

PLAT RECORDING SHEET

PLAT NAME: The Ridge at Tamarron Section 1

PLAT NO: _____

ACREAGE: 42.70

LEAGUE: Isaac N. Charles 1/2 League

ABSTRACT NUMBER: A-17

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 105

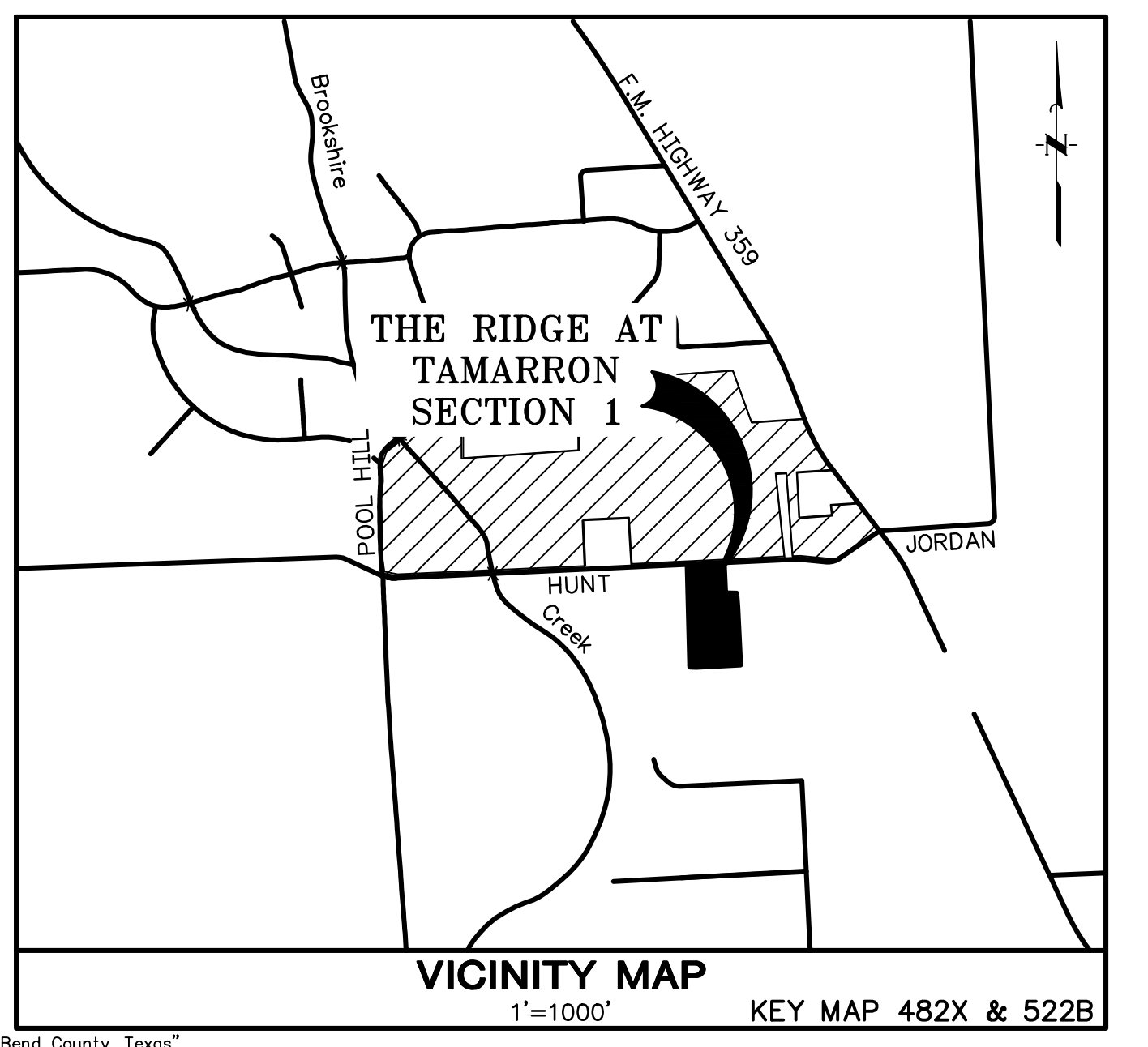
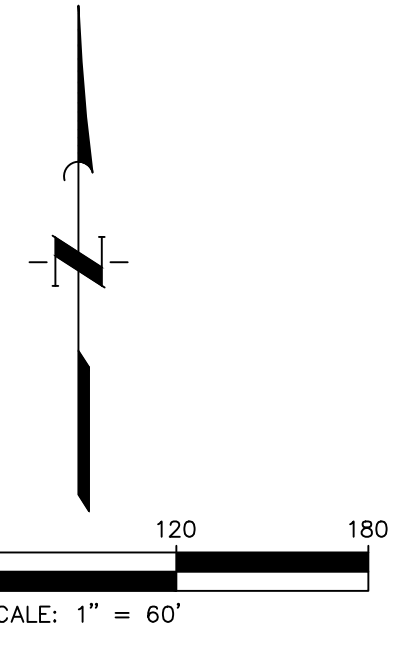
NUMBER OF RESERVES: 18

OWNERS: Forestar (USA) Real Estate Group, Inc.,

(DEPUTY CLERK)

RESTRICTED RESERVE A Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.32 AC 13,767 Sq. Ft.	RESTRICTED RESERVE B Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 1.75 AC 76,062 Sq. Ft.	RESTRICTED RESERVE C Restricted to Lift Station Purposes Only 0.13 AC 5,824 Sq. Ft.	RESTRICTED RESERVE D Restricted to Drainage and Detention Purposes Only 13.58 AC 591,737 Sq. Ft.	RESTRICTED RESERVE E Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.53 AC 23,151 Sq. Ft.	RESTRICTED RESERVE F Restricted to Parking Purposes Only 0.02 AC 955 Sq. Ft.
RESTRICTED RESERVE G Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.02 AC 798 Sq. Ft.	RESTRICTED RESERVE H Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.04 AC 1,907 Sq. Ft.	RESTRICTED RESERVE I Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.03 AC 1,086 Sq. Ft.	RESTRICTED RESERVE J Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.04 AC 1,590 Sq. Ft.	RESTRICTED RESERVE K Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.04 AC 1,905 Sq. Ft.	RESTRICTED RESERVE L Restricted to Parking Purposes Only 0.05 AC 2,007 Sq. Ft.
RESTRICTED RESERVE M Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.03 AC 1,489 Sq. Ft.	RESTRICTED RESERVE N Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.03 AC 1,207 Sq. Ft.	RESTRICTED RESERVE O Restricted to Parking Purposes Only 0.04 AC 1,905 Sq. Ft.	RESTRICTED RESERVE P Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.04 AC 1,590 Sq. Ft.	RESTRICTED RESERVE Q Restricted to Parking Purposes Only 0.04 AC 1,905 Sq. Ft.	RESTRICTED RESERVE R Restricted to Open Space, Landscape, and Incidental Utility Purposes Only 0.06 AC 2,432 Sq. Ft.

