

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Section 22A

PLAT NO: _____

ACREAGE: 34.48

LEAGUE: H. & T. C. Railroad Company Survey Section 75 and Micajah Autrey
Survey

ABSTRACT NUMBER: A-732 & A-100

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 174

NUMBER OF RESERVES: 2

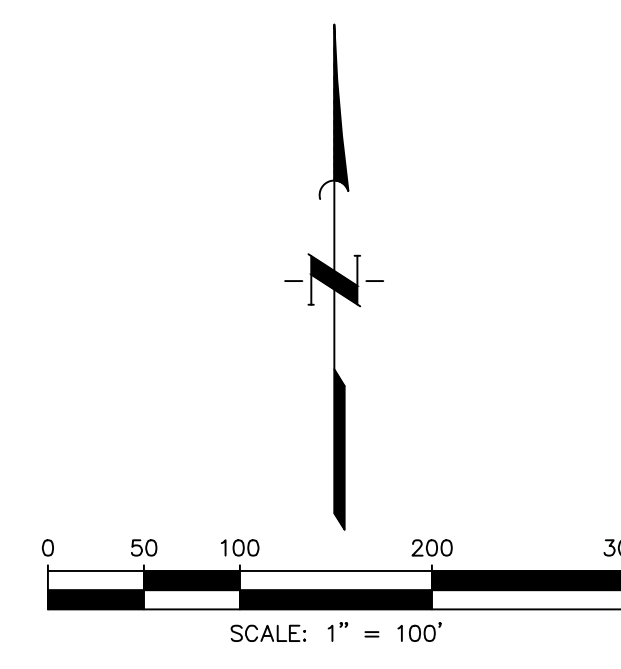
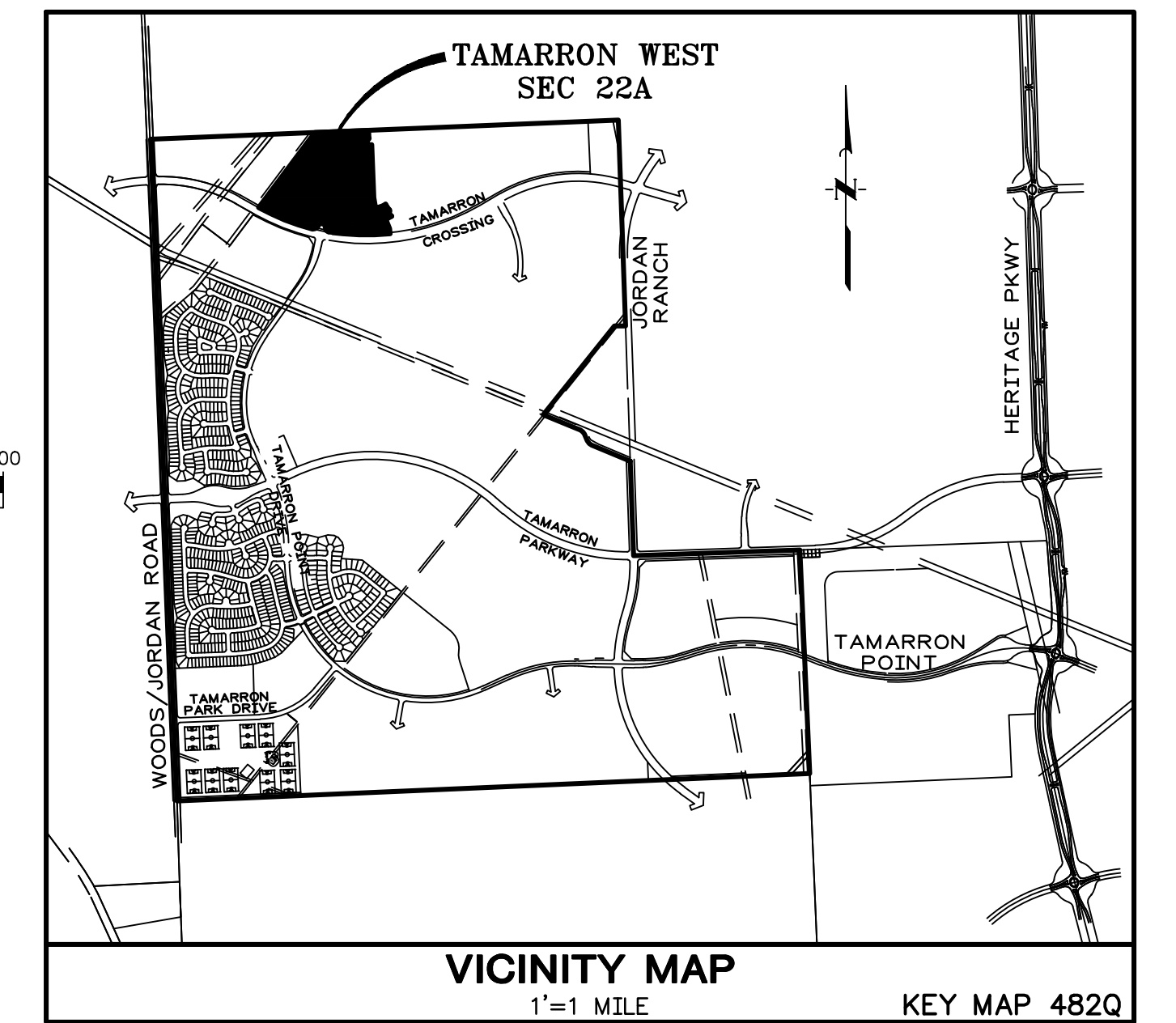
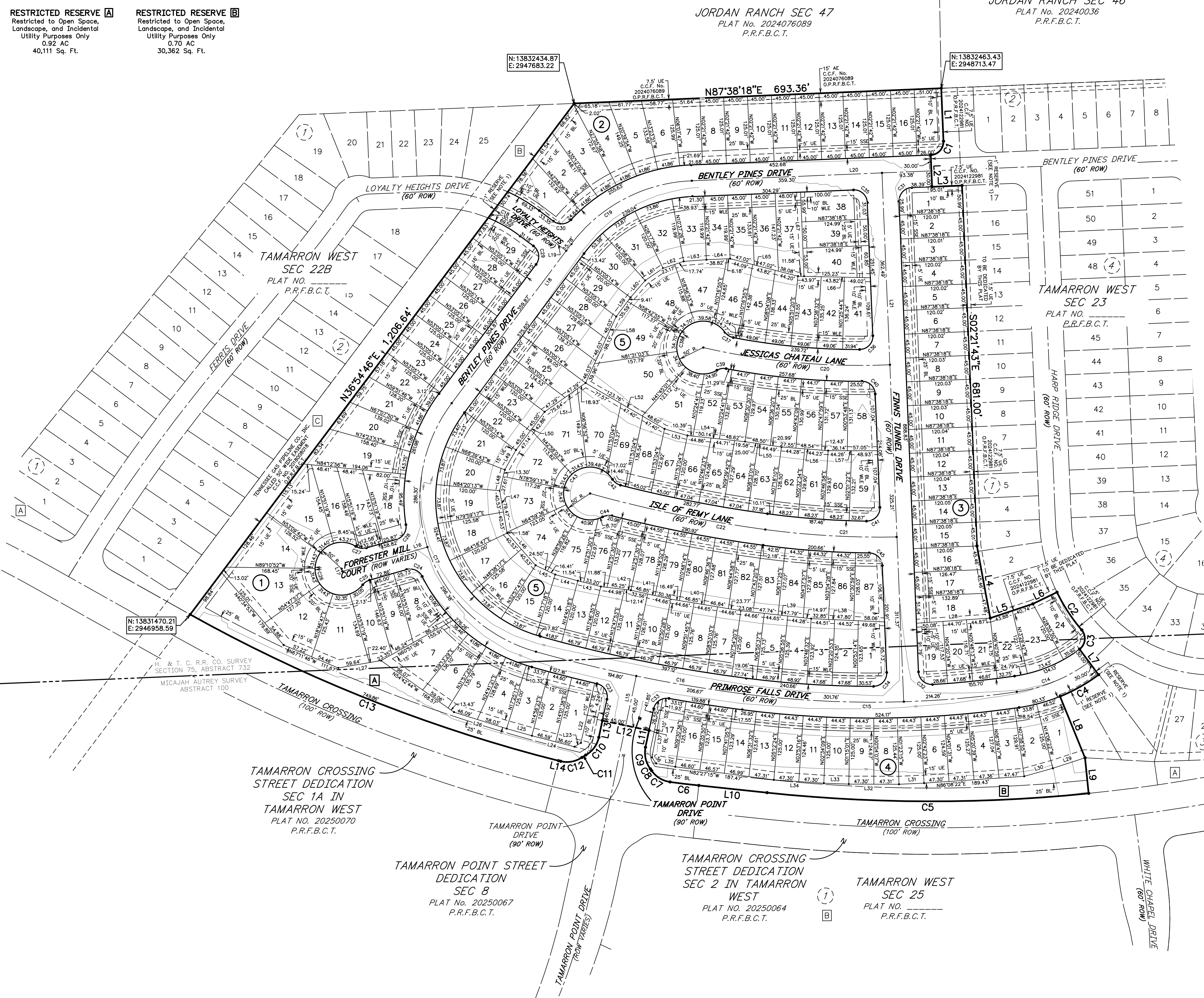
OWNERS: Sandbar Developers, Inc.

