

**PLAT RECORDING SHEET**

**PLAT NAME:** Tamarron West Section 10 Partial Replat No 1

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

**ACREAGE:** 3.131

**LEAGUE:** Micajah Autrey Survey

**ABSTRACT NUMBER:** A-100

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 7

**NUMBER OF RESERVES:** 1

**OWNERS:** D. R. Horton-Texas, Ltd.

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

STATE OF TEXAS

COUNTY OF FORT BEND

We, D.R. Horton - Texas, Ltd., a Texas Limited Partnership acting by and through Liz Hartin, Division President, being and officer of D.R. Horton - Texas, Ltd., a Texas Limited Partnership, by D.R. Horton Inc., a Delaware Corporation, owner hereinafter referred to as Owners of the 3.131 acre tract described in the above and foregoing map of Tamarron West Section 10 Partial Replat No. 1, 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 (or the placement of mobile home subdivision) 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 fifteen feet (15' 0") wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Fulshear, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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, D.R. Horton - Texas, Ltd., a Texas Limited Partnership by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent has caused these presents to be signed by Liz Hartin, its Division President of Land, thereunto authorized, this 9th day of March, 2026.

D.R. Horton - Texas, Ltd., a Texas Limited Partnership

By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent

By: Liz Hartin, Division President

STATE OF TEXAS COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Liz Hartin, its Division President, D.R. Horton - Texas, Ltd., a Texas Limited Partnership by D.R. Horton Inc., a Delaware Corporation 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.

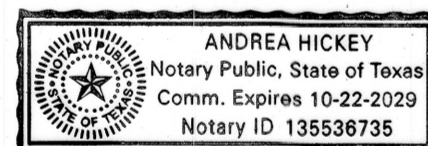
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of March, 2026

Notary Public in and for the State of Texas

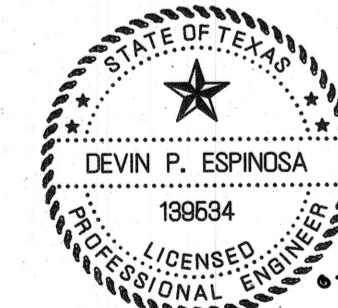
Andrea Hickey

Print Name

My commission expires: 10/22/2029



I, Devin P. Espinosa, 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.



Devin P. Espinosa, P.E. Professional Engineer No. 139534

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/angency 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 in 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. 5889, Registered Professional Land Surveyor

This plat of Tamarron West Section 10 Partial Replat No. 1 was approved by the City Engineer of the City of Fulshear, Texas

Fulshear, Texas

This 11th day of MARCH, 2026.

Cliff Brantford, P.E., PTOE

This plat of Tamarron West Section 10 Partial Replat No. 1 was approved on by the City Manager of City of Fulshear signed on this

11th day of March, 2026.

Zach Goodlander, City Manager

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 2026, at o'clock a.m. in Plat Number(s) of the Plat Records of said County.