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



HUNT ROAD
(ROW VARIES, AVERAGE PRESCRIPTIVE WIDTH 60')
(FORMERLY REFERRED TO AS FORT BEND LINE ROAD)
APPROVED PUBLIC USE BY
PRESRIPTIVE RIGHTS ON APRIL 28, 1986
COMMISSIONERS COURT MINUTES, F.B.C.T.



- Legend**
- AC "Acres"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Esm "Easement"
 - F.B.C.T. "Fort Bend County, Texas"
 - No. "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - PAE/PUE "Permanent Access Easement/Public Utility Easement"
 - P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - Pvt. "Private"
 - ROW "Right-of-Way"
 - Sq. Ft. "Square Feet"
 - SSE "Sanitary Sewer Easement"
 - 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"
 - "Street Name Break"

- General Notes**
- 1) All 40'-46'-sac radii are fifty feet (50'), unless otherwise indicated.
 - 2) All easements are centered on lot lines unless shown otherwise.
 - 3) All building lines along street rights-of-way are as shown on the plat.
 - 4) The Ridge at Tamarron Section 1 is located in 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.
 - 5) According to the Flood Insurance Rate Map (FIRM) No. 48157C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within Unshaded Zone "X", which includes areas of minimum flood hazard.
 - 6) The top of all floor slabs shall be a minimum of 122.07' 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.
 - 7) Elevations shown hereon are based on NGS Monument HGCS 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCS 66 1986. Located +/- 72-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).
 - 8) All side lot building lines to be 5' unless otherwise noted.
 - 9) This plat is located in lighting zone L23.
 - 10) 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 0.99988693.
 - 11) 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.
 - 12) There are no pipelines or pipeline easements within the platted area shown hereon.
 - 13) This plat was prepared from information by Texas American Title, dated February 5, 2026. The surveyor has not abstracted the subject tract.
 - 14) 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.
 - 15) 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.
 - 16) A minimum distance of 10 feet shall be maintained between residential dwellings.
 - 17) Contours shown hereon are NAVD 88 datum.
 - 18) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83.
 - 19) 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.
 - 20) All property to drain into the drainage easement only through an approved drainage structure.
 - 21) The roads and parallel parking spaces within this subdivision will be maintained in perpetuity by the owners and or HOA in the subdivision, and must contain a mechanism for assessing the owners to produce adequate revenue for perpetual maintenance as required by the Fort Bend County Subdivision Manual Sec 5.9.
 - 22) The builder should include notice to the grantee on the deed that all streets and parallel parking spaces are private and that the owners and/or HOA will be perpetually liable for maintenance, that the county may not accept it for maintenance, and that the quality of the roads may affect access by public services such as police, fire and EMS as required by the Fort Bend County Subdivision Manual Sec 5.9.
 - 23) The MUD shall own and maintain the retaining walls within the platted area.
 - 24) The MUD shall own and maintain all drainage easements and reserves.
 - 25) Side access is denied from Aspenvale Drive Pvt to Block 1 Lot 8, Block 2, Lot 1, and Block 4, Lot 7 and 8, Sawtooth Ridge Lane Pvt, Block 5, Lot 11 and 12, and Redwood Drive Pvt. to Block 5, Lots 1 and 22.

FINAL PLAT OF THE RIDGE AT TAMARRON SECTION 1

A SUBDIVISION OF 42.70 ACRES OF LAND
OUT OF THE
ISAAC N. CHARLES 1/2 LEAGUE, A-17
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

