

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Section 23A

PLAT NO: _____

ACREAGE: 0.80

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: A-100

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 3

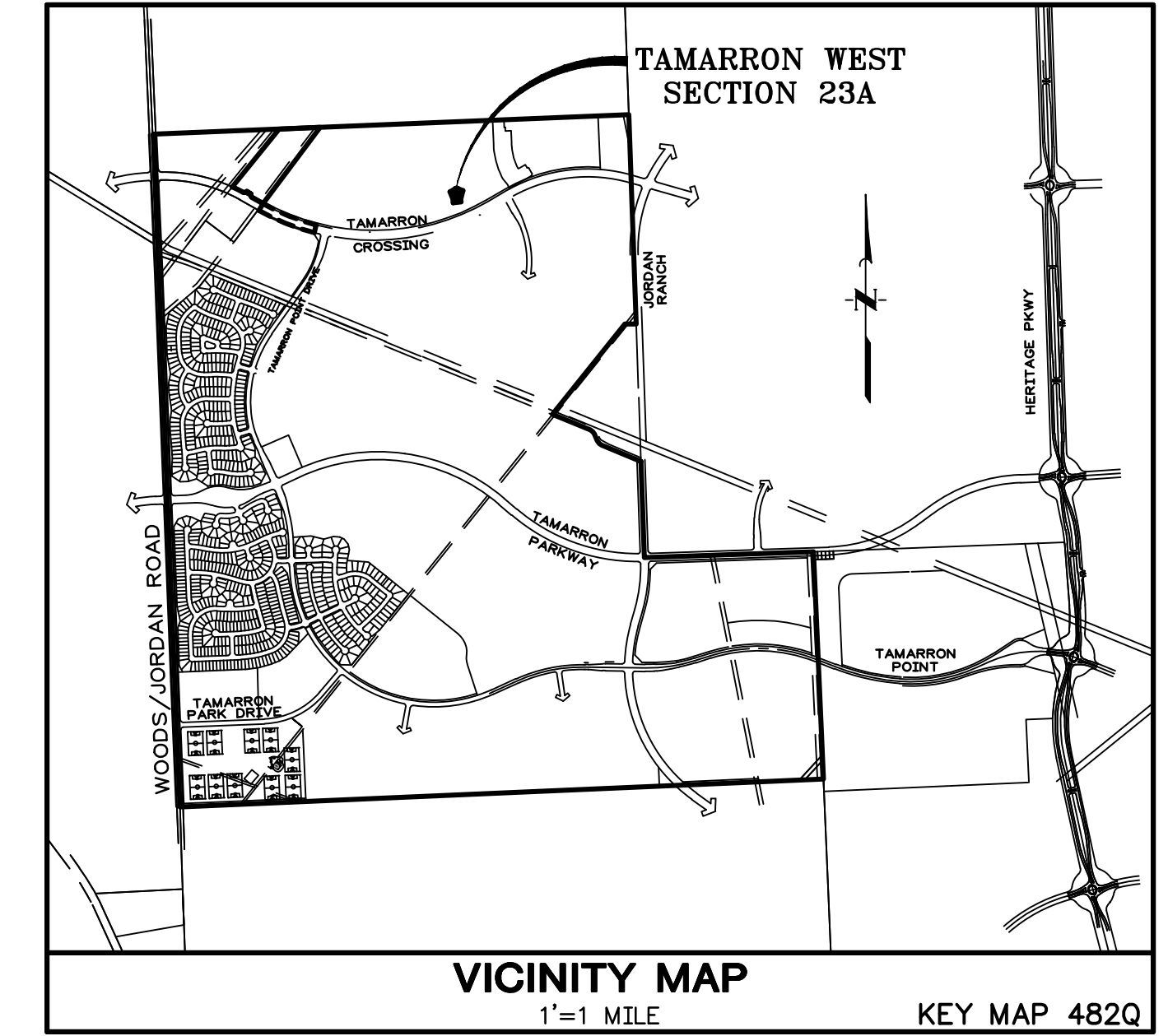
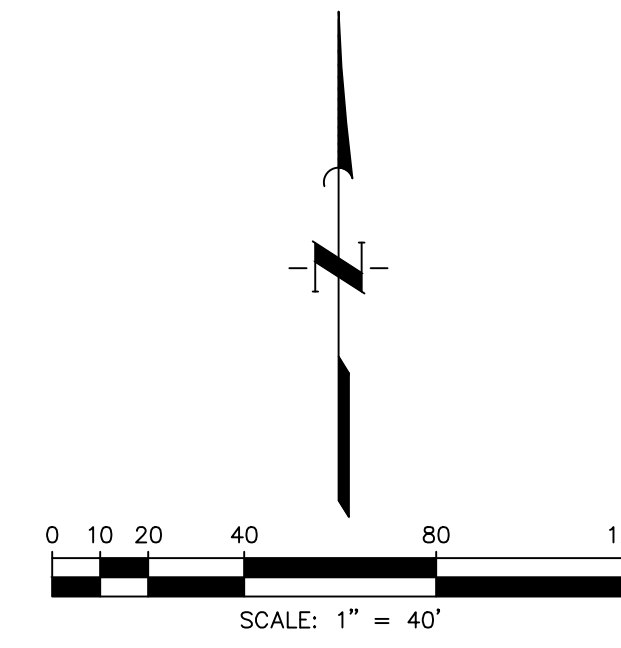
NUMBER OF RESERVES: 1