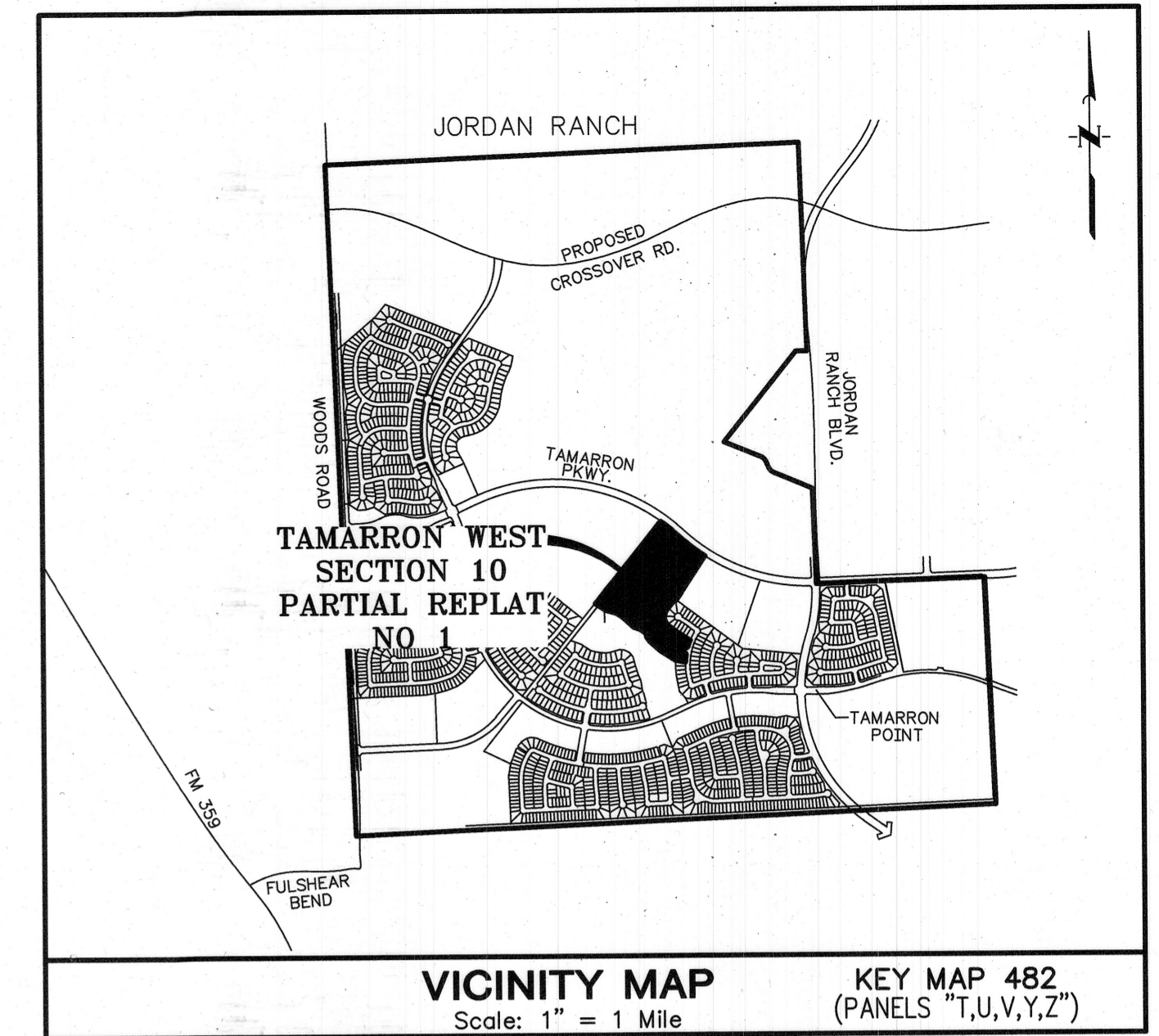
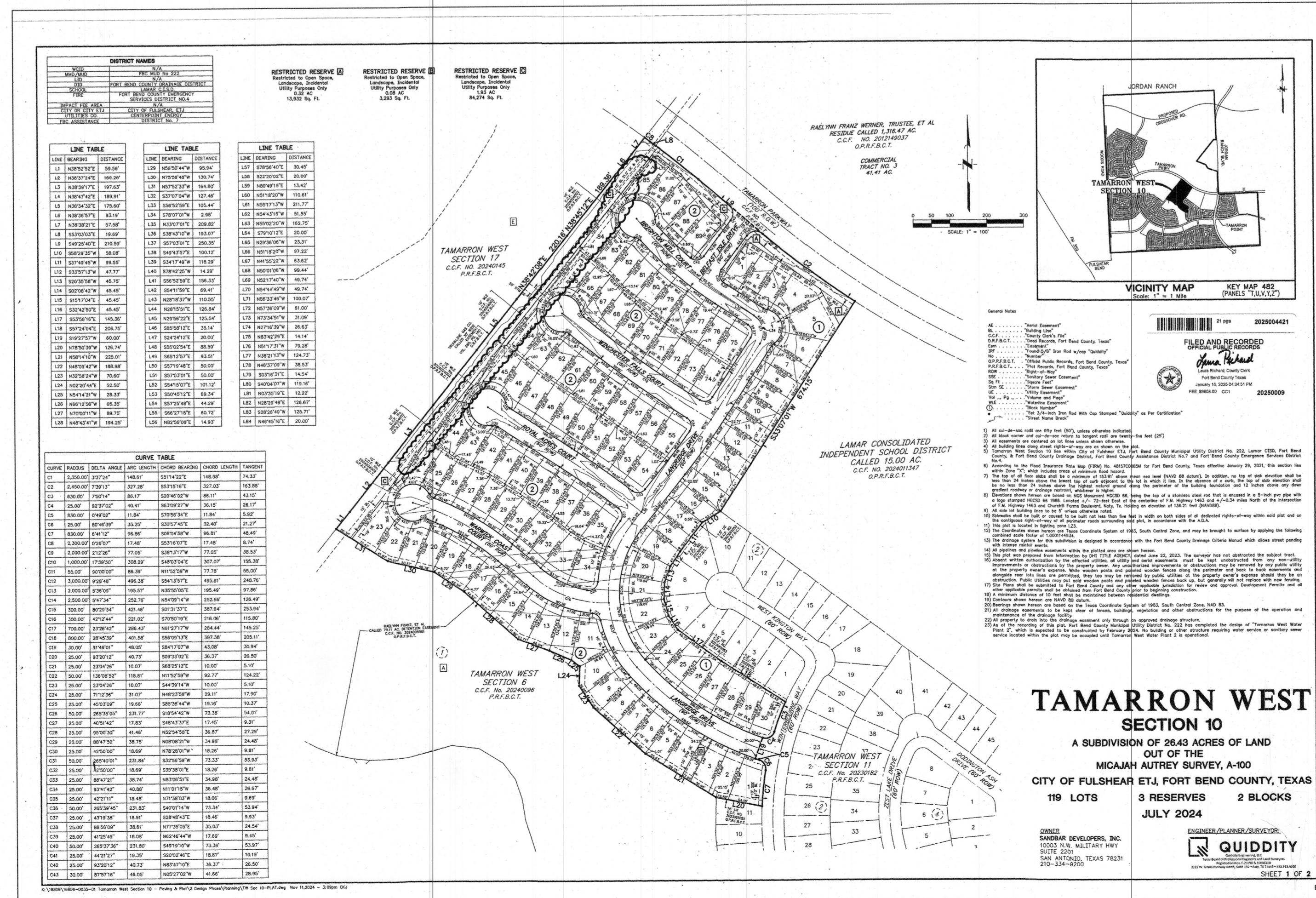
Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard, Fort Bend County, Texas Deputy