105 LOTS 18 RESERVES 6 BLOCKS
MARCH 2026

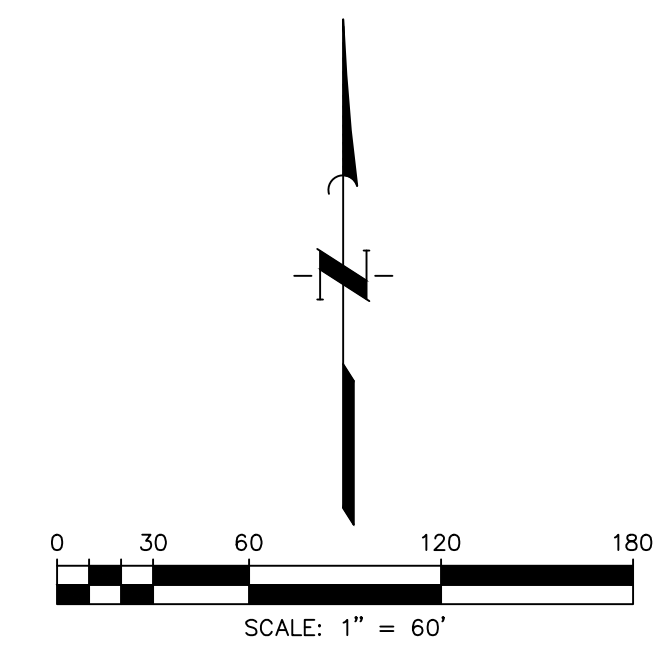
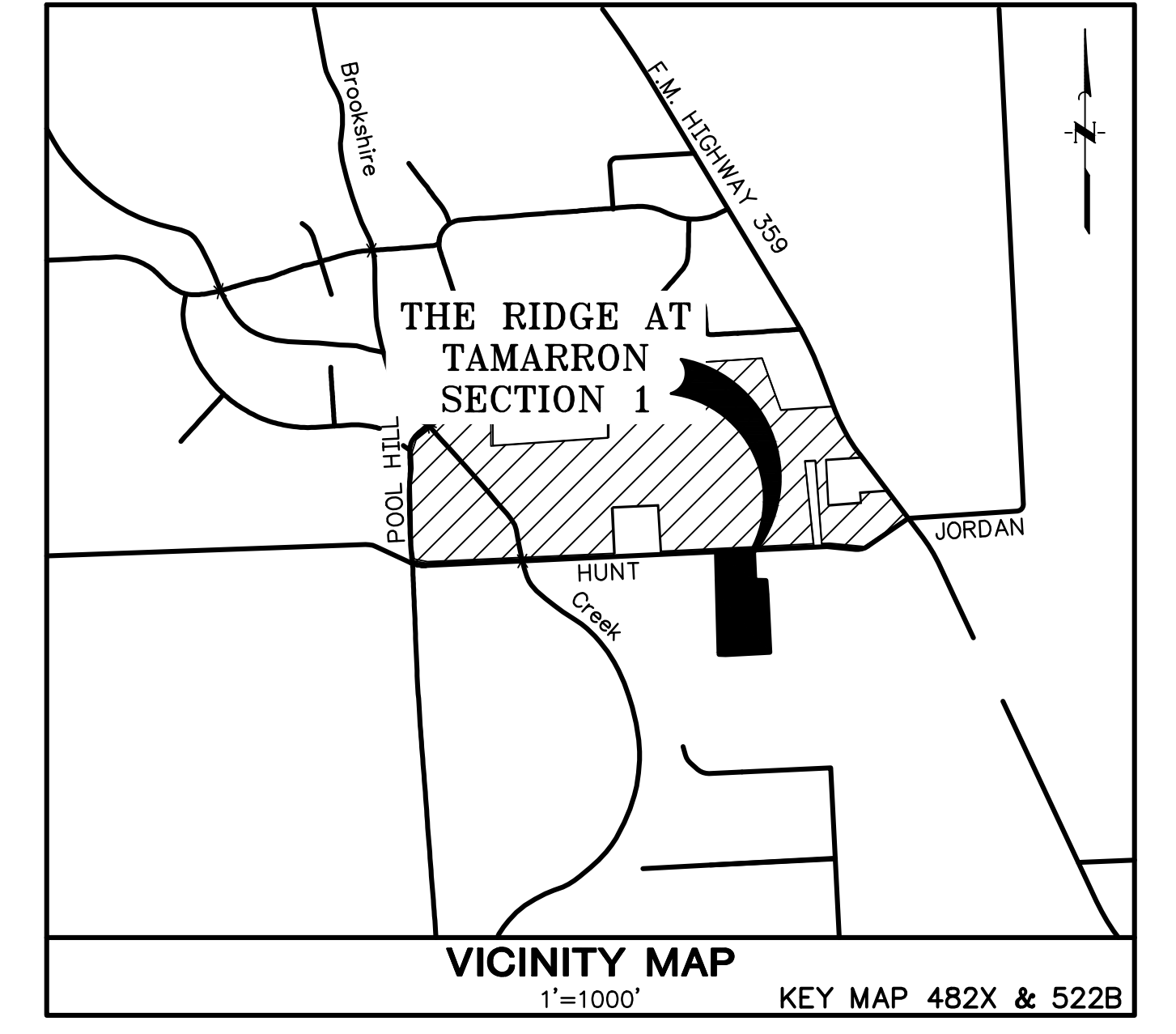
OWNER
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
817.769.1860

ENGINEER/PLANNER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-21290 & 10040100
2322 W. Grand Parkway North, Suite 510 • Katy, TX 77459 • 832.913.4000

MATCHLINE

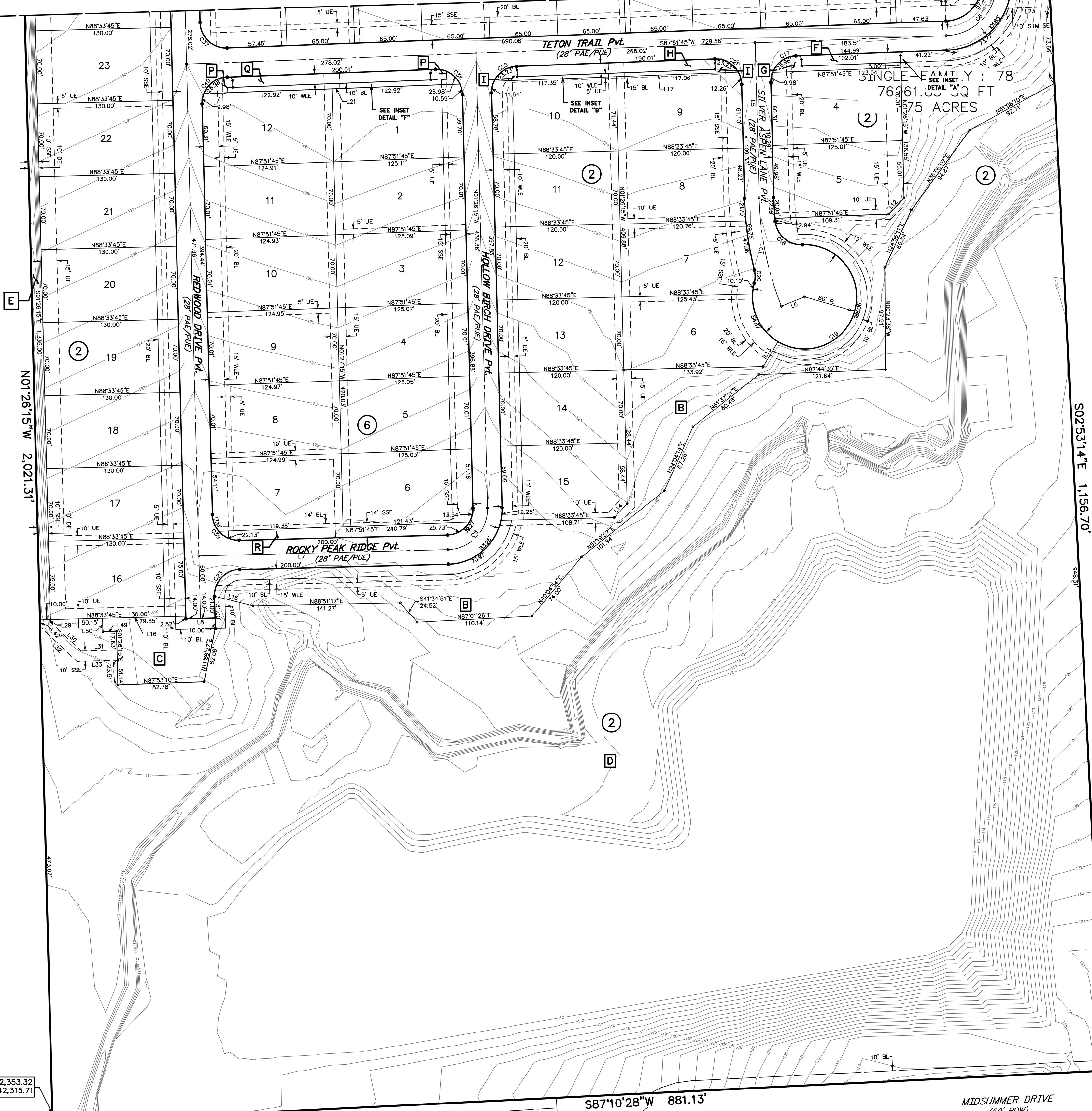
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MATCHLINE

