

Date: Mar. 06, 2024, 7:51am User ID: W.Morales
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STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON — TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, BY D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, ACTING BY AND THROUGH ERNIE S. LOEB, VICE PRESIDENT, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 59.71 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TAMARRON WEST SECTION 17, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), 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 TO 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 5 FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 EASEMENT, FROM A PLANE SIXTEEN (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 EASEMENTS 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, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DAMAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY, OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (20' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, 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, 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, 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, ACTING BY AND THROUGH D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNIE S. LOEB, ITS VICE PRESIDENT,

THIS _____ DAY OF _____, 20____.

D.R. HORTON — TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT

BY: _____
ERNIE S. LOEB, VICE PRESIDENT

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNIE S. LOEB, VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT OF D.R. HORTON — TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, 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 _____, 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE FOR SURVEYOR:

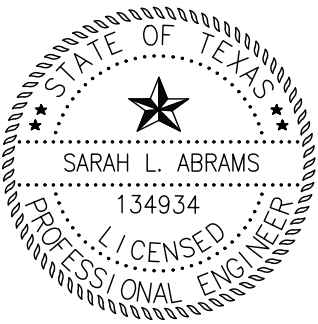
I, CHRIS D. KALKOMEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD 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
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5869

CERTIFICATE FOR ENGINEER:

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



THIS PLAT OF TAMARRON WEST SECTION 17 WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 20____.

AMY PEARCE, CHAIR

JOAN BERGER, CO-CHAIR

THIS PLAT OF TAMARRON WEST SECTION 17 WAS APPROVED ON _____ BY THE CITY OF

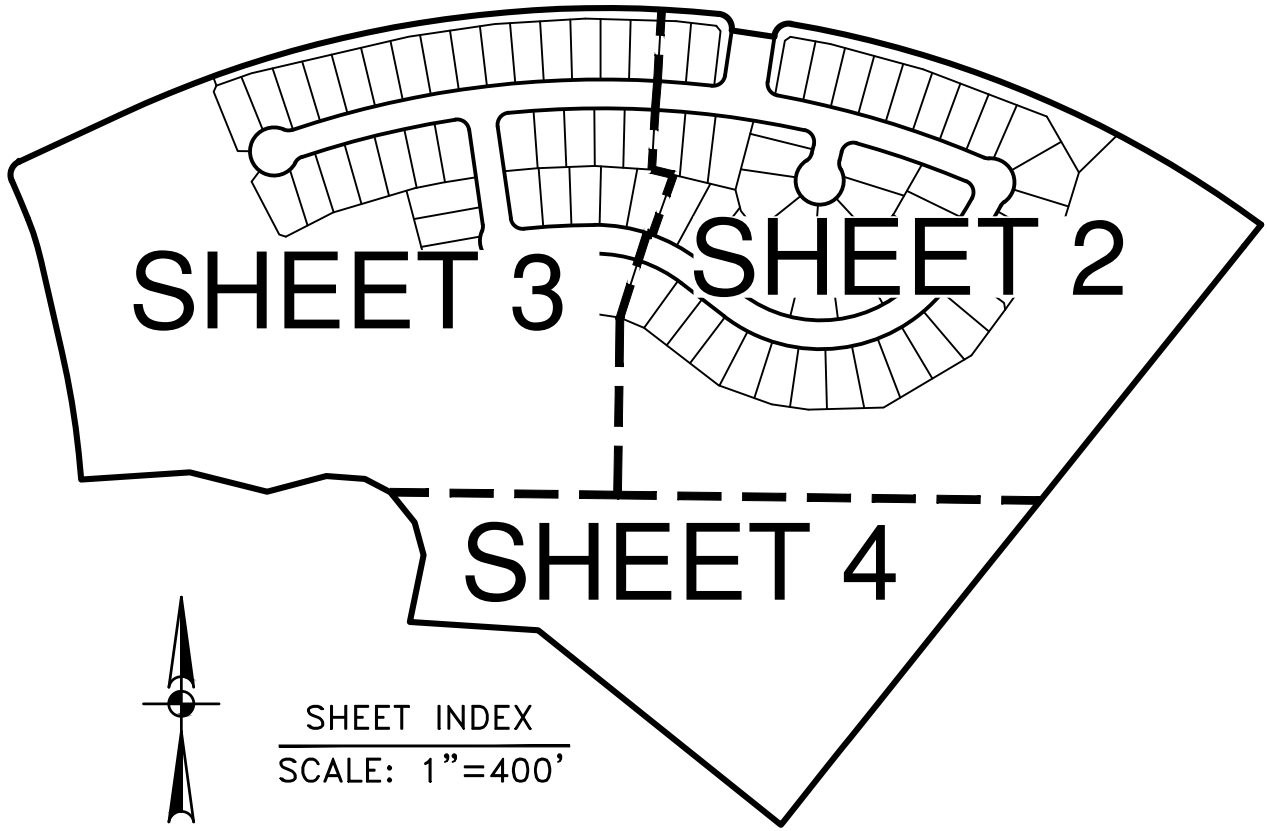
FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 20____, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

MARIELA RODRIGUEZ, CITY SECRETARY

NOTES:

- ALL CUL-DE-SAC RADII ARE FIFTY FEET (50'), UNLESS OTHERWISE INDICATED.
- ALL BLOCK CORNERS AND CUL-DE-SAC RETURN TO TANGENT RADII ARE TWENTY-FIVE FEET (25').
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE SHOWN ON THE PLAT.
- ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THIS PLAT LIES WHOLLY 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 EMERGENCY SERVICES DISTRICT NO. 4, AND FORT BEND COUNTY ASSISTANCE DISTRICT NO. 7.
- THIS SUBDIVISION LIES WITHIN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0