

PLAT RECORDING SHEET

PLAT NAME: Tamarron West Commercial Reserves

PLAT NO: _____

ACREAGE: 9.71

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: A-100

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

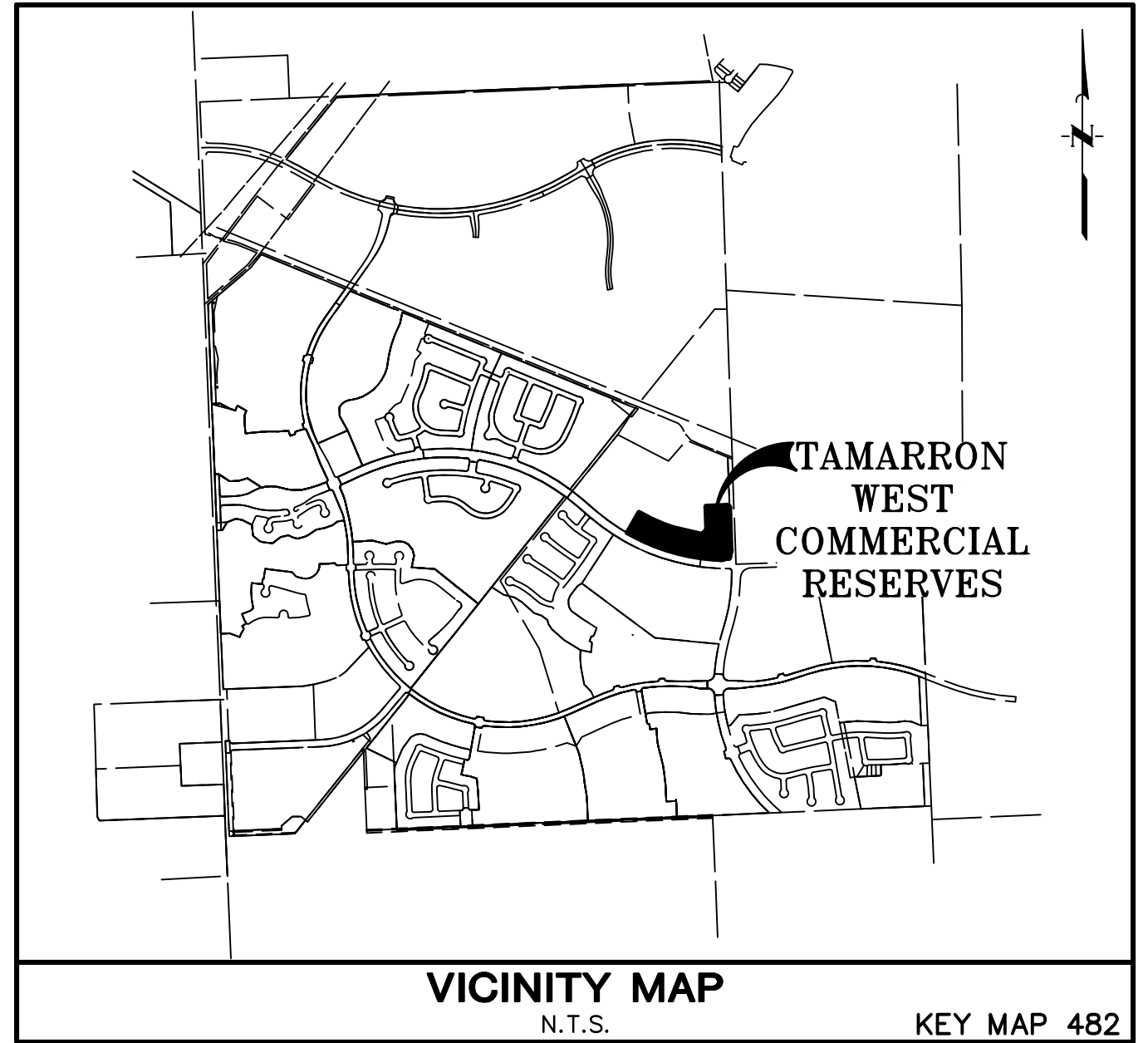
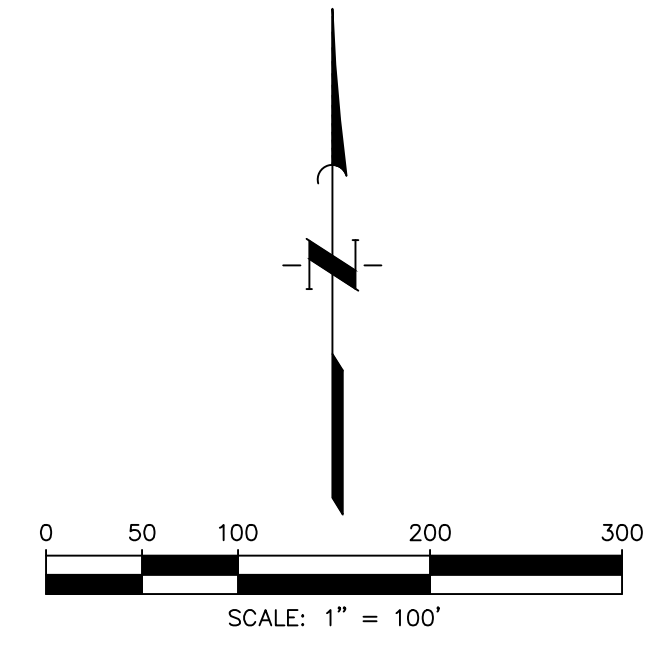
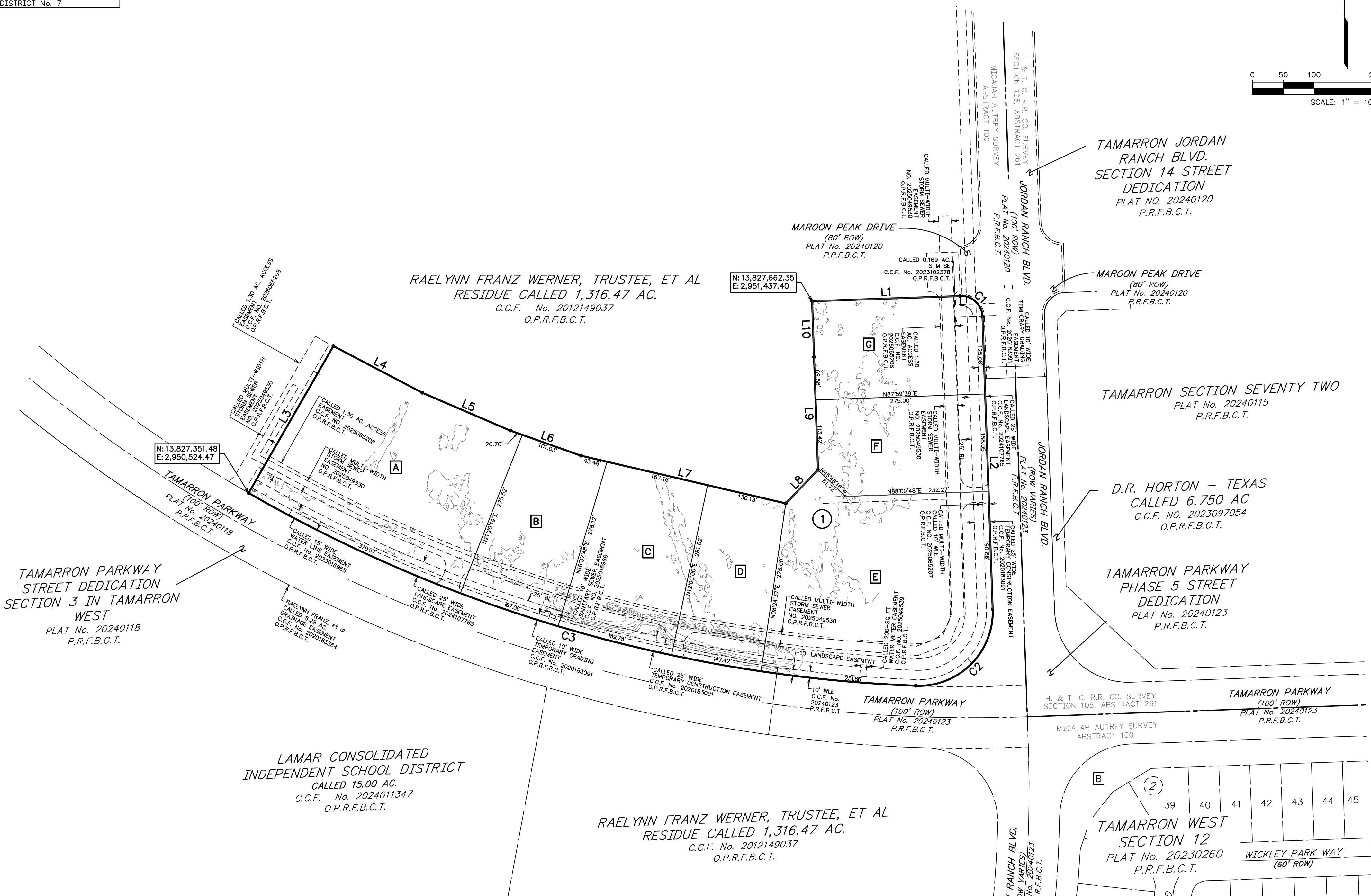
NUMBER OF RESERVES: 7