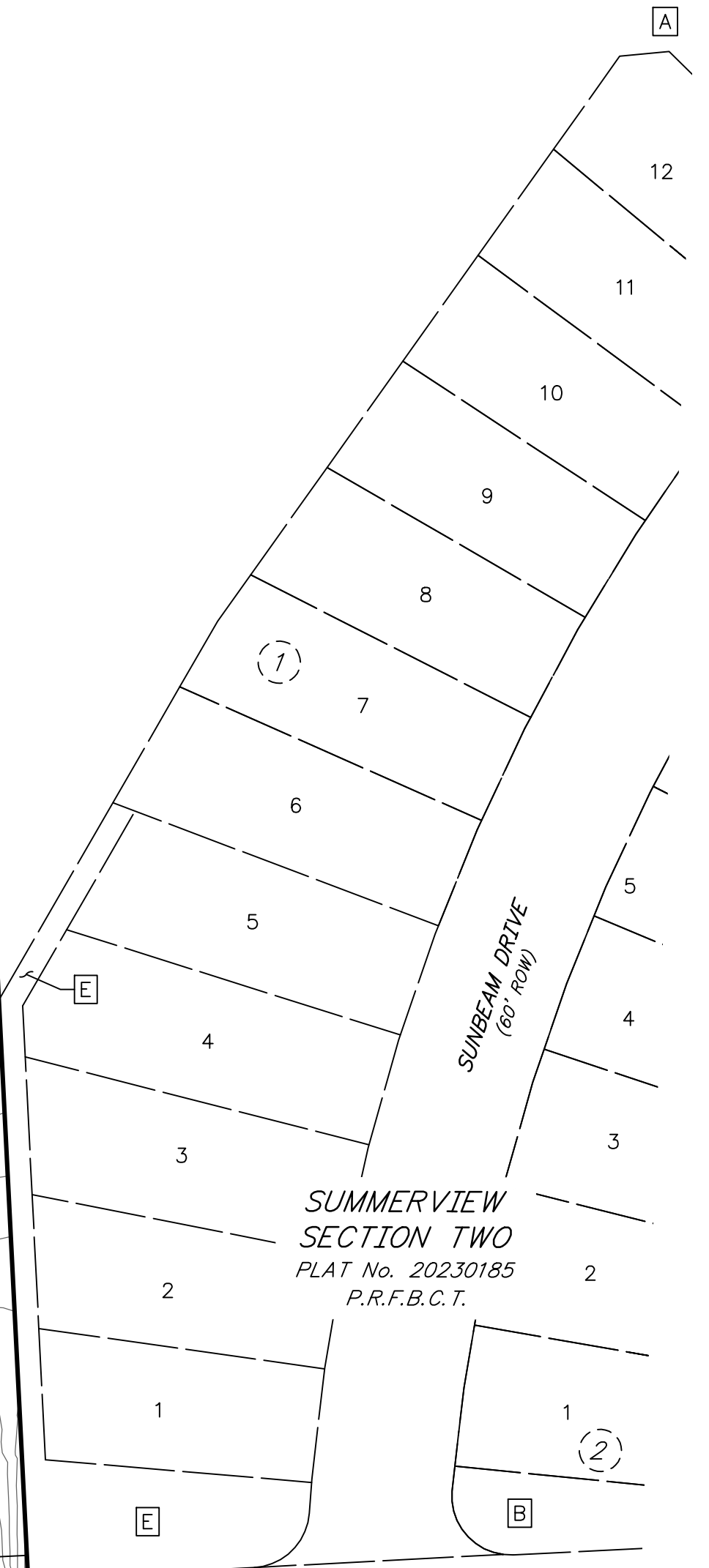


SUMMERVIEW SECTION TWO
PLAT No. 20230185
P.R.F.B.C.T.

CHARLES E. ODOM
CALLED 97.12 AC
C.C.F. No. 9773118
O.P.R.F.B.C.T.



S02°53'14"E 1,156.70'



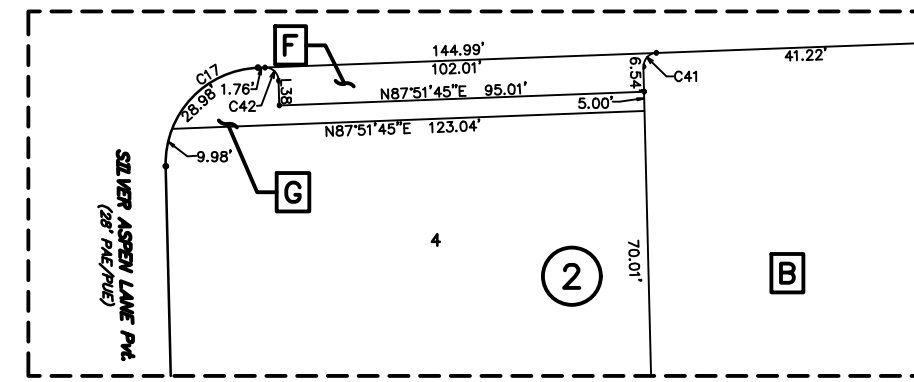
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FINAL PLAT OF THE RIDGE AT TAMARRON SECTION 1