ORIGINAL FULL SIZE PLAT: TAMARRON WEST SECTION 10 (C.C.F. No. 20250009, P.R.F.B.C.T.)

☁ DENOTES ERROR ON ORIGINAL PLAT

SHEET 1



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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this day of 2026.

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

TAMARRON WEST SECTION 10 PARTIAL REPLAT NO 1 A SUBDIVISION OF 3.131 ACRES OF LAND OUT OF THE MICAJAH AUTREY SURVEY, A-100 ALSO BEING A PARTIAL REPLAT OF LOTS 24, 44, 45, 64, 65, 84, 85 AND RESERVE C, BLOCK 2 AS RECORDED UNDER TAMARRON WEST SECTION 10 PLAT NO. 20250009, P.R.F.B.C.T. CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS 7 LOTS 1 RESERVES 1 BLOCK REASON FOR REPLAT: TO REMOVE 21.5 UE & AE ALONG RESERVE C, LOTS 24, 44, 45, 64, 65, 84, AND 85 OF BLOCK 2 MARCH 2026

OWNER D. R. Horton - Texas, Ltd. A Texas Limited Partnership 6744 Horton Vista Drive, Suite 100 Richmond, Texas 77407 281-269-6842

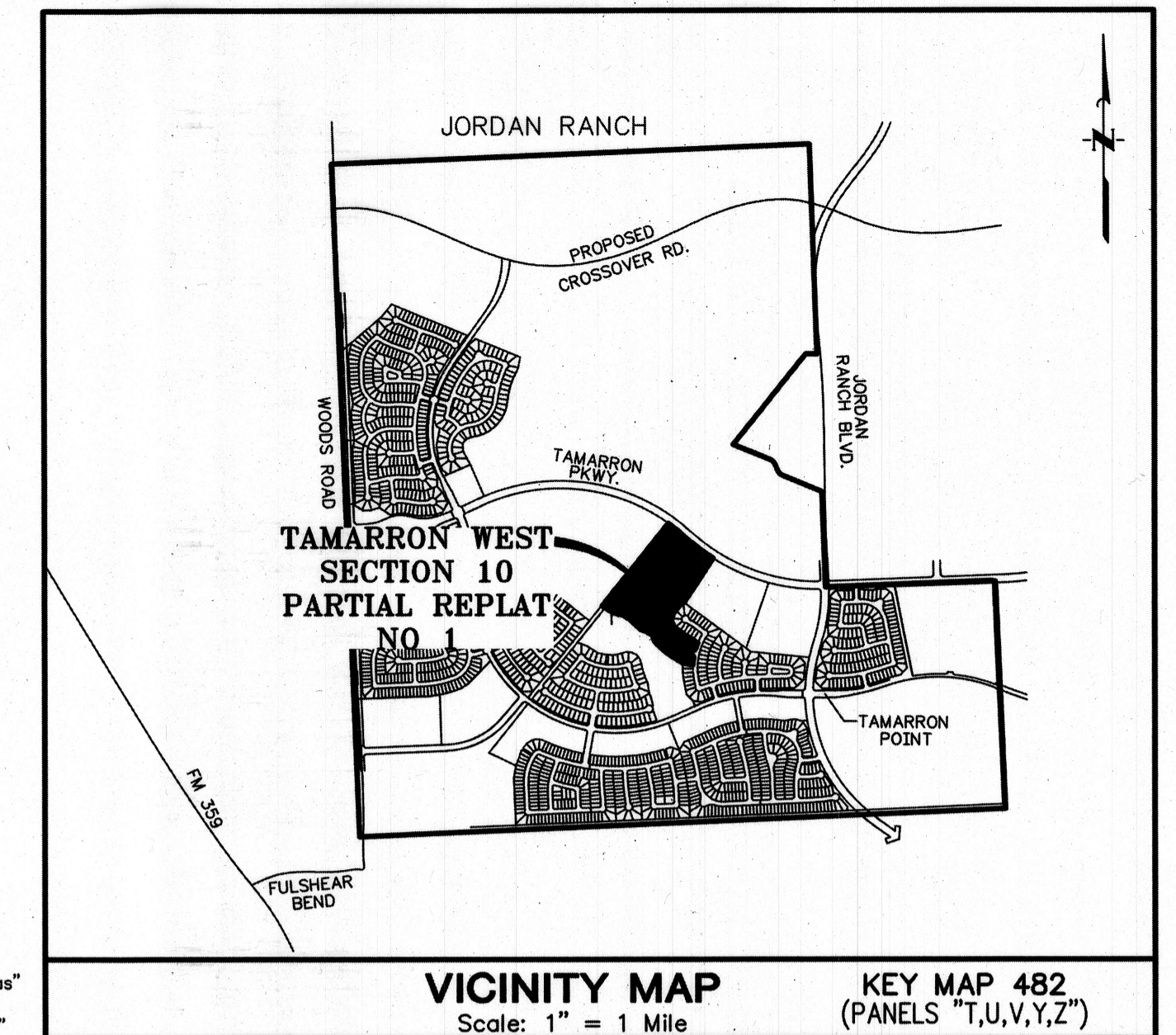
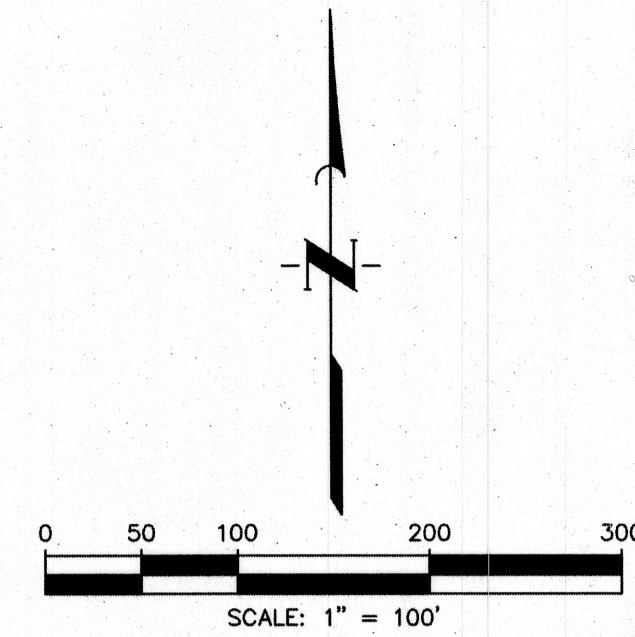
ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quality Engineering, LLC 1322 W. Grand Parkway North, Suite 150 • Katy, TX 77705 • 832.913.8000 SHEET 2 OF 2

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

**RESTRICTED RESERVE**   
 Restricted to Open Space,  
 Landscape, Incidental  
 Utility Purposes Only  
 1.93 AC  
 84,278 Sq. Ft.