(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 & SI ENERGY
FBC ASSISTANCE	DISTRICT No. 7

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.92 AC
40,111 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.70 AC
30,362 Sq. Ft.



- Legend
- 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"
 - Sim SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol - Pg "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 Name Break"
- General Notes
- 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 dedicated being that when 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 dedicator, 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 radii are twenty-five feet (25').
 - 4) All easements are centered on lot lines unless otherwise stated.
 - 5) All building lines along street rights-of-way are as shown on the plat.
 - 6) Tamarron West Section 22A 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.
 - 7) According to the Flood Insurance Rate Map (FIRM) No. 4815700085M 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 156.66' 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 HGCS0 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCS0 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).
 - 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 1.0001144934.
 - 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 15, 2025. The surveyor has not abstracted the subject tract.
 - 17) Absent written authorization by the affected utilities, all utility and 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 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.

FINAL PLAT OF TAMARRON WEST SECTION 22A

A SUBDIVISION OF 34.48 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 75, A-732 &
MICAHAH AUTREY SURVEY, A-100
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
174 LOTS 2 RESERVES 5 BLOCKS
APRIL 2025

OWNER
Sandbar Developers, Inc.
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-23290 & 30040300
2322 W. Grand Parkway North, Suite 504 Katy, TX 77459 • 832.913.4000

