

**PLAT RECORDING SHEET**

**PLAT NAME:** Tamarron West Section 25

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

**ACREAGE:** 40.14

**LEAGUE:** Micajah Autrey Survey

**ABSTRACT NUMBER:** A-100

**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 133

**NUMBER OF RESERVES:** 8

**OWNERS:** 1003 Franz Investments, LTD

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

- RESTRICTED RESERVE A**  
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only  
0.14 AC  
6,243 Sq. Ft.
- RESTRICTED RESERVE B**  
Restricted to Drainage and Detention Purposes Only  
5.24 AC  
228,204 Sq. Ft.
- RESTRICTED RESERVE C**  
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only  
0.25 AC  
10,945 Sq. Ft.
- RESTRICTED RESERVE D**  
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only  
3.27 AC  
142,413 Sq. Ft.
- RESTRICTED RESERVE E**  
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only  
1.90 AC  
82,688 Sq. Ft.
- RESTRICTED RESERVE F**  
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only  
0.26 AC  
11,310 Sq. Ft.
- RESTRICTED RESERVE G**  
Restricted to Remote Water Well and Incidental Utility Purposes Only  
0.17 AC  
7,490 Sq. Ft.
- RESTRICTED RESERVE H**  
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only  
0.26 AC  
11,477 Sq. Ft.

