTION 22B  
A SUBDIVISION OF 10.20 ACRES OF LAND  
OUT OF THE  
H. & T. C. RAILROAD COMPANY SURVEY SECTION 75, A-732  
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS  
43 LOTS                      3 RESERVES                      2 BLOCKS  
APRIL 2025

OWNER  
Sandbar Developers, Inc  
10003 N.W. MILITARY HWY  
SUITE 2201  
SAN ANTONIO, TEXAS 78231  
281--334--9200

ENGINEER/PLANNER/SURVEYOR:  
QUIDDITY  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 30048300  
2322 W. Grand Parkway North, Suite 350 # Katy, TX 77469 • 832.913.4000

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

K:\16806\16806-0060-02 Tamarron West Section 22B - Paving & Platting\2 Design Phase\Planning\Tam West 22B--PLAT.dwg Aug 13,2025 - 10:18am CKJ