OWNERS: Sandbar Developers, Inc.

(DEPUTY CLERK)

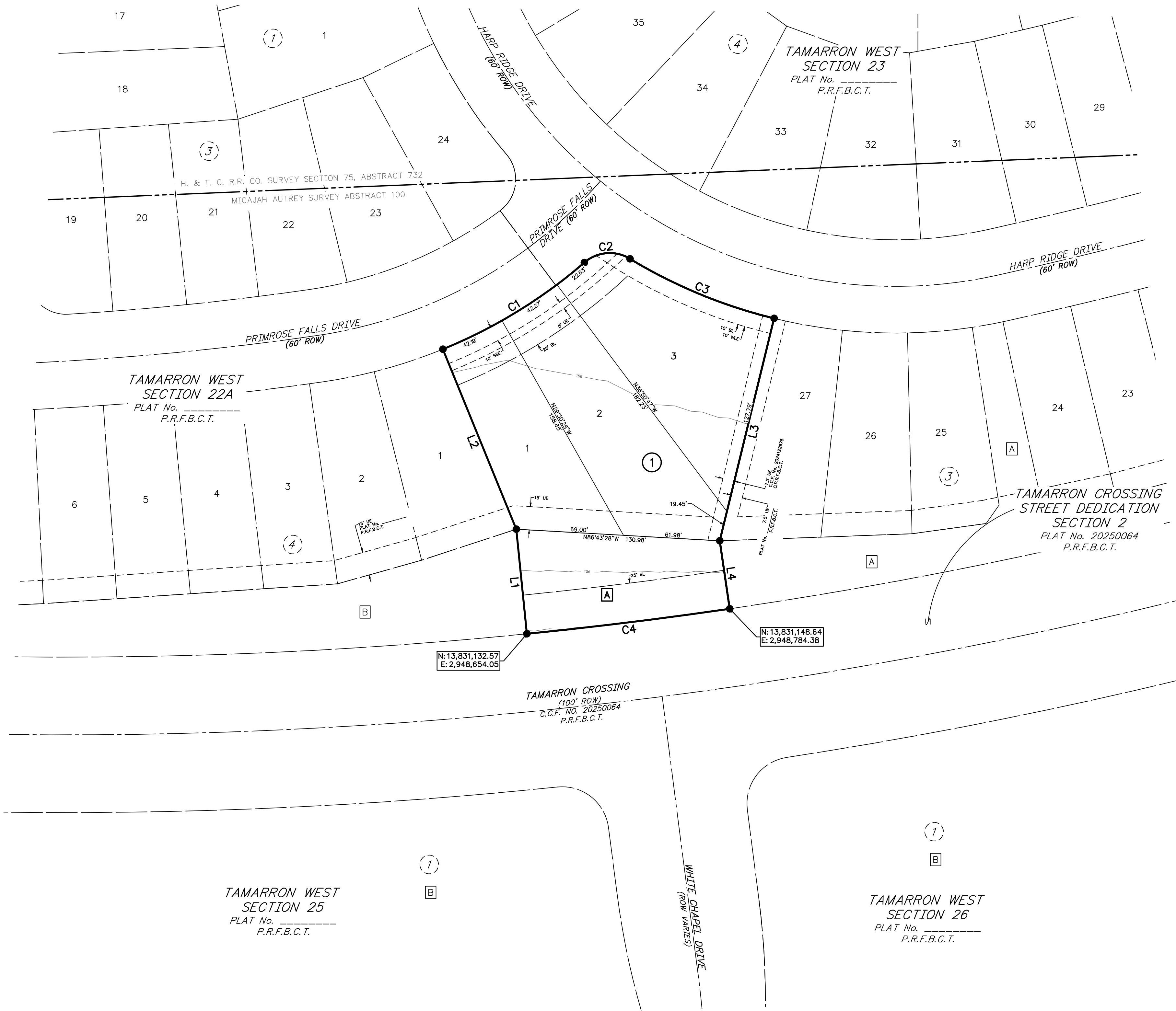
DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 222
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT No. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY & ST ENERGY
FBC ASSISTANCE	DISTRICT No. 7