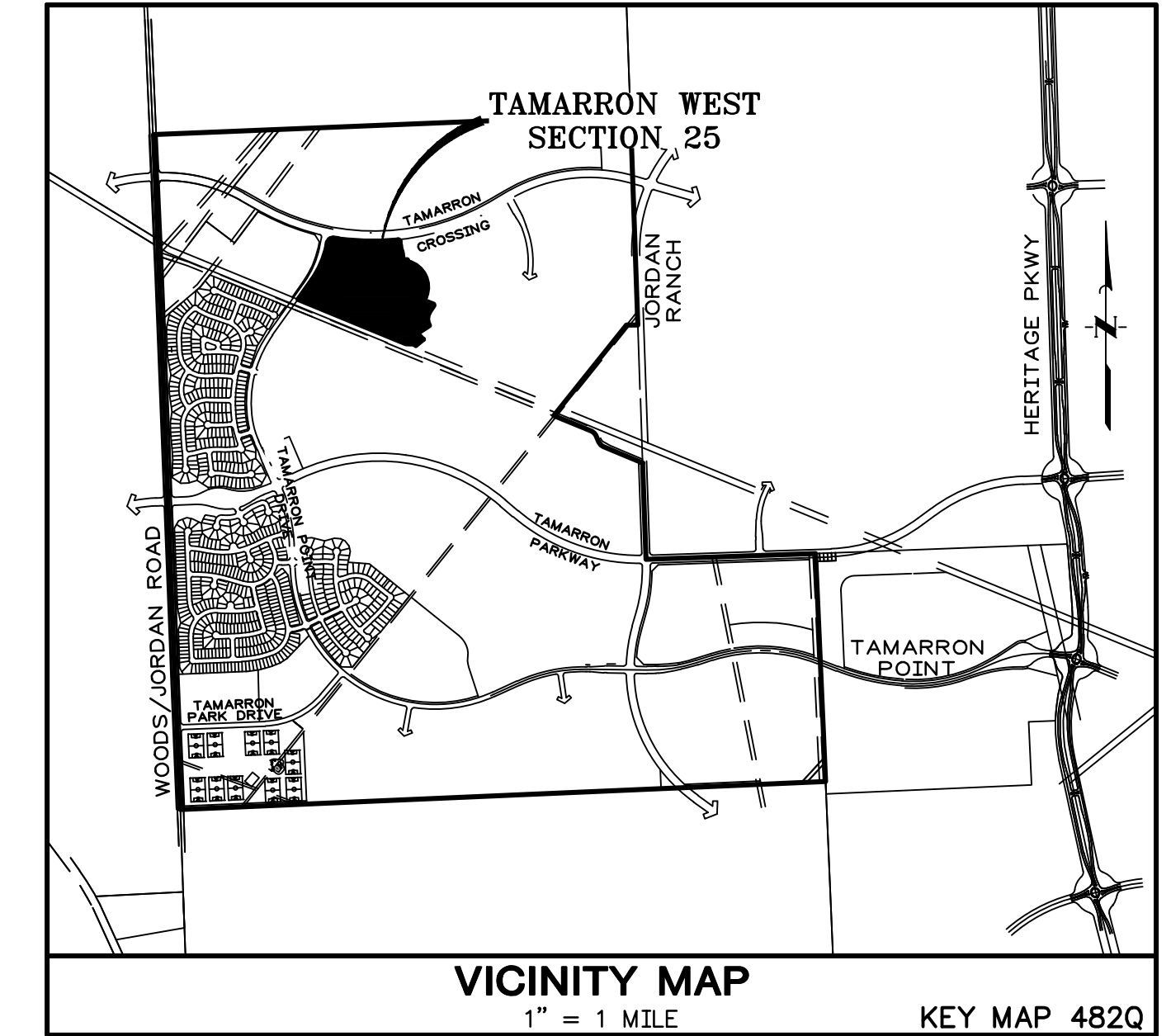
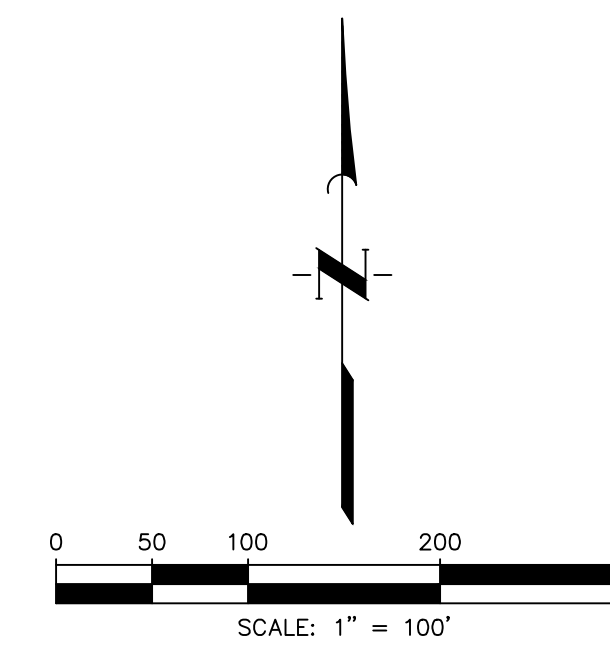
1003 FRANZ INVESTMENTS, LTD.  
RESIDUE CALLED 927.88 AC. (TRACT 1)  
C.C.F. NO. 2020183372  
O.P.R.F.B.C.T.

TAMARRON CROSSING STREET DEDICATION SECTION 2  
PLAT No. 20250064  
P.R.F.B.C.T.

D.R. Horton-Texas, LTD.  
CALLED 14.967 AC.  
C.C.F. NO. 2024025686  
O.P.R.F.B.C.T.

TAMARRON POINT STREET DEDICATION SECTION 8  
PLAT No. 20250067  
P.R.F.B.C.T.

D.R. Horton-Texas, LTD.  
CALLED 54.61 AC. (PARCEL 1)  
C.C.F. NO. 2024025686  
O.P.R.F.B.C.T.