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'02"	39.27'	S42°37'16"W	35.36'	25.00'
C2	330.00'	14°49'44"	85.41'	S33°14'04"E	85.17'	42.94'
C3	25.00'	93°57'00"	40.99'	S06°19'34"W	36.55'	26.79'
C4	330.00'	14°30'58"	83.61'	S60°33'33"W	83.38'	42.03'
C5	2,950.00'	11°48'43"	608.17'	N89°52'09"W	607.09'	305.17'
C6	1,950.00'	1°36'36"	54.79'	N83°09'30"W	54.79'	27.40'
C7	50.00'	47°57'37"	41.85'	N58°22'23"W	40.64'	22.24'
C8	95.00'	2°41'02"	4.45'	N35°44'06"W	4.45'	2.23'
C9	50.00'	49°04'02"	42.82'	N12°32'36"W	41.52'	22.82'
C10	50.00'	49°04'02"	42.82'	S36°31'26"W	41.52'	22.82'
C11	95.00'	5°12'03"	8.62'	S58°27'26"W	8.62'	4.31'
C12	50.00'	47°49'33"	41.74'	S79°46'10"W	40.53'	22.17'
C13	2,875.00'	14°56'38"	749.86'	N68°20'11"W	747.74'	377.07'
C14	300.00'	28°27'48"	149.03'	N67°31'59"E	147.51'	76.09'
C15	1,900.00'	15°33'39"	516.02'	N89°32'42"E	514.43'	259.61'
C16	2,770.00'	8°18'15"	401.47'	S78°31'21"E	401.12'	201.09'
C17	300.00'	111°17'00"	582.68'	S18°43'43"E	495.31'	438.82'
C18	300.00'	13°15'43"	67.44'	N59°43'05"W	69.28'	34.88'
C19	300.00'	50°43'31"	265.60'	S62°16'32"W	257.01'	142.21'
C20	1,300.00'	15°38'07"	354.75'	S84°43'07"E	353.65'	178.49'
C21	1,600.00'	8°55'19"	249.15'	S86°47'21"E	248.90'	124.83'
C22	2,455.00'	7°53'05"	337.84'	S78°23'09"E	337.58'	169.19'
C23	25.00'	88°57'45"	38.82'	N32°29'28"W	35.03'	24.55'
C24	25.00'	79°26'59"	34.67'	N66°07'50"W	31.96'	20.77'
C25	25.00'	36°52'12"	16.09'	S55°42'35"W	15.81'	8.33'
C26	50.00'	265°03'34"	231.31'	S10°11'44"E	73.69'	54.51'
C27	25.00'	48°11'23"	21.03'	S81°45'38"E	20.41'	11.18'
C28	25.00'	82°43'03"	36.09'	N32°47'09"E	33.04'	22.01'
C29	25.00'	90°00'00"	39.27'	N08°05'14"W	35.36'	25.00'
C30	25.00'	83°39'31"	36.50'	N85°05'01"E	33.35'	22.38'
C31	25.00'	89°59'47"	39.27'	S42°38'24"W	35.35'	25.00'
C32	25.00'	91°06'24"	39.75'	S47°54'41"E	35.70'	25.49'
C33	25.00'	88°11'52"	38.48'	S56°05'21"W	34.79'	24.23'
C34	25.00'	92°18'37"	40.28'	N43°47'49"E	36.06'	26.03'
C35	25.00'	90°00'13"	39.27'	N47°21'36"W	35.38'	25.00'
C36	25.00'	92°20'46"	40.29'	N43°48'53"E	36.07'	26.05'
C37	25.00'	43°59'39"	19.20'	S57°12'01"E	18.73'	10.10'
C38	50.00'	265°38'35"	231.82'	S11°58'31"W	73.35'	53.95'
C39	25.00'	41°44'39"	18.21'	S80°01'33"W	17.81'	9.53'
C40	25.00'	87°50'40"	38.33'	N46°16'50"W	34.68'	24.08'
C41	25.00'	93°11'20"	40.66'	N44°14'10"E	36.33'	26.43'
C42	25.00'	43°26'19"	18.95'	S53°55'40"E	18.50'	9.96'
C43	50.00'	265°39'37"	231.83'	S14°57'42"W	73.34'	53.94'
C44	25.00'	42°14'54"	18.43'	S83°15'20"W	18.02'	9.66'
C45	25.00'	87°01'24"	37.97'	N45°52'11"W	34.43'	23.73'

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 34.48 acre tract of land in the H. & T. C. Railroad Company Survey Section 75, Abstract 732, Fort Bend County, Texas, and the Micaiah Autrey Survey, Abstract 100, Fort Bend County, Texas, being out of and a part of that certain called 32.86 acre tract (Tract 1) recorded under County Clerk's File Number 2025060942, Official Public Records, Fort Bend County, Texas, and that certain called 2.08 acre tract (Tract 2) recorded under County Clerk's File Number 2025010231, Official Public Records, Fort Bend County, Texas, and that certain called 0.70 acre tract (Tract 6) recorded under County Clerk's File Number 2025010231, 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 the northeast corner of a non-contiguous portion of the residue of a called 1,316.47 acre tract (Commercial Tract No. 1) recorded under County Clerk's File Number 202149037, Official Public Records, Fort Bend County, Texas, same being the northwest corner of a called 8.63 acre tract (Tract 2) recorded under County Clerk's File Number 2025060942, Official Public Records, Fort Bend County, Texas, and being a point in the south line of the residue of an adjoining called 1,352.43 acre tract recorded under County Clerk's File Number 2015027940, Official Public Records, Fort Bend County, Texas, and a southeast line of a called 50-foot wide easement No. 2 recorded under County Clerk's File Number 2018008018, Official Public Records, Fort Bend County, Texas;

Thence North 87 degrees 38 minutes 18 seconds East along the north line of said called 8.63 acre tract, the north line of an adjoining called 0.22 acre tract (Tract 1) recorded under County Clerk's File Number 2025010231, Official Public Records, Fort Bend County, Texas, and the south line of the residue of said adjoining called 1,352.43 acre tract, 519.90 feet to the northwest corner and Place of Beginning of the herein described tract, same being the northeast corner of said adjoining called 0.22 acre tract, also being a point in the southeast line of an adjoining called 50-foot wide easement No. 3, recorded under County Clerk's File Number 2018008018, Official Public Records, Fort Bend County, Texas;