OWNERS: Shops at Tamarron, LLC

(DEPUTY CLERK)

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 222
LD	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.T.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

- RESTRICTED RESERVE A**
Restricted to Commercial Purposes Only
2.28 AC
99,125 Sq. Ft.
- RESTRICTED RESERVE B**
Restricted to Commercial Purposes Only
0.99 AC
42,971 Sq. Ft.
- RESTRICTED RESERVE C**
Restricted to Commercial Purposes Only
1.15 AC
50,136 Sq. Ft.
- RESTRICTED RESERVE D**
Restricted to Commercial Purposes Only
0.89 AC
38,690 Sq. Ft.
- RESTRICTED RESERVE E**
Restricted to Commercial Purposes Only
2.43 AC
105,905 Sq. Ft.
- RESTRICTED RESERVE F**
Restricted to Commercial Purposes Only
0.98 AC
42,499 Sq. Ft.
- RESTRICTED RESERVE G**
Restricted to Commercial Purposes Only
1.00 AC
43,772 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"
 - 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"
 - ⊙ "Block Number"
 - ⊙ "Set 3/4-inch Iron Rod With Cap Stamped 'QUIDDITY ENG. PROPERTY CORNER' as Per Certification"

- General Notes
- 1) All building lines along street rights-of-way are as shown on the plat.
 - 2) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - 3) Tamarron West Commercial Reserves 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.
 - 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 is defined as areas determined to be outside the 0.2% annual chance floodplain.
 - 5) The top of all floor slabs shall be a minimum of 153.38' 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.
 - 6) Elevations shown hereon are based on NGS Monument HGCSD 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCSD 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. Holding an elevation of 136.21 feet (NAVD88).
 - 7) 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.
 - 8) This plat is located in lighting zone LZ3.
 - 9) 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.
 - 10) 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.
 - 11) All pipelines or pipeline easements within the platted area are shown hereon.
 - 12) This plat was prepared from information by Charter Title Company, dated February, 5, 2025. The surveyor has not abstracted the subject tract.
 - 13) 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.
 - 14) 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.
 - 15) Contours shown hereon are NAVD 88 datum.
 - 16) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°00'49"E	240.00'
L2	S01°59'11"E	473.99'
L3	N29°57'58"E	275.00'
L4	S62°16'49"E	162.70'
L5	S66°40'12"E	155.10'
L6	S70°29'31"E	121.72'
L7	S76°52'58"E	340.77'
L8	N43°48'13"E	75.27'
L9	N01°59'15"W	183.00'
L10	N01°59'04"W	90.60'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	35.00'	90°00'00"	54.98'	S46°59'11"E	49.50'	35.00'
C2	120.00'	94°15'12"	197.40'	S45°08'26"W	175.89'	129.26'
C3	2,350.00'	27°41'56"	1136.08'	N73°53'00"W	1125.05'	579.37'