General Notes

- AC ..... "Acres"
- AE ..... "Aerial Easement"
- BL ..... "Building Line"
- C.C.F. .... "County Clerk's File"
- Em ..... "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 ..... "Set 3/4-inch Iron Rod With Cap Stamped 'QUIDDITY ENG. PROPERTY CORNER' as Per Certification"
- ..... "Street Name Break"

- 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 dedication being that 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 rest in the dedicating, his heirs, assigns or successors
- 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25')
- 4) All easements are centered on lot lines unless shown otherwise.
- 5) All building lines along street rights-of-way are as shown on the plat.
- 6) Tamarron West Section 25 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISD, Fort Bend County, & Fort Bend County Drainage District, Fort Bend County Assistance District No.7 and Fort Bend County Emergency Services District No.4.
- 7) 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.
- 8) The top of all floor slabs shall be a minimum of 156.96' 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.
- 9) 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 Churchill Farms Boulevard, Katy, Tx. Having an elevation of 136.21 feet (NAVD86).
- 10) All side lot building lines to be 5' unless otherwise noted.
- 11) 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.
- 12) This plat is located in lighting zone L23.
- 13) 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 1.0001149434.
- 14) 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.
- 15) All pipelines or pipeline easements within the platted area are shown hereon.
- 16) This plat was prepared from information by Charter Title Company, dated April 16, 2024. The surveyor has not abstracted the subject tract.
- 17) 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.
- 18) 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.
- 19) A minimum distance of 10 feet shall be maintained between residential dwellings.
- 20) Contours shown hereon are NAVD 88 datum.
- 21) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.
- 22) 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.
- 23) All property to drain into the drainage easement only through an approved drainage structure.
- 24) There is a 15' building line setback off of the 50' Enterprise Crude Pipeline easement as required by Fort Bend County Regulation of Subdivision Section 5 - Design Criteria Section 5.12.E
- 25) Tract is subject to Water and Wastewater Facilities Agreement recorded in County Clerk's File No. 2020183366, O.P.R.F.B.C.T.
- 26) Tract is subject to Drainage and Detention Easement Agreement recorded in County Clerk's File No. 2024005901, O.P.R.F.B.C.T.

# FINAL PLAT OF TAMARRON WEST SECTION 25

A SUBDIVISION OF 40.14 ACRES OF LAND  
OUT OF THE  
MICAHAH AUTREY SURVEY, A-100  
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

**133 LOTS      8 RESERVES      4 BLOCKS**  
**MARCH 2025**

**OWNER**  
1003 FRANZ INVESTMENTS, LTD  
A TEXAS LIMITED PARTNERSHIP  
10003 N.W. MILITARY HWY  
SUITE 2201  
SAN ANTONIO, TEXAS 78231  
210-334-9200

**ENGINEER/PLANNER/SURVEYOR:**  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. F-22795 & 30884800  
2322 W. Grand Parkway North, Suite 510 #409, TX 77459 • 832.913.4000

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No 222
LID	N/A
DD	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

STATE OF TEXAS §  
 COUNTY OF FORT BEND §

A METES & BOUNDS description of a 40.14 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, that certain called 187.24 acre tract recorded under County Clerk's File Number 2023010362, Official Public Records, Fort Bend County, Texas, and a portion of that certain called 54.61 ac tract recorded under County Clerk's File Number 2024107874, 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 West Section 5 according to map or plat thereof recorded under County Clerk's File Number 20230126, Plat Records, Fort Bend County, Texas, for the southwest corner and Place of Beginning of the herein described tract, being a point in the east line of an adjoining called 2.85 acre tract recorded under County Clerk's File Number 2024107874, Official Public Records, Fort Bend County, Texas;

Thence along the west line of the herein described tract, some being a west line of the residue of said called 927.88 acre tract, the upper west line of said called 54.61 acre tract, and the east line of said adjoining called 2.85 acre tract, with the following courses and distances:

North 35 degrees 23 minutes 09 seconds East, 444.30 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 485.91 feet, a radius of 1,190.00 feet, and a chord bearing North 23 degrees 41 minutes 17 seconds East, 482.54 feet to a point for corner;

North 11 degrees 59 minutes 25 seconds East, 45.96 feet to the northwest corner of the herein described tract, being at the beginning of a curve to the right;

Thence along the north line of the herein described tract, some being the north line of said called 54.61 acre tract, the east line of said adjoining called 2.85 acre tract, and the south line of an adjoining called 5.83 acre tract recorded under County Clerk's File Number 2024107874, Official Public Records, Fort Bend County, Texas, with the following courses and distances:

Thence with said curve to the right, 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 36 degrees 31 minutes 26 seconds East, 41.52 feet to the beginning of a curve to the left;

Thence with said reverse curve to the left, 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 North 56 degrees 57 minutes 14 seconds East, 13.60 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, 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 75 degrees 19 minutes 26 seconds East, 38.23 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 01 degree 45 minutes 38 seconds, an arc length of 63.00 feet, a radius of 2,050.00 feet, and a chord bearing South 83 degrees 04 minutes 59 seconds East, 62.99 feet;

South 83 degrees 57 minutes 48 seconds East, 129.44 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 11 degrees 59 minutes 30 seconds, an arc length of 638.35 feet, a radius of 3,050.00 feet, and a chord bearing South 89 degrees 57 minutes 33 seconds East, 637.18 feet to the northeast corner of the herein described tract, being at the beginning of a reverse curve to the right;

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

Thence crossing said called 54.61 acre tract with said reverse curve to the right, having a central angle of 88 degrees 36 minutes 17 seconds, an arc length of 46.39 feet, a radius of 30.00 feet, and a chord bearing South 51 degrees 39 minutes 09 seconds East, 41.91 feet;

South 07 degrees 21 minutes 01 second East, 43.46 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 08 degrees 54 minutes 58 seconds, an arc length of 77.81 feet, a radius of 500.00 feet, and a chord bearing South 11 degrees 48 minutes 30 seconds East, 77.73 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 18 degrees 08 minutes 41 seconds, an arc length of 95.01 feet, a radius of 300.00 feet, and a chord bearing South 07 degrees 14 minutes 11 seconds East, 94.61 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 01 degree 00 minutes 18 seconds, an arc length of 12.63 feet, a radius of 720.00 feet, and a chord bearing South 02 degrees 20 minutes 18 seconds West, 12.63 feet to a point in the upper south line of said called 54.61 acre tract and a north line of the residue of said called 927.88 acre tract;

South 87 degrees 09 minutes 33 seconds East, along the lower south line of said called 54.61 acre tract and a north line of the residue of said called 927.88 acre tract, 60.00 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 28 minutes 09 seconds, an arc length of 6.39 feet, a radius of 780.00 feet, and a chord bearing South 03 degrees 04 minutes 31 seconds West, 6.39 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 78 degrees 06 minutes 48 seconds, an arc length of 34.08 feet, a radius of 25.00 feet, and a chord bearing South 35 degrees 44 minutes 48 seconds East, 31.50 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 96 degrees 28 minutes 11 seconds, an arc length of 555.63 feet, a radius of 330.00 feet, and a chord bearing South 26 degrees 34 minutes 07 seconds East, 492.28 feet;

South 21 degrees 39 minutes 59 seconds West, 54.99 feet;

South 68 degrees 20 minutes 01 second East, crossing the residue of said called 927.88 acre tract, 132.70 feet;

South 17 degrees 42 minutes 06 seconds East, 16.82 feet;

South 35 degrees 12 minutes 48 seconds West, 99.77 feet;

South 21 degrees 27 minutes 33 seconds West, 49.27 feet;

South 10 degrees 09 minutes 35 seconds West, 45.45 feet;

South 07 degrees 16 minutes 11 seconds East, 45.45 feet;

South 24 degrees 41 minutes 57 seconds East, 45.45 feet;

South 56 degrees 35 minutes 10 seconds West, 180.00 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 18 degrees 34 minutes 11 seconds, an arc length of 106.95 feet, a radius of 330.00 feet, and a chord bearing South 42 degrees 41 minutes 55 seconds East, 106.49 feet;

South 50 degrees 42 minutes 09 seconds West, 129.94 feet;

South 22 degrees 24 minutes 32 seconds West, at 157.24 feet cross the south line of the residue of said called 927.88 acre tract and the north line of said called 187.24 acre tract, and continuing for a total distance of 158.27 feet to the southeast corner of the herein described tract;