Thence North 87 degrees 38 minutes 18 seconds East along the north line of the herein described tract, same being the north line of said called 32.86 acre tract and the south line of the residue of said adjoining called 1,352.43 acre tract, 693.36 feet to the northeast corner of the herein described tract, being the northeast corner of said called 32.86 acre tract and the northwest corner of an adjoining called 26.18 acre tract (Tract 3) recorded under County Clerk's File Number 2025060942, Official Public Records, Fort Bend County, Texas;

Thence along the east line of the herein described tract, same being the east line of said called 32.86 acre tract, the east line of said called 0.70 acre tract, the west line of said adjoining called 26.18 acre tract, and the west line of an adjoining called 0.80 acre tract recorded under County Clerk's File Number 2025060942, Official Public Records, Fort Bend County, Texas, with the following courses and distances:

South 02 degrees 21 minutes 45 seconds East, 100.01 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 02 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 42 degrees 38 minutes 16 seconds West, 35.36 feet;

South 02 degrees 21 minutes 43 seconds East, 60.00 feet;

North 87 degrees 38 minutes 18 seconds East, 56.62 feet;

South 02 degrees 21 minutes 43 seconds East, 681.00 feet;

South 10 degrees 28 minutes 34 seconds East, 138.39 feet;

North 71 degrees 36 minutes 03 seconds East, 84.62 feet;

North 64 degrees 10 minutes 48 seconds East, 50.59 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 14 degrees 49 minutes 44 seconds, an arc length of 85.41 feet, a radius of 330.00 feet, and a chord bearing South 33 degrees 14 minutes 04 seconds East, 85.17 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 93 degrees 57 minutes 00 seconds, an arc length of 40.99 feet, a radius of 25.00 feet, and a chord bearing South 06 degrees 19 minutes 34 seconds West, 36.55 feet;

South 36 degrees 41 minutes 56 seconds East, 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 14 degrees 30 minutes 58 seconds, an arc length of 83.61 feet, a radius of 330.00 feet, and a chord bearing South 60 degrees 53 minutes 33 seconds West, 83.38 feet;

South 22 degrees 10 minutes 58 seconds East, 125.00 feet;

South 05 degrees 46 minutes 31 seconds East, 67.65 feet to the southeast corner of the herein described tract, same being the southeast corner of said called 0.70 acre tract and the southwest corner of said adjoining called 0.80 acre tract, also being a point in the north right-of-way line of Tamarron Crossing (100-foot wide), and being a point in a non-tangent curve to the right;

Thence along the south line of the herein described tract, same being the south line of said called 0.70 acre tract and said called 2.08 acre tract, the north right-of-way line of Tamarron Crossing (100-foot wide), and the north line of the adjoining Tamarron Point Street Dedication Sec 8, according to map or plot thereof recorded under Plot Number 20250067, Plat Records, Fort Bend County, Texas, with the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 11 degrees 48 minutes 43 seconds, an arc length of 608.17 feet, a radius of 2,950.00 feet, and a chord bearing North 89 degrees 52 minutes 09 seconds West, 607.09 feet;

North 83 degrees 57 minutes 48 seconds West, 129.44 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 01 degree 36 minutes 36 seconds, an arc length of 54.79 feet, a radius of 1,950.00 feet, and a chord bearing North 83 degrees 09 minutes 30 seconds West, 54.79 feet to the beginning of a compound curve to the right;

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

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

Thence with said reverse 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 12 degrees 32 minutes 36 seconds West, 41.52 feet;

North 11 degrees 59 minutes 25 seconds East, 32.55 feet;

North 78 degrees 00 minutes 35 seconds West, 90.00 feet;

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

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 South 36 degrees 31 minutes 26 seconds West, 41.52 feet to the beginning of a reverse curve to the left;