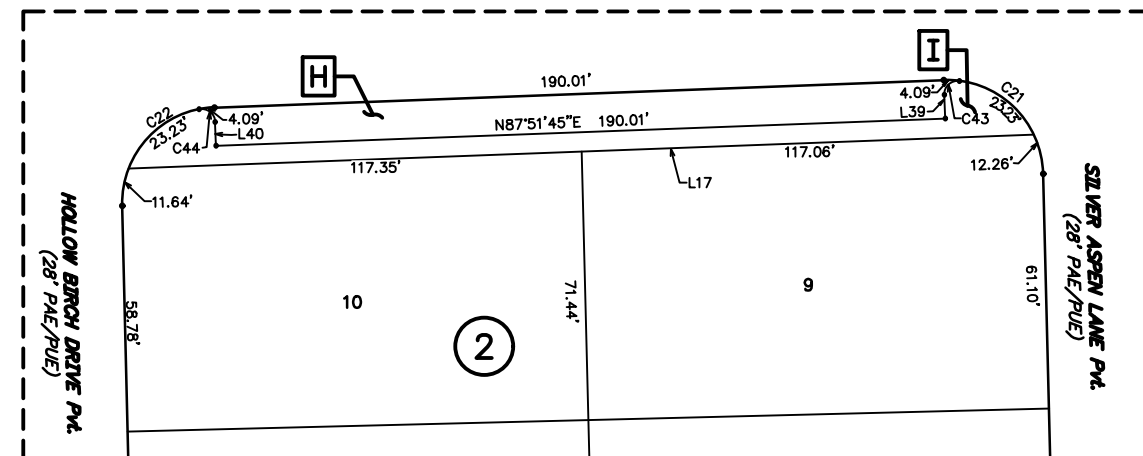
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105 LOTS 18 RESERVES 6 BLOCKS
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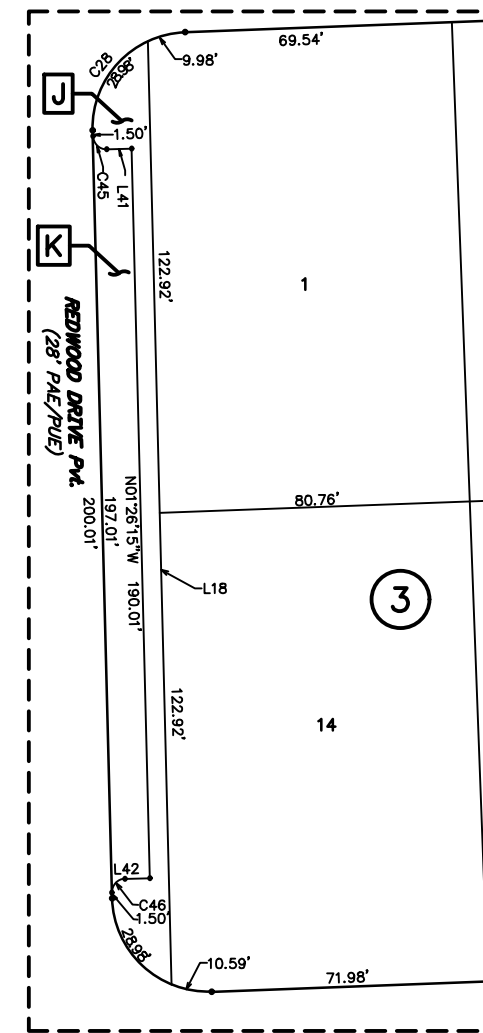
ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-21290 & 10040300
3322 W. Grand Parkway North, Suite 310 #400, TX 77469 • 832.933.4000