FINAL PLAT OF TAMARRON WEST COMMERCIAL RESERVES

A SUBDIVISION OF 9.71 ACRES OF LAND
OUT OF THE
MICAIAH AUTREY SURVEY, A-100
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
7 RESERVES 1 BLOCK
JULY 2025

DEVELOPER
SHOPS AT TAMARRON, LLC
3373 RICHMOND AVE.
SUITE 800
HOUSTON, TEXAS 77056
713.623.6944

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 30040300
2322 W. Grand Parkway North, Suite 504 • Katy, TX 77460 • 832.513.4000

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, Shops at Tamarron, LLC, acting by and through Sanford P. Aron, Manager, being an officer of Shops at Tamarron, LLC, owner hereinafter referred to as Owners of the 9.71 acre tract described in the above and foregoing map of Tamarron West Commercial Reserves, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, Shops at Tamarron, Inc., has caused these presents to be signed by Sanford P. Aron, its Manager thereunto authorized, this 19th day of August, 2025.

Shops at Tamarron, LLC
By: Sanford P. Aron, Manager

This plat of Tamarron West Commercial Reserves was approved by the City Planning Commission of the City of Fulshear, Texas this 14th day of March, 2025.

Amy Pearce, Chair
Grace Malveaux, Co-Chair

This plat of Tamarron West Commercial Reserves was approved on March 18, 2025, by the City of Fulshear City Council and

signed on this 8th day of September, 2025.
Donald McCoy, Mayor
Maribel Rodriguez, City Secretary

A METES & BOUNDS description of a 9.71 acre tract of land in Micaiah Autrey Survey, Abstract 100, Fort Bend County, Texas, being out of and a part of a non-contiguous portion of the residue of that certain called 1,316.47 acre tract of land recorded under County Clerk's File Number 2012149037, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a 5/8 inch iron rod with cap marked "Quiddity" set in an easterly line of said residue of called 1,316.47 acre tract, same being the west right-of-way line of the adjoining Jordan Ranch Boulevard as shown on plat of Tamarron Jordan Ranch Blvd. Section 14 Street Dedication recorded under County Clerk's File Number 20240120, Plat Records, Fort Bend County, Texas, for the lower northeast corner and Place of Beginning of the herein described tract, said point bears South 01 degree 59 minutes 11 seconds East, 690.73 feet from the northeast corner of said residue of a called 1,316.47 acre tract, being the lower northwest corner of said adjoining Tamarron Jordan Ranch Blvd. Section 14 Street Dedication, and being in the southerly line of Fulshear Substation, according to map or plat thereof recorded under County Clerk's File Number 20230015, Plat Records, Fort Bend County, Texas;

Thence South 01 degree 59 minutes 11 seconds East along the common line of the herein described tract and said adjoining Tamarron Jordan Ranch Blvd. Section 14 Street Dedication, at 100.30 feet pass the upper northwest corner of the adjoining Tamarron Parkway Phase 5 Street Dedication, according to map or plat thereof recorded under County Clerk's File Number 20240123, Plat Records, Fort Bend County, Texas, and continuing for a total distance of 473.99 feet to a 5/8 inch iron rod with cap marked "Quiddity" set at the beginning of a curve to the right;

Thence with said curve to the right, being the common line of the herein described tract and said adjoining Tamarron Parkway Phase 5 Street Dedication, having a central angle of 94 degrees 13 minutes 16 seconds, an arc length of 197.34 feet, a radius of 120.00 feet, and a chord bearing South 45 degrees 07 minutes 27 seconds West, 175.84 feet to a 5/8 inch iron rod with cap marked "Quiddity" set at the beginning of a compound curve to the right;