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

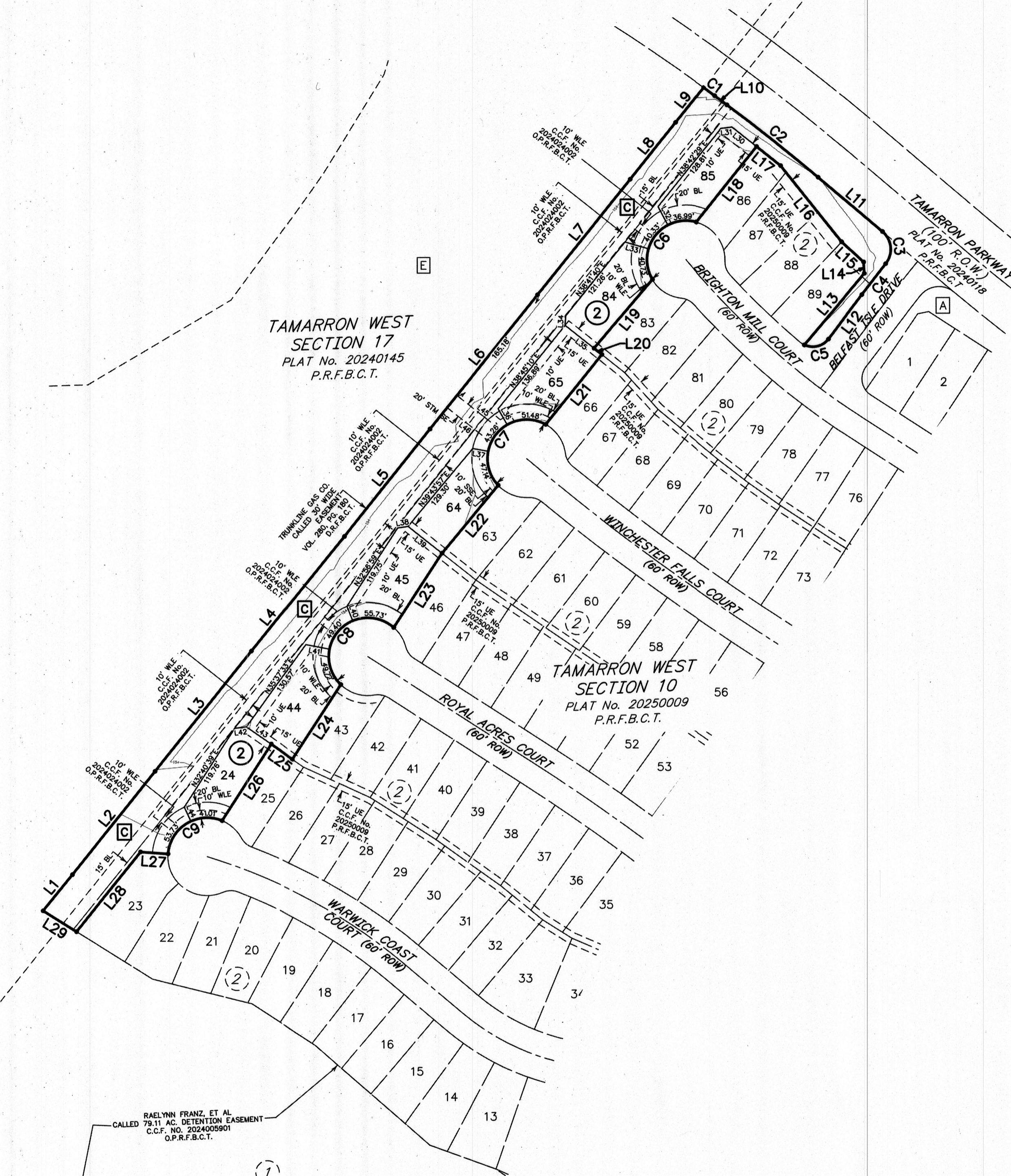
COMMERCIAL  
 TRACT NO. 3  
 41.41 AC.