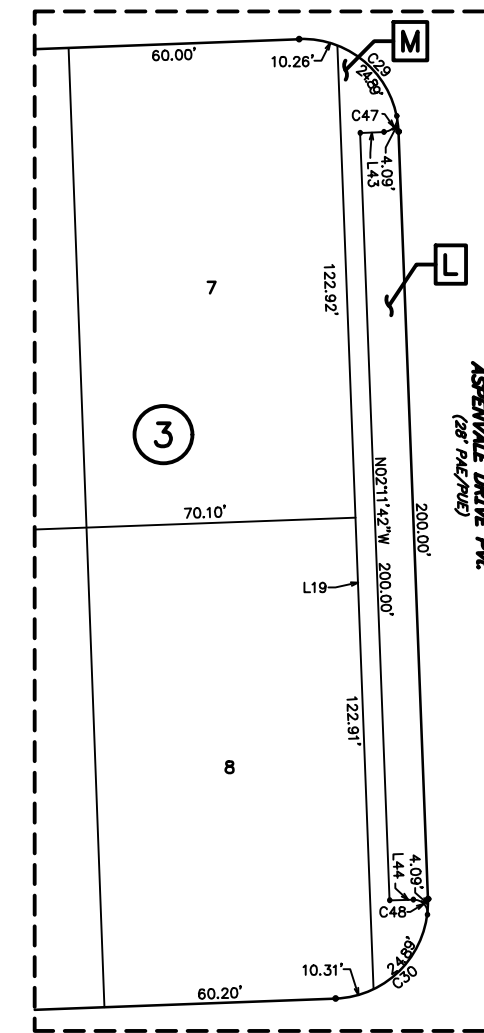
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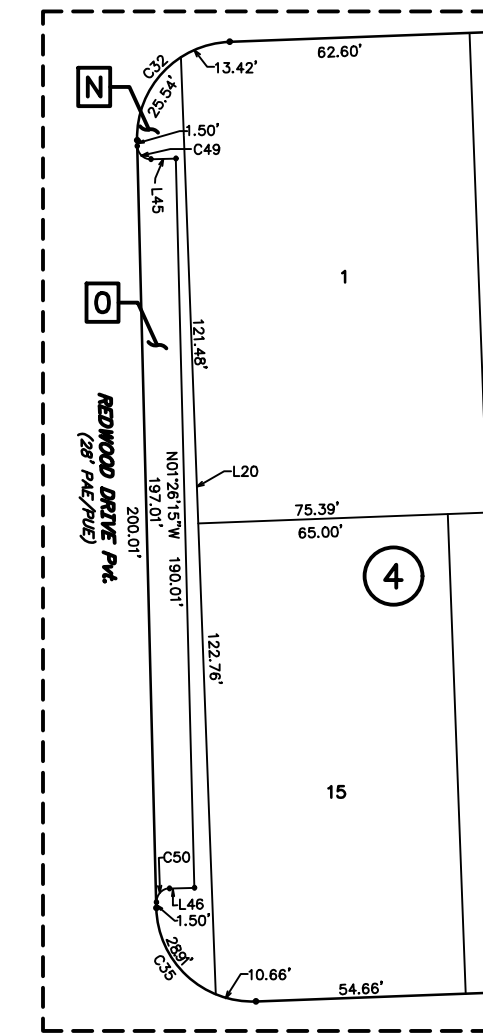
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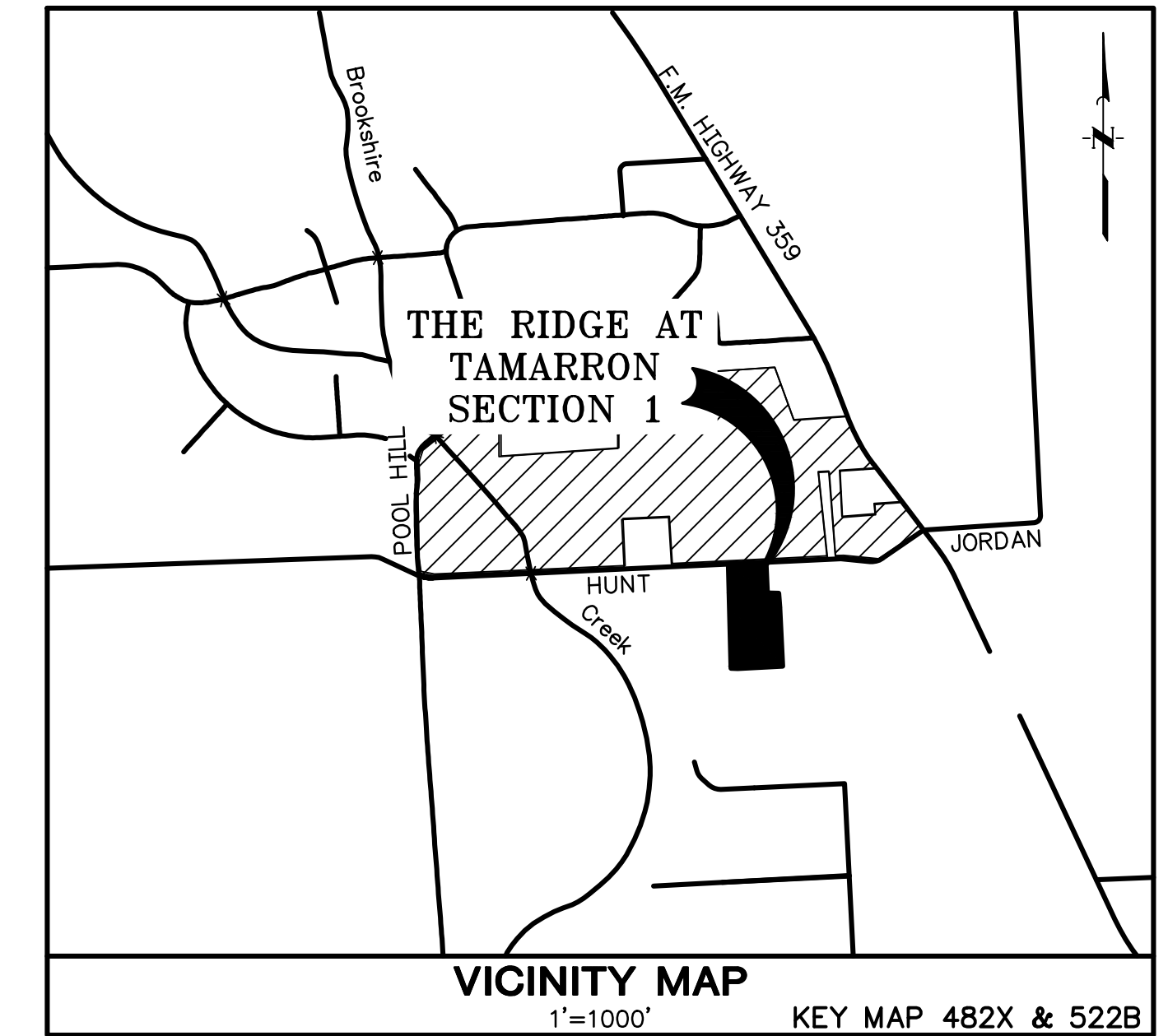
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