Thence establishing a portion the south line of the herein described tract, crossing the said called 187.24 acre tract with the following courses and distances:

North 67 degrees 35 minutes 28 seconds West, 131.52 feet;

North 67 degrees 42 minutes 41 seconds West, 544.47 feet;

North 67 degrees 45 minutes 56 seconds West, 330.07 feet to the northeast corner of said adjoining Tamarron West Section 5;

Thence North 67 degrees 43 minutes 31 seconds West along the south line of the herein described tract, some being the north line of said adjoining Tamarron West Section 5, 654.46 feet to the Place of Beginning and containing 40.14 acres of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N83°57'48"W	129.44'
L2	S07°21'01"E	43.46'
L3	S87°09'33"E	60.00'
L4	S21°39'59"W	54.99'
L5	S68°20'01"E	132.70'
L6	S17°42'06"E	16.82'
L7	S35°12'48"W	99.77'
L8	S21°27'33"W	49.27'
L9	S10°09'35"W	45.45'
L10	S07°16'11"E	45.45'
L11	S24°41'57"E	45.45'
L12	S56°35'10"W	180.00'
L13	S50°42'09"W	129.94'
L14	S22°24'32"W	158.27'
L15	N67°35'28"W	131.52'
L16	N67°45'56"W	330.07'
L17	N35°23'09"E	444.30'
L18	N11°59'25"E	45.96'
L19	S59°38'24"E	173.96'
L20	S24°59'49"W	135.74'
L21	N65°00'11"W	7.32'
L22	N72°58'20"E	9.68'
L23	N67°41'30"W	1087.21'
L24	S30°38'12"E	20.85'
L25	S22°18'30"W	135.84'
L26	N21°39'59"E	206.95'
L27	N85°07'45"E	77.92'
L28	N88°46'59"E	63.40'
L29	S62°57'48"E	114.77'
L30	S18°13'30"E	14.26'
L31	N26°17'36"E	40.02'
L32	S24°53'58"W	49.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	N20°54'43"E	100.25'
L34	N24°18'46"E	45.00'
L35	N69°59'49"E	14.14'
L36	S20°07'13"E	27.09'
L37	S55°32'33"W	25.81'
L38	S33°59'20"W	156.93'
L39	S30°46'34"W	104.28'
L40	S24°22'59"W	52.88'
L41	S27°07'28"W	163.26'
L42	S33°59'20"W	44.89'
L43	N54°22'01"E	132.40'
L44	N70°29'47"E	140.40'
L45	N88°46'59"E	179.65'
L46	S46°13'01"E	14.14'
L47	S21°54'36"W	123.99'
L48	S33°39'58"W	177.33'
L49	N77°06'05"E	14.52'
L50	S59°27'47"E	116.06'
L51	S22°18'30"W	66.66'
L52	S25°46'15"W	99.18'
L53	S28°50'34"W	99.18'
L54	S31°54'53"W	99.18'
L55	S42°14'10"W	45.82'
L56	S59°48'24"W	45.82'