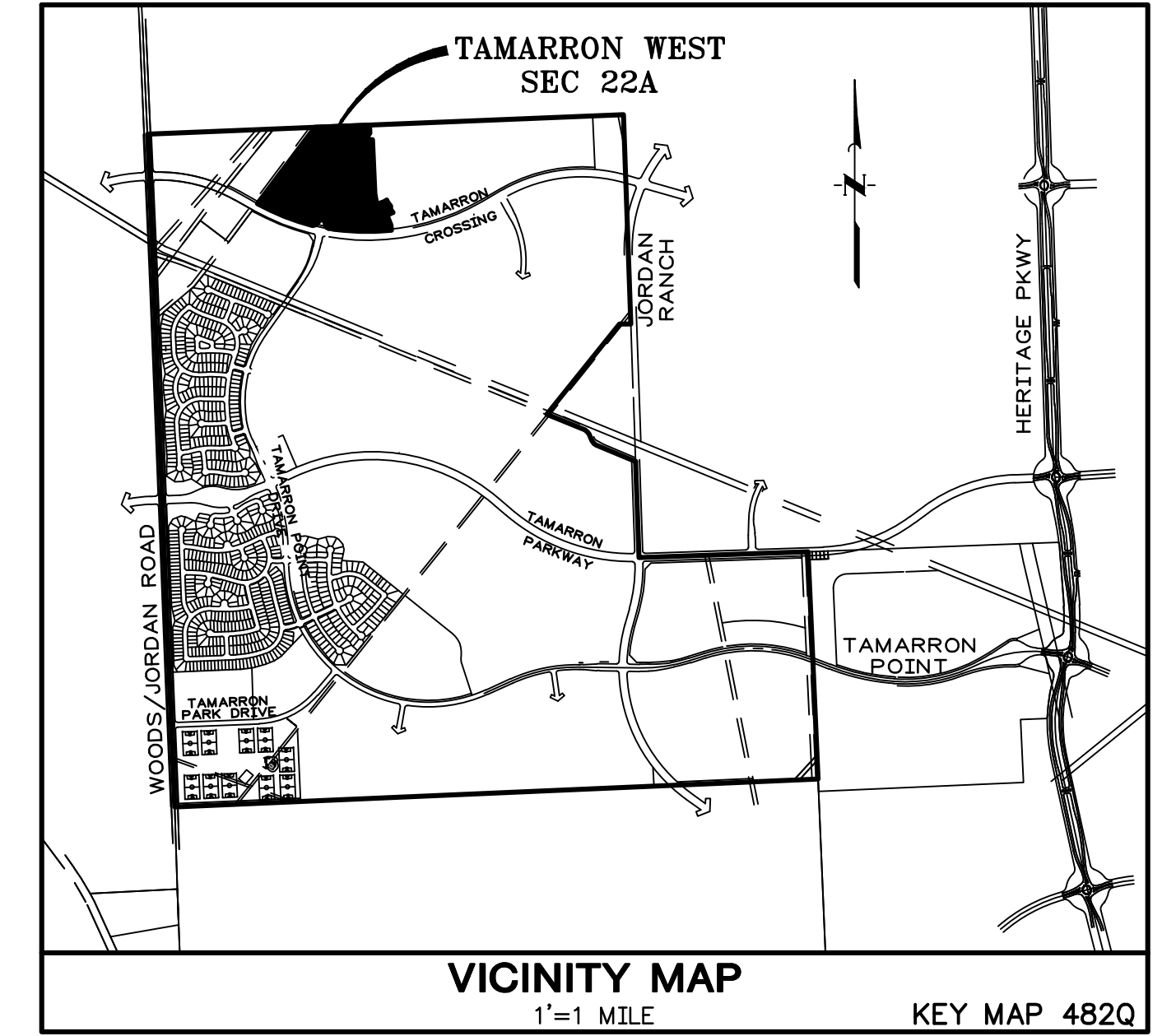
Thence with said reverse curve to the left, having a central angle of 05 degrees 12 minutes 03 seconds, an arc length of 8.62 feet, a radius of 95.00 feet, and a chord bearing South 58 degrees 27 minutes 26 seconds West, 8.62 feet to the beginning of a reverse curve to the right;

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

North 76 degrees 19 minutes 04 seconds West, 4.43 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 14 degrees 56 minutes 38 seconds, an arc length of 749.86 feet, a radius of 2,875.00 feet, and a chord bearing North 68 degrees 20 minutes 11 seconds West, 747.74 feet to the southwest corner of the herein described tract, being a point in the southeast line of said adjoining called 50-foot wide easement No. 3;