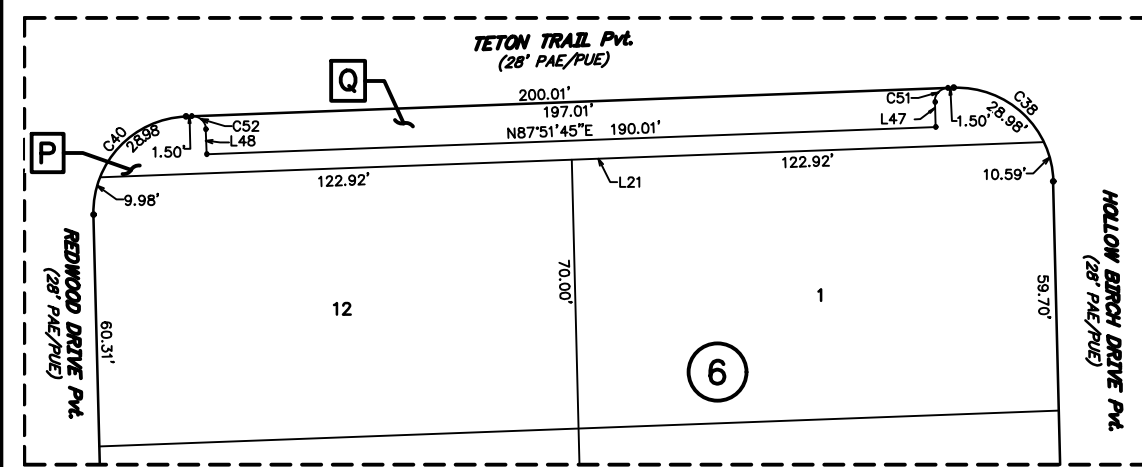
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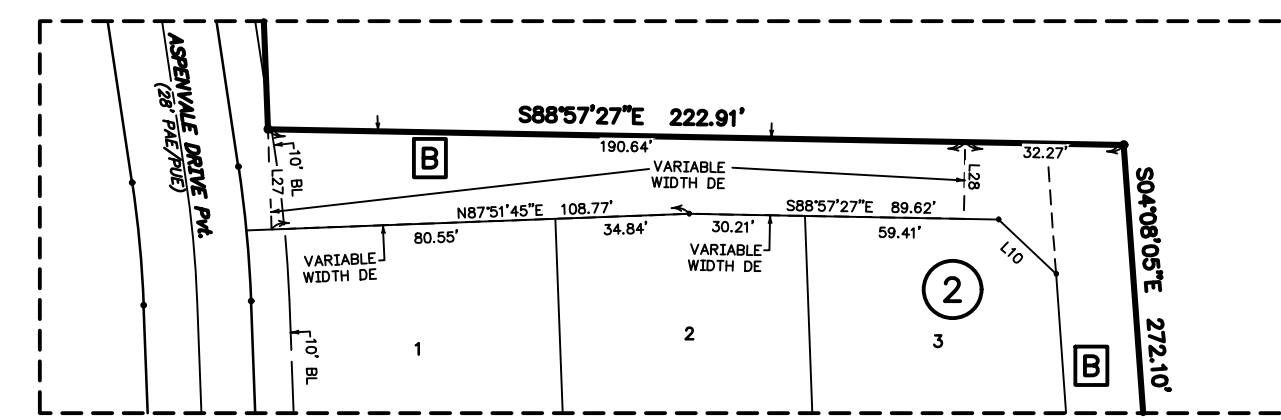
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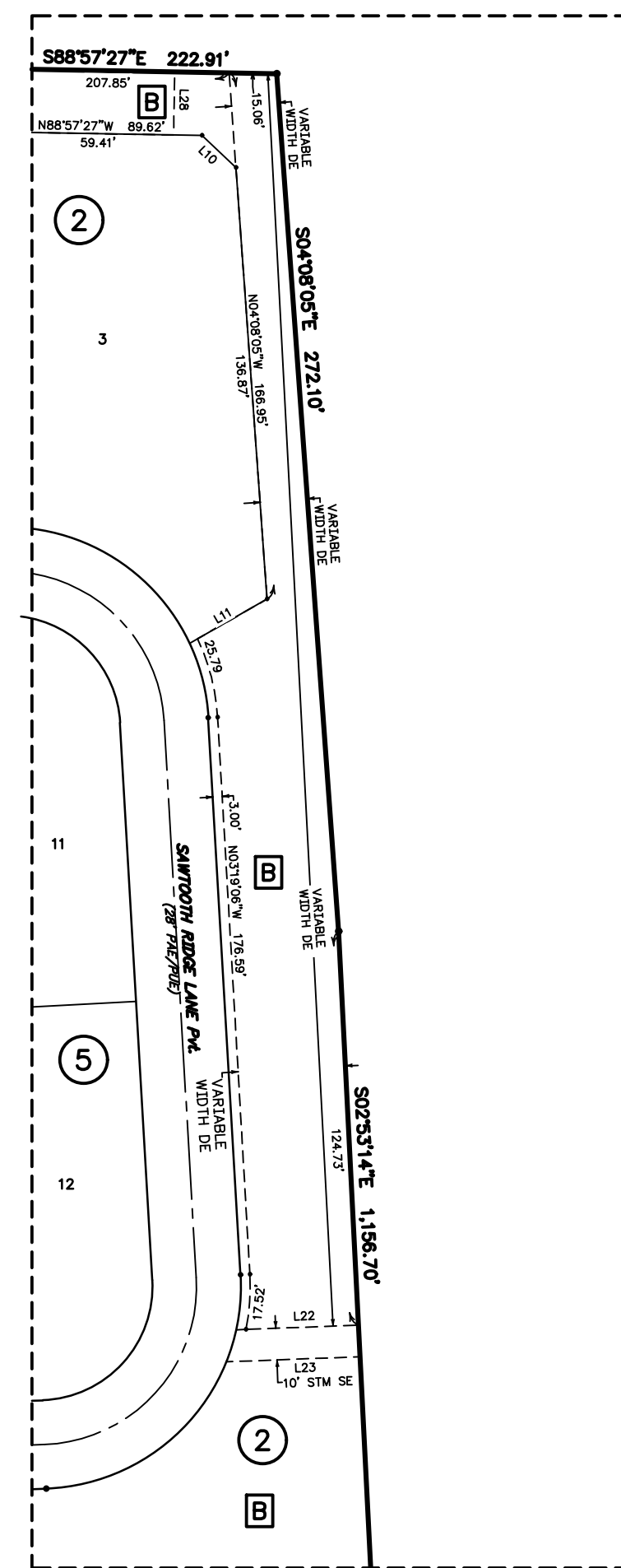
VICINITY MAP
1"=1000' KEY MAP 482X & 522B