- LEGENDS:
- 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"
  - JRF ..... "Found 5/8" Iron Rod w/cap "Quiddity"
  - No ..... "Number"
  - O.P.R.F.B.C.T. .... "Official Public Records, Fort Bend County, Texas"
  - P.R.F.B.C.T. .... "Plot 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" as Per Certification"
  - ..... "Street Name Break"

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 10 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 153.91' 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 HGCD 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCD 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).
- 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, 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) All pipelines and pipeline easements within the platted area are shown hereon.
- 15) This plat was prepared from information by DHI TITLE AGENCY, dated June 22, 2023. 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 solid 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	BEARING	DISTANCE
L1	N38°52'52"E	59.56'
L2	N38°37'24"E	169.26'
L3	N38°39'17"E	197.63'
L4	N38°47'42"E	189.91'
L5	N38°34'32"E	175.60'
L6	N38°42'08"E	220.16'
L7	N38°45'12"E	189.36'
L8	N38°36'57"E	93.19'
L9	N38°38'21"E	57.58'
L10	S53°03'03"E	19.69'
L11	S49°25'40"E	107.98'
L12	S37°07'04"W	70.86'
L13	N40°04'07"E	119.16'
L14	N03°16'31"W	14.54'
L15	N46°37'09"W	38.53'
L16	N38°21'13"W	124.73'
L17	N51°17'31"W	39.28'
L18	S38°42'29"W	124.17'
L19	S40°12'29"W	115.52'
L20	S51°18'20"E	12.80'
L21	S38°45'10"W	114.66'
L22	S39°37'53"W	112.52'
L23	S32°56'59"W	113.63'


LINE	BEARING	DISTANCE
L24	S32°56'59"W	113.86'
L25	N55°02'54"W	32.59'
L26	S32°40'39"W	116.59'
L27	N65°58'12"W	35.14'
L28	S38°43'46"W	130.77'
L29	N57°52'33"W	50.35'
L30	N51°17'31"W	40.00'
L31	S83°42'29"W	14.14'
L32	S27°16'39"E	26.69'
L33	S73°34'51"E	31.23'
L34	S03°35'19"W	12.22'
L35	S51°18'20"E	47.20'
L36	S29°36'06"E	23.31'
L37	N79°10'12"W	20.00'
L38	S80°49'19"W	13.42'
L39	S51°18'20"E	55.33'
L40	N22°20'02"W	20.00'
L41	N78°56'40"W	30.45'
L42	S82°56'08"W	14.93'
L43	N55°02'54"W	38.55'
L44	N24°24'12"W	20.00'
L45	S51°30'19"E	44.24'
L46	N51°30'19"W	71.31'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2,300.00'	0°26'07"	17.48'	S53°16'07"E	17.48'	8.74'
C2	2,350.00'	3°37'24"	148.61'	S51°14'22"E	148.58'	74.33'
C3	30.00'	87°57'16"	46.05'	S05°27'02"E	41.66'	28.95'
C4	2,030.00'	1°24'32"	49.92'	S37°49'20"W	49.92'	24.96'
C5	25.00'	78°12'27"	34.12'	S76°13'17"W	31.54'	20.32'
C6	49.90'	135°33'01"	118.05'	S37°18'25"W	92.38'	122.12'
C7	50.00'	162°34'33"	141.87'	S38°05'52"W	98.85'	326.29'
C8	50.00'	177°27'18"	154.86'	S42°48'18"W	99.98'	2250.86'
C9	50.00'	108°33'23"	94.73'	S58°18'30"W	81.19'	69.53'

# TAMARRON WEST SECTION 10 PARTIAL REPLAT NO 1

A SUBDIVISION OF 3.131 ACRES OF LAND OUT OF THE MICAJAH AUTREY SURVEY, A-100 ALSO BEING A PARTIAL REPLAT OF LOTS 24, 44, 45, 64, 65, 84, 85 AND RESERVE C, BLOCK 2 AS RECORDED UNDER TAMARRON WEST SECTION 10 PLAT NO. 20250009, P.R.F.B.C.T. CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS 7 LOTS 1 RESERVES 1 BLOCK REASON FOR REPLAT: TO REMOVE 21.5 UE & AE ALONG RESERVE C, LOTS 24, 44, 45, 64, 65, 84, AND 85 OF BLOCK 2 MARCH 2026

OWNER  
 D. R. Horton-Texas, Ltd.  
 A Texas Limited Partnership  
 6744 Horton Vista Drive, Suite 100  
 Richmond, Texas 77407  
 281-269-6842

ENGINEER/PLANNER/SURVEYOR:  
 **QUIDDITY**  
 Quiddity Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors  
 Registration Nos. 7-25296 & 10346100  
 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000