RESTRICTED RESERVE [A]
 Restricted to Open Space,
 Landscape, and Incidental
 Utility Purposes Only
 0.17 AC
 7,339 Sq. Ft.



- LEGEND:
- AC "Acres"
 - AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Esm "Easement"
 - No "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - POB "Point of Beginning"
 - 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. 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
- 1) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 3) All easements are centered on lot lines unless shown otherwise.
 - 4) All building lines along street rights-of-way are as shown on the plat.
 - 5) Tamarron West Section 23A lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar C.I.S.D., Fort Bend County, Fort Bend County Drainage District, Fort Bend County Assistance District No. 7 and Fort Bend County Emergency Services District No. 4.
 - 6) 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.
 - 7) The top of all floor slabs shall be a minimum of 156.68' 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.
 - 8) Elevations shown hereon are based on NGS Monument HGCS 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCS 66 1986. Located +/- 72-foot 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).
 - 9) All side lot building lines to be 5' unless otherwise noted.
 - 10) 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.
 - 11) This plat is located in lighting zone L23.
 - 12) 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.
 - 13) 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.
 - 14) There are no pipelines or pipeline easements within the platted area.
 - 15) This plat was prepared from information by Texas American Title, dated April 3, 2025. The surveyor has not abstracted the subject tract.
 - 16) 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.
 - 17) 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.
 - 18) A minimum distance of 10 feet shall be maintained between residential dwellings.
 - 19) Contours shown hereon are NAVD 88 datum.
 - 20) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.
 - 21) 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.
 - 22) All property to drain into the drainage easement only through an approved drainage structure.