Thence North 36 degrees 54 minutes 46 seconds East along the northwest line of the herein described tract, same being the northwest line of said called 32.86 acre tract, the southeast line of said adjoining called 50-foot wide easement No. 3, an interior line of said called 2.08 acre tract, and the southeast line of said adjoining called 0.22 acre tract, 1,206.64 feet to the Place of Beginning and containing 34.48 acres of land, more or less.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°21'45"E	100.01'
L2	S02°21'43"E	60.00'
L3	N87°38'18"E	56.62'
L4	S10°28'34"E	138.39'
L5	N71°36'03"E	84.62'
L6	N64°10'48"E	50.59'
L7	S36°41'56"E	60.00'
L8	S22°10'58"E	125.00'
L9	S05°46'31"E	67.65'
L10	N83°57'48"W	129.44'
L11	N11°59'25"E	32.55'
L12	N78°00'35"W	90.00'
L13	S11°59'25"W	32.55'
L14	N76°19'04"W	4.43'
L15	N11°59'25"E	95.52'
L16	N74°08'41"E	167.02'
L17	S15°51'19"E	5.00'
L18	S36°54'46"W	375.65'
L19	S53°05'14"E	86.18'
L20	S87°38'18"W	452.68'
L21	N02°21'30"W	999.07'
L22	S13°06'52"W	115.74'
L23	N58°47'56"E	13.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N75°30'59"W	83.20'
L25	N74°21'29"W	49.44'
L26	N72°34'43"W	104.12'
L27	S80°11'21"W	82.04'
L28	N85°58'47"E	139.65'
L29	S71°51'20"W	64.08'
L30	S74°19'00"W	56.13'
L31	S87°25'32"W	47.31'
L32	N89°48'18"W	94.61'
L33	N88°05'25"W	47.30'
L34	N86°06'44"W	94.60'
L35	N80°09'30"W	36.59'
L36	S34°34'38"E	14.14'
L37	S10°25'22"W	112.18'
L38	S87°28'51"E	138.71'
L39	S83°33'44"E	133.59'
L40	S80°37'36"E	133.96'
L41	S77°22'39"E	77.23'
L42	S83°08'13"E	57.12'
L43	S75°44'03"E	44.74'
L44	S74°41'01"E	44.34'
L45	S64°52'28"E	40.91'
L46	S41°21'43"E	81.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	S10°00'43"E	81.05'
L48	S13°30'02"W	40.91'
L49	S29°31'48"W	42.86'
L50	S36°54'46"W	90.00'
L51	S54°48'14"W	94.57'
L52	N59°49'09"W	172.36'
L53	N73°52'34"W	45.12'
L54	N83°53'44"W	109.15'
L55	N81°46'01"W	69.49'
L56	N85°23'00"W	88.51'
L57	S89°57'31"W	93.19'
L58	S24°46'03"W	138.09'
L59	S36°54'46"W	45.00'
L60	S40°42'48"W	42.44'
L61	S55°51'49"W	40.91'
L62	S71°32'19"W	40.91'
L63	S85°33'26"W	42.87'
L64	S87°38'18"W	45.00'
L65	N75°31'16"W	132.11'
L66	N88°46'11"W	136.81'
L67	N02°21'42"W	158.99'

FINAL PLAT OF TAMARRON WEST SECTION 22A

A SUBDIVISION OF 34.48 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 75, A-732 &
MICAIAH AUTREY SURVEY, A-100
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
174 LOTS 2 RESERVES 5 BLOCKS
APRIL 2025

OWNER
Sandbar Developers, Inc.
10003 N.W. MILITARY HWY
SUITE 2201
SAN ANTONIO, TEXAS 78231
210.334.9200

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22590 & 30040-030
2322 W. Grand Parkway North, Suite 350 Katy, TX 77469 • 832.933.4000

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 34.48 acre tract described in the above and foregoing map of Tamarron West Section 22A, 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 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, 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

This plat of Tamarron West Section 22A was approved by the City Planning Commission of the City of Fulshear, Texas This _____ day of _____, 202__.

Amy Pearce, Chair

Grace Malveaux, 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 22A was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 202__.