L57	S77°11'00"W	45.84'
L58	S89°41'18"W	80.97'
L59	S87°27'10"W	107.86'
L60	S84°19'04"W	66.75'
L61	S85°07'45"W	50.00'
L62	N85°40'04"W	69.10'
L63	N63°57'15"W	45.82'
L64	N46°23'00"W	45.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L65	N28°48'46"W	45.82'
L66	N03°03'00"W	90.87'
L67	N21°39'59"E	98.40'
L68	N34°36'16"E	116.08'
L69	N04°32'30"E	103.79'
L70	N26°59'12"E	179.20'
L71	S75°44'25"E	147.36'
L72	N61°27'44"W	92.54'
L73	N79°57'59"W	106.19'
L74	S81°52'00"W	48.13'
L75	S63°40'44"W	47.57'
L76	S45°25'50"W	47.57'
L77	S29°26'51"W	49.44'
L78	S21°45'34"W	112.01'
L79	N67°41'30"W	5.00'
L80	S39°34'46"E	29.81'
L81	S87°04'30"E	109.39'
L82	S67°42'34"E	153.21'
L83	S74°41'53"E	14.89'
L84	S29°41'53"E	29.78'
L85	S66°39'28"E	289.41'
L86	S80°37'59"E	21.54'
L87	N54°27'07"E	28.16'
L88	N70°29'47"E	144.94'
L89	N88°46'59"E	188.28'
L90	S46°13'01"E	33.64'
L91	S01°13'01"E	95.04'
L92	S06°49'09"W	14.98'
L93	S57°25'02"W	103.71'
L94	N11°59'25"E	21.06'
L95	N57°25'02"E	71.03'
L96	N07°37'32"E	15.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2050.00'	1°45'38"	63.00'	N83°04'59"W	62.99'	31.50'
C2	3050.00'	11°59'30"	638.35'	S89°57'33"E	637.18'	320.34'
C3	30.00'	88°36'17"	46.39'	S51°39'09"E	41.91'	29.28'
C4	500.00'	8°54'58"	77.81'	S11°48'30"E	77.73'	38.98'
C5	300.00'	18°08'41"	95.01'	S07°14'11"E	94.61'	47.90'
C6	720.00'	1°00'18"	12.63'	S02°20'18"W	12.63'	6.31'
C7	780.00'	0°28'09"	6.39'	S03°04'31"W	6.39'	3.19'
C8	25.00'	78°06'48"	34.08'	S35°44'48"E	31.50'	20.29'
C9	330.00'	96°28'11"	555.63'	S26°34'07"E	492.28'	369.54'
C10	330.00'	18°34'11"	106.95'	S42°41'55"E	106.49'	53.95'
C11	1190.00'	23°23'44"	485.91'	N23°41'17"E	482.54'	246.39'
C12	50.00'	49°04'02"	42.82'	N36°31'26"E	41.52'	22.82'
C13	95.00'	8°12'26"	13.61'	N56°57'14"E	13.60'	6.82'
C14	50.00'	44°56'50"	39.22'	N75°19'26"E	38.23'	20.68'
C15	1800.00'	7°51'43"	246.99'	N28°55'41"E	246.80'	123.69'
C16	55.00'	100°33'02"	96.52'	S17°24'59"E	84.60'	66.19'
C17	1695.00'	6°06'42"	180.81'	S24°11'37"W	180.72'	90.49'
C18	300.00'	61°20'44"	321.20'	S57°55'21"W	306.08'	177.93'