LINE TABLE		
LINE	BEARING	DISTANCE
L1	N05°46'31"W	67.65'
L2	N22°10'58"W	125.00'
L3	S13°43'16"W	147.24'
L4	S08°19'36"E	44.16'

CURVE TABLE							
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	
C1	330.00'	18°35'34"	107.09'	N58°31'15"E	106.62'	54.02'	
C2	25.00'	71°58'38"	31.41'	N85°12'47"E	29.38'	18.16'	
C3	330.00'	17°28'50"	100.68'	S67°32'19"E	100.29'	50.73'	
C4	2,950.00'	2°33'05"	131.36'	S82°56'57"W	131.35'	65.69'	

FINAL PLAT OF TAMARRON WEST SECTION 23A

A SUBDIVISION OF 0.80 ACRES OF LAND
OUT OF THE
MICAHAH AUTREY SURVEY, A-100
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
3 LOTS 1 RESERVE 1 BLOCK
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-23296 & 30404100
 2322 W. Grand Parkway North, Suite 510 • Katy, TX 77449 • 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 0.80 acre tract described in the above and foregoing map of Tamarron West Section 23A, 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 plot 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 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 feet (20') wide on each side of the center line of any and all bays, 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, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Tamarron West Sec 23A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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., 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 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, Halo 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.

Halo A. Elmachtoub, PE
Professional Engineer No. 144386

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

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

A METES & BOUNDS description of a 0.80 acre tract of land in the Micajah 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.

Commencing at a 5/8-inch iron rod found for a northeast corner of a non-contiguous portion of the residue of a called 1,316.47 acre tract recorded under County Clerk's File Number 2012149037, Official Public Records, Fort Bend County, Texas, same being the northwest corner of the residue of said called 927.88 acre tract, being a point in the south line of an adjoining called 1,352.43 acre tract recorded under County Clerk's File Number 2015027940, Official Public Records, Fort Bend County, Texas;

Thence North 87 degrees 38 minutes 18 seconds East along the north line of the residue of said called 927.88 acre tract and the south line of said adjoining called 1,352.43 acre tract, 1,389.93 feet;

Thence South 02 degrees 21 minutes 42 seconds East, crossing the residue of said called 927.88 acre tract, 1,156.23 feet to the northwest corner and Place of Beginning of the herein described tract, being a point in a non-tangent curve to the left;

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

Thence with said non-tangent curve to the left, having a central angle of 18 degrees 35 minutes 34 seconds, an arc length of 107.09 feet, a radius of 330.00 feet, and a chord bearing North 58 degrees 31 minutes 15 seconds East, 106.62 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 71 degrees 58 minutes 38 seconds, an arc length of 31.41 feet, a radius of 25.00 feet, and a chord bearing North 85 degrees 12 minutes 47 seconds East, 29.38 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 17 degrees 28 minutes 50 seconds, an arc length of 100.68 feet, a radius of 330.00 feet, and a chord bearing South 67 degrees 32 minutes 19 seconds East, 100.29 feet to the northeast corner of the herein described tract;

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

South 13 degrees 43 minutes 16 seconds West, 147.24 feet;

South 08 degrees 19 minutes 36 seconds East, 44.16 feet to the southeast corner of the herein described tract, being a point in a non-tangent curve to the right;

Thence establishing the south line of the herein described tract with said non-tangent curve to the right, having a central angle of 02 degrees 33 minutes 05 seconds, an arc length of 131.36 feet, a radius of 2,950.00 feet, and a chord bearing South 82 degrees 56 minutes 57 seconds West, 131.35 feet to the southwest corner of the herein described tract;

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

North 05 degrees 46 minutes 31 seconds West, 67.65 feet;

North 22 degrees 10 minutes 58 seconds West, 125.00 feet to the Place of Beginning and containing 0.80 acre of land, more or less.

This plat of Tamarron West Section 23A was approved by the City Planning Commission of the City of Fulshear, Texas

This _____ day of _____, 202__.