Donald McCoy, Mayor

Mariela Rodriguez, City Secretary

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

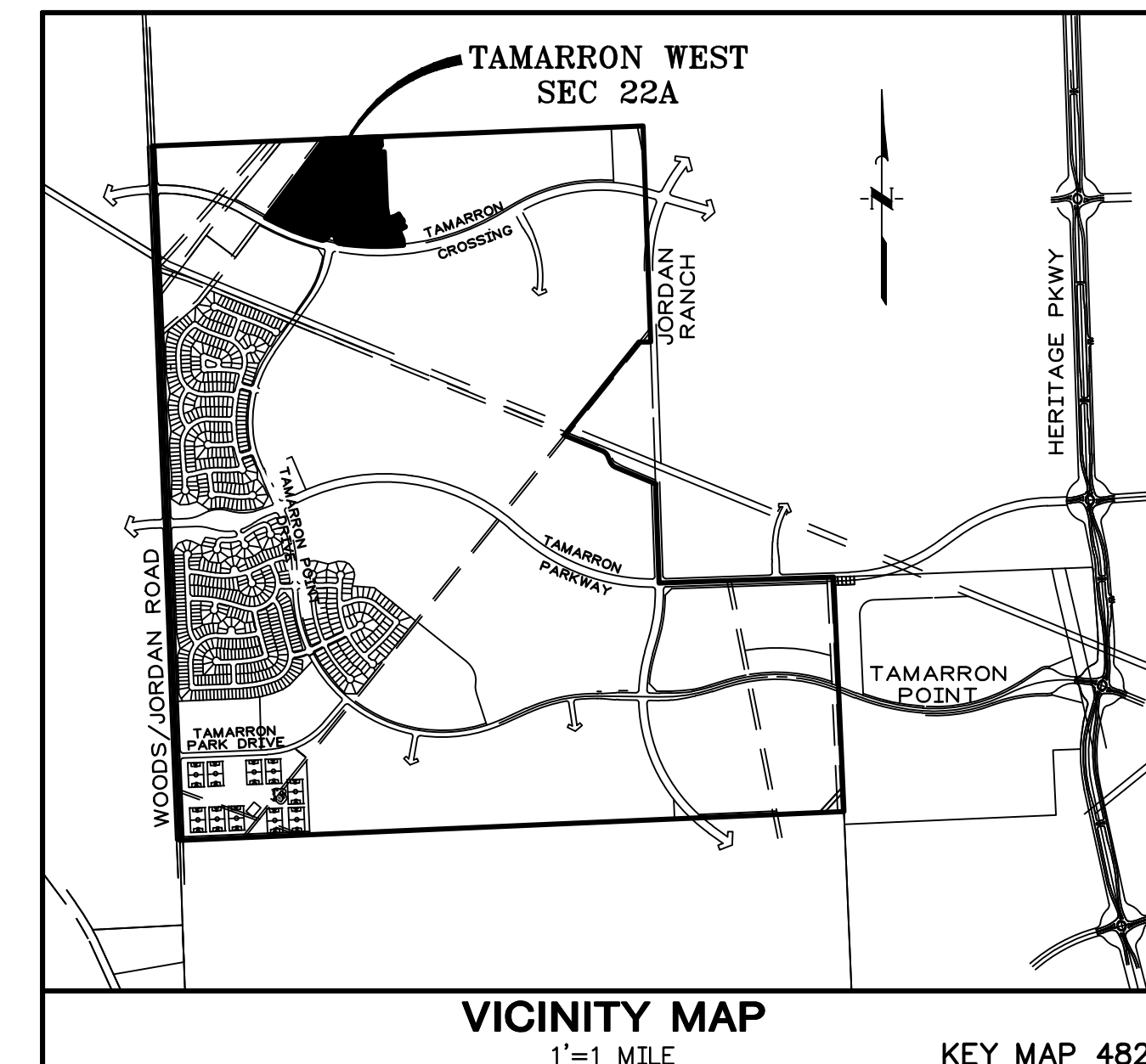
My commission expires: _____

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



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 22A

A SUBDIVISION OF 34.48 ACRES OF LAND

OUT OF THE

H. & T. C. RAILROAD COMPANY SURVEY SECTION 75, A-732 &
MICAJAH AUTREY SURVEY, A-100

CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

174 LOTS

2 RESERVES

5 BLOCKS

APRIL 2025

OWNER
Sandbar Developers, Inc.
10003 N.W. MILITARY HWY
SUITE 2201
SAN ANTONIO, TEXAS 78231
210.334.9200

ENGINEER/PLANNER/SURVEYOR:



2322 W. Grand Parkway North, Suite 504 Katy, TX 77449 • 832.913.4000