Thence with said compound curve to the right, continuing along said common line, at an arc length of 225.91 feet pass the lower northwest corner of said adjoining Tamarron Parkway Phase 5 Street Dedication, and the adjoining Tamarron Parkway Street Dedication Section 3, according to map or plat thereof recorded under Plot Number 20240118, Plat Records, Fort Bend County, Texas, and continuing along said compound curve, having a central angle of 27 degrees 42 minutes 02 seconds, an arc length of 1,136.14 feet, a radius of 2,350.00 feet, and a chord bearing North 73 degrees 53 minutes 03 seconds West, 1,125.11 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for the southwest corner of the herein described tract;

Thence North 29 degrees 57 minutes 58 seconds East establishing the lower west line of the herein described tract, crossing said called 1,316.47 acre tract, 275.00 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for the lower northwest corner of the herein described tract;

Thence establishing the northerly lines of the herein described tract, crossing said called 1,316.47 acre tract, to 5/8 inch iron rods with caps marked "Quiddity" set at the following courses and distances:

- South 62 degrees 16 minutes 49 seconds East, 162.70 feet;
- South 66 degrees 40 minutes 12 seconds East, 155.10 feet;
- South 70 degrees 29 minutes 31 seconds East, 121.72 feet;
- South 76 degrees 52 minutes 58 seconds East, 340.77 feet;
- North 43 degrees 48 minutes 13 seconds East, 75.27 feet;
- North 01 degree 59 minutes 15 seconds West, 183.00 feet;

North 01 degree 59 minutes 04 seconds West, 90.60 feet to a point for the upper northwest corner of the herein described tract, being in the extension of the south right-of-way line of Maroon Peak Drive (60-foot wide);