C19	1200.00'	6°12'18"	129.95'	N88°18'09"W	129.89'	65.04'
C20	300.00'	42°09'34"	220.75'	S88°46'17"E	215.80'	115.64'
C21	300.00'	55°04'49"	288.40'	S05°52'26"E	277.42'	156.44'
C22	300.00'	116°32'14"	610.19'	N36°36'08"W	510.31'	485.15'
C23	750.00'	4°07'36"	54.02'	N04°54'15"E	54.01'	27.02'
C24	2500.00'	3°39'14"	159.44'	N86°57'22"E	159.41'	79.75'
C25	300.00'	55°19'56"	289.72'	S61°07'01"W	278.59'	157.28'
C26	2000.00'	12°07'48"	423.42'	S27°23'09"W	422.63'	212.50'
C27	25.00'	89°13'09"	38.93'	S15°01'49"E	35.11'	24.66'
C28	25.00'	93°07'05"	40.63'	N73°48'04"E	36.30'	26.40'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C29	25.00'	33°48'20"	14.75'	N08°05'39"E	14.54'	7.60'
C30	50.00'	26°41'51"	230.67'	N56°38'35"W	74.12'	55.21'
C31	25.00'	50°31'31"	22.05'	S50°15'35"W	21.34'	11.80'
C32	25.00'	89°25'40"	39.02'	N67°35'40"E	35.18'	24.75'
C33	25.00'	84°30'09"	36.87'	N45°05'32"E	33.62'	22.71'
C34	25.00'	69°05'01"	30.14'	N67°42'36"W	28.35'	17.21'
C35	25.00'	34°50'49"	15.20'	N75°56'41"W	14.97'	7.85'
C36	50.00'	152°40'51"	133.24'	S17°01'40"E	97.17'	205.74'
C37	25.00'	34°50'49"	15.20'	N41°53'21"E	14.97'	7.85'
C38	25.00'	90°29'43"	39.49'	N14°23'32"W	35.51'	25.22'
C39	25.00'	85°35'21"	37.35'	S77°33'56"W	33.97'	23.15'
C40	25.00'	90°36'17"	39.53'	S22°23'22"E	35.54'	25.27'
C41	25.00'	97°55'29"	42.73'	N34°11'02"E	37.71'	28.72'
C42	25.00'	90°00'00"	39.27'	S22°41'30"E	35.36'	25.00'
C43	25.00'	48°11'23"	21.03'	S46°24'12"W	20.41'	11.18'
C44	50.00'	265°03'34"	231.31'	N62°01'54"W	73.69'	54.51'
C45	25.00'	36°52'12"	16.09'	N03°52'24"E	15.81'	8.33'
C46	25.00'	90°00'00"	39.27'	N67°18'30"E	35.36'	25.00'
C47	25.00'	90°42'42"	39.58'	S22°20'09"E	35.57'	25.31'
C48	25.00'	44°05'40"	19.24'	N65°38'43"W	18.77'	10.12'
C49	50.00'	265°38'20"	231.81'	N03°34'56"E	73.35'	53.96'
C50	25.00'	41°39'23"	18.18'	N71°35'28"E	17.78'	9.51'
C51	75.00'	40°44'59"	53.34'	S85°31'45"E	52.22'	27.85'
C52	50.00'	110°57'52"	96.83'	S59°21'48"W	82.39'	72.70'
C53	75.00'	40°44'59"	53.34'	N24°15'22"E	52.22'	27.85'
C54	25.00'	89°19'59"	38.98'	N67°38'31"E	35.15'	24.71'
C55	2065.00'	0°30'38"	18.40'	N83°12		