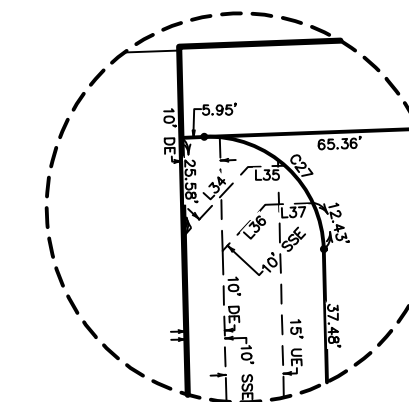
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INSET DETAIL "G"
SCALE: 1"=50'



INSET DETAIL "H"
SCALE: 1"=50'



INSET DETAIL "I"
SCALE: 1"=50'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	65.00'	90°42'00"	102.90'	S46°47'15"E	92.48'	65.80'
C2	300.00'	6°21'45"	33.31'	S05°22'34"E	33.30'	16.67'
C3	300.00'	6°25'12"	33.61'	N05°20'51"W	33.60'	16.82'
C4	800.00'	3°33'46"	49.75'	S89°38'38"W	49.74'	24.88'
C5	50.00'	85°15'23"	74.40'	N45°56'47"W	67.72'	46.02'
C6	50.00'	91°10'51"	79.57'	N42°16'20"E	71.44'	51.04'
C7	300.00'	20°20'37"	106.52'	S11°36'34"E	105.96'	53.83'
C8	39.00'	90°00'00"	61.26'	N43°33'45"E	55.15'	39.00'
C9	30.00'	89°18'52"	46.76'	S43°1'31"W	42.17'	29.64'
C10	1448.00'	0°52'04"	21.93'	S88°18'39"W	21.93'	10.97'
C11	30.00'	89°03'37"	46.63'	N46°4'31"W	42.08'	29.51'
C12	25.00'	90°03'27"	39.29'	N42°50'01"E	35.37'	25.03'
C13	36.00'	95°16'19"	59.86'	S44°30'06"E	53.20'	39.47'
C14	450.00'	4°34'19"	35.91'	N00°50'54"E	35.90'	17.96'
C15	30.00'	59°59'59"	31.42'	N27°48'17"E	30.00'	17.32'
C16	25.00'	90°00'00"	39.27'	S47°08'15"E	35.36'	25.00'
C17	25.00'	89°18'00"	38.96'	S43°12'45"W	35.14'	24.70'
C18	25.00'	86°28'37"	37.73'	S49°16'47"E	34.25'	23.51'
C19	50.00'	287°32'21"	250.93'	N51°15'05"E	59.10'	36.64'
C20	25.00'	29°11'10"	12.73'	N00°25'40"E	12.60'	6.51'
C21	25.00'	90°42'00"	39.58'	N46°47'15"W	35.57'	25.31'
C22	25.00'	89°18'00"	38.96'	S43°12'45"W	35.14'	24.70'
C23	25.00'	90°00'00"	39.27'	S43°33'46"W	35.36'	25.00'
C24	25.00'	84°08'59"	36.72'	N43°30'44"W	33.51'	22.57'
C25	90.00'	81°23'35"	127.85'	S44°53'26"E	117.37'	77.40'
C26	450.00'	2°45'24"	21.65'	S02°48'57"E	21.65'	10.83'
C27	30.00'	90°41'06"	47.48'	N46°46'51"W	42.68'	30.36'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C28	25.00'	89°18'00"	38.96'	S43°12'45"W	35.14'	24.70'
C29	25.00'	89°56'33"	39.24'	N47°09'59"W	35.34'	24.97'
C30	25.00'	90°03'27"	39.29'	N42°50'01"E	35.37'	25.03'
C31	25.00'	90°42'00"	39.58'	S46°47'15"E	35.57'	25.31'
C32	25.00'	89°18'00"	38.96'	S43°12'45"W	35.14'	24.70'
C33	25.00'	89°56'33"	39.24'	N47°09'59"W	35.34'	24.97'
C34	25.00'	90°00'00"	39.27'	N42°51'45"E	35.36'	25.00'
C35	25.00'	90°42'00"	39.58'	S46°47'15"E	35.57'	25.31'
C36	25.00'	89°18'00"	38.96'	S43°12'45"W	35.14'	24.70'
C37	25.00'	90°42'00"	39.58'	S46°47'15"E	35.57'	25.31'
C38	25.00'	90°42'00"	39.58'	N46°47'15"W	35.57'	25.31'
C39	25.00'	90°00'00"	39.27'	S46°26'15"E	35.36'	25.00'
C40	25.00'	89°18'00"	38.96'	S43°12'45"W	35.14'	24.70'
C41	3.50'	89°18'00"	5.46'	S43°12'45"W	4.92'	3.46'
C42	3.50'	90°42'00"	5.54'	N46°47'15"W	4.98'	3.54'
C43	3.50'	99°22'08"	6.07'	S47°32'49"W	5.34'	4.12'
C44	3.50'	99°22'08"	6.07'	N51°49'19"W	5.34'	4.12'
C45	3.50'	90°00'00"	5.50'	S46°26'15"E	4.95'	3.50'
C46	3.50'	90°00'00"	5.50'	S43°33'45"W	4.95'	3.50'
C47	3.50'	99°22'08"	6.07'	N38°07'14"E	5.34'	4.12'
C48	3.50'	99°22'08"	6.07'	N42°30'38"W	5.34'	4.12'
C49	3.50'	90°00'00"	5.50'	S46°26'15"E	4.95'	3.50'
C50	3.50'	90°00'00"	5.50'	S43°33'45"W	4.95'	3.50'
C51	3.50'	90°00'00"	5.50'	S42°51'45"W	4.95'	3.50'
C52	3.50'	90°00'00"	5.50'	N47°08'15"W	4.95'	3.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°55'14"W	129.17'
L2	S01°26'15"E	120.21'
L3	S08°33'27"E	46.78'
L4	S02°08'15"E	120.50'
L5	S01°26'15"E	148.81'
L6	N68°13'08"E	24.04'
L7	S88°33'45"W	239.00'
L8	S88°33'45"W	28.00'
L9	N42°52'07"E	14.14'
L10	N46°32'46"W	14.77'
L11	S60°20'40"W	28.35'
L12	N43°12'45"E	21.34'
L13	N30°41'16"E	27.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S43°23'10"W	18.03'
L15	S75°53'10"E	38.15'
L16	N88°33'45"E	140.00'
L17	N87°51'45"E	234.41'
L18	S01°26'15"E	245.84'
L19	S02°11'42"E	245.83'
L20	S02°08'15"E	244.24'
L21	N87°51'45"E	245.84'
L22	S87°48'38"W	38.76'
L23	N87°48'38"E	42.38'
L24	N87°52'51"E	21.36'
L25	S03°36'15"E	10.00'
L26	N87°52'51"E	21.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	N02°08'15"W	26.07'
L28	S01°02'33"W	20.00'
L29	S01°31'47"E	2.27'
L30	S46°32'16"E	40.26'
L31	N88°27'44"E	34.63'
L32	S46°32'16"E	48.54'
L33	N88°27'44"E	38.77'
L34	S42°57'43"W	24.53'
L35	S87°51'45"W	9.55'
L36	S42°57'43"W	16.32'
L37	S87°51'45"W	12.35'
L38	N01°26'15"W	6.46'
L39	S02°08'15"E	6.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L40	N02°08'15"W	6.21'
L41	N88°33'45"E	6.50'
L42	N88°33'45"E	6.50'
L43	N87°48'18"E	6.21'
L44	N87°48'18"E	6.21'
L45	N88°33'45"E	6.50'
L46	N88°33'45"E	6.50'
L47	N02°08'15"W	6.50'
L48	N02°08'15"W	6.50'
L49	N88°33'45"E	13.00'
L50	S01°26'15"E	13.00'

FINAL PLAT OF THE RIDGE AT TAMARRON SECTION 1

A SUBDIVISION OF 42.70 ACRES OF LAND
OUT OF THE
ISAAC N. CHARLES 1/2 LEAGUE, A-17
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS
105 LOTS 18 RESERVES 6 BLOCKS
MARCH 2026

OWNER
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
817.769.1860

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10040200
2322 W. Grand Parkway North, Suite 350 • Katy, TX 77459 • 832.933.4000