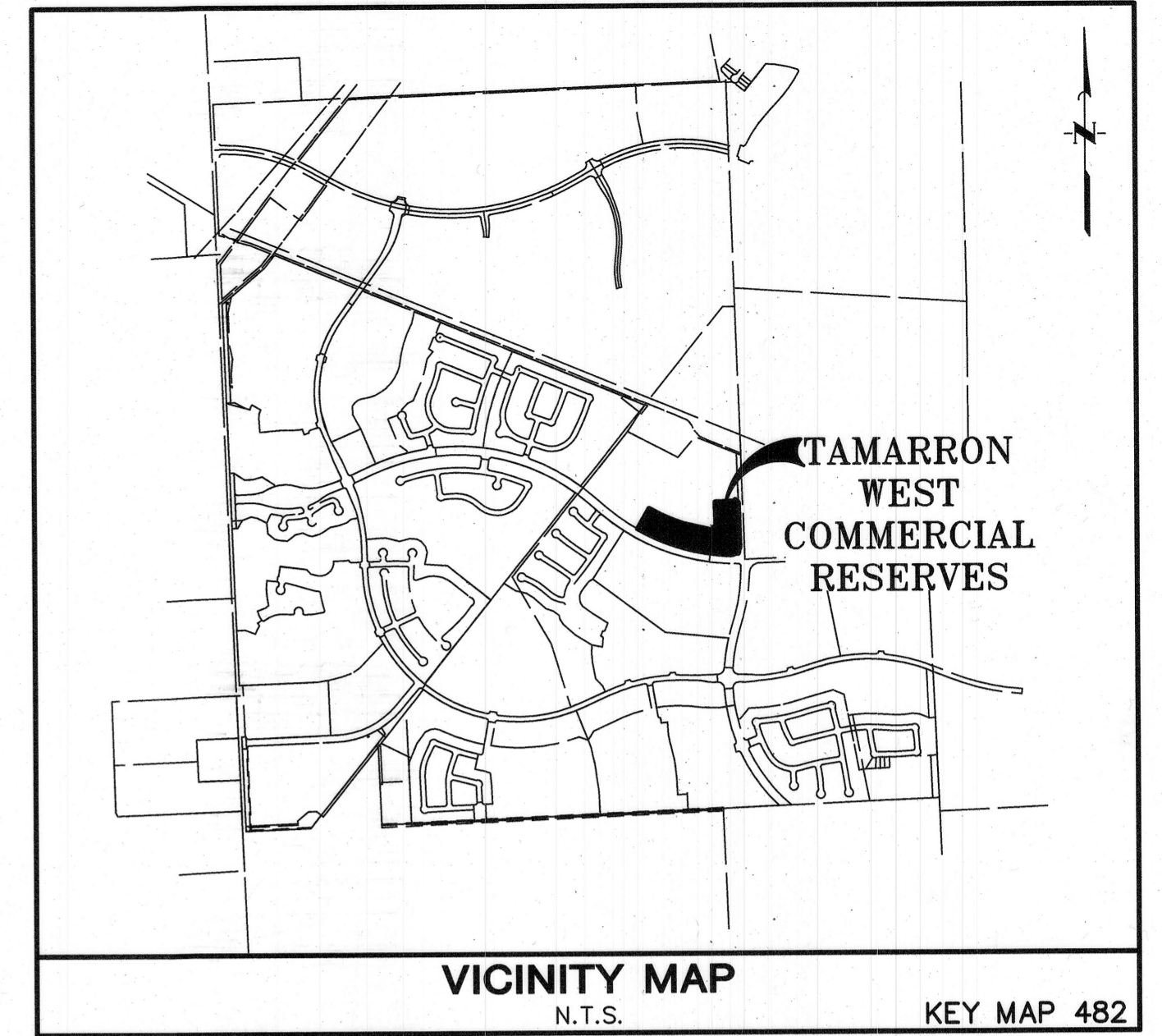
Thence North 88 degrees 00 minutes 49 seconds East establishing the upper north line of the herein described tract, being along the extension of the south right-of-way line of Maroon Peak Drive, 240.00 feet to a 5/8 inch iron rod with cap marked "Quiddity" set for the upper northeast corner of the herein described tract, being in the west line of said adjoining Tamarron Jordan Ranch Blvd. Section 14 Street Dedication, and being in a non-tangent curve to the right;

Thence along said non-tangent curve to the right, continuing along said common line, having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 35.00 feet, an arc length of 54.98 feet, and a chord bearing South 46 degrees 59 minutes 11 seconds East, 49.50 feet to the Place of Beginning and containing 9.71 acres of land, more or less.

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 _____, 2025, 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



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 _____, 2025.

Vincent M. Morales, Jr.
Commissioner, Precinct 1
Grady Prestage
Commissioner, Precinct 2
KP George
County Judge
W.A. "Andy" Meyers
Commissioner, Precinct 3
Dexter L. McCoy
Commissioner, Precinct 4

FINAL PLAT OF TAMARRON WEST COMMERCIAL RESERVES

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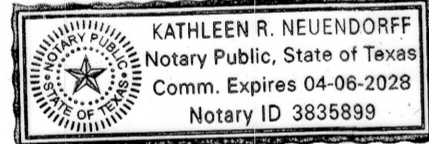
ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.8000

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Sanford P. Aron, Manager, 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.

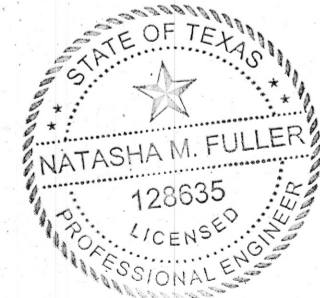
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of August, 2025.

Kathleen R. Neuwendorff
Notary Public in and for the State of Texas
Kathleen R. Neuwendorff
Print Name



My commission expires: 4-8-2028

I, Natasha M. Fuller, 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.



Natasha M. Fuller
Licensed Professional Engineer
Texas Registration No. 120635

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