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, 1003 Franz Investments, LTD., a Texas Limited Partnership By: FW Companies, LLC, a Texas Limited Liability Company, its general partner, acting by and through Israel Fogiel, President, being an officer of D.R. Horton Inc., a Delaware Corporation, Its Authorized Agent, owner hereinafter referred to as Owners of the 40.14 acre tract described in the above and foregoing map of Tamarron West Section 25, 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 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 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, 1003 Franz Investments, LTD., a Texas Limited Partnership By: FW Companies, LLC, a Texas Limited Liability Company, its general partner, has caused these presents to be signed by Israel Fogiel, President, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

1003 Franz Investments, LTD., a Texas Limited Partnership  
By: FW Companies, LLC, a Texas Limited Liability Company, its general partner

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, Sarah L. Abrams 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.

\_\_\_\_\_  
Sarah L. Abrams  
Licensed Professional Engineer  
Texas Registration No. 134934

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

This plat of Tamarron West Section 25 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 §

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.

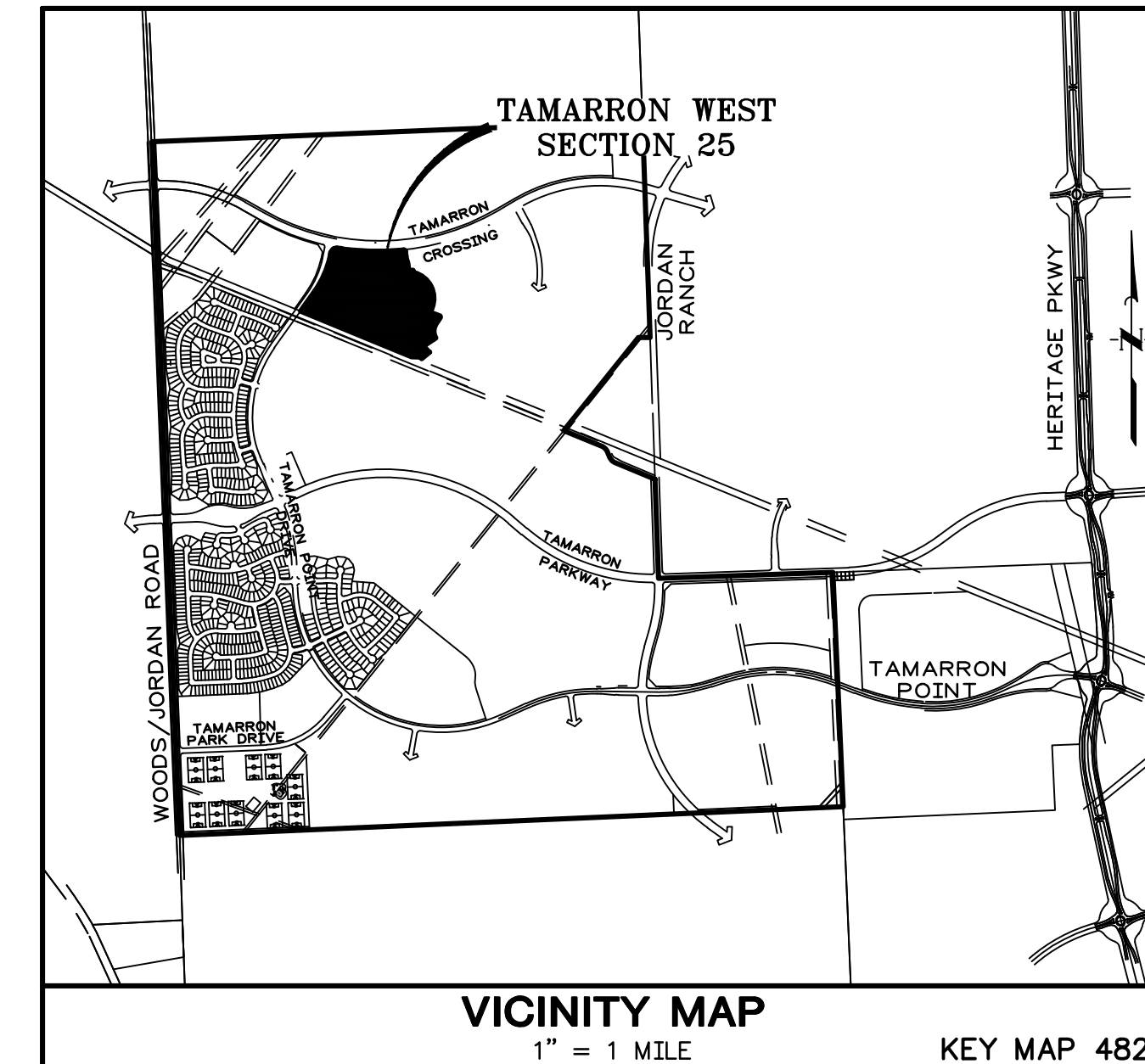
Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

\_\_\_\_\_  
Laura Richard  
Fort Bend County, Texas  
Deputy

This plat of Tamarron West Section 25 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

# FINAL PLAT OF TAMARRON WEST SECTION 25

A SUBDIVISION OF 40.14 ACRES OF LAND  
OUT OF THE  
MICAJAH AUTREY SURVEY, A-100  
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

133 LOTS      8 RESERVES      4 BLOCKS  
MARCH 2025

OWNER  
1003 FRANZ INVESTMENTS, LTD  
A TEXAS LIMITED PARTNERSHIP  
10003 N.W. MILITARY HWY  
SUITE 2201  
SAN ANTONIO, TEXAS 78231  
210-334-9200

ENGINEER/PLANNER/SURVEYOR:  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. F-22276 & 30084100  
2322 W. Grand Parkway North, Suite 510 #400, TX 77449 • 832.913.4000