Amy Pearce, Chair

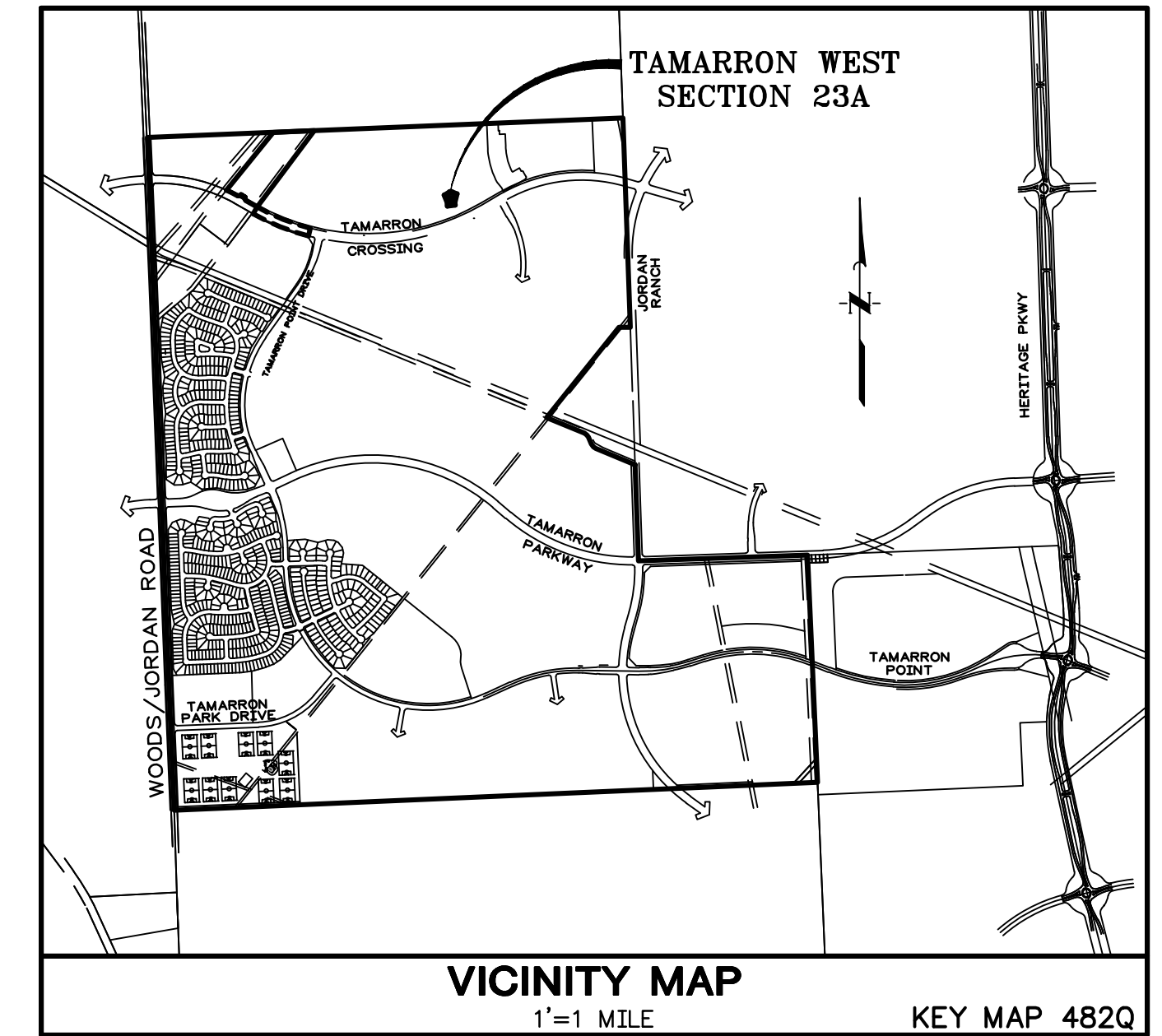
Grace Malveaux, Co-Chair

This plat of Tamarron West Section 23A was approved on _____ by the City of Fulshear City

Council and signed on this _____ day of _____, 202__.

Donald McCoy, 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 _____, 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

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SAN ANTONIO, TEXAS 78231
281-334-9200

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 30040100
2322 W. Grand Parkway North, Suite 510 Katy, TX 77449 • 832-913-4000

SHEET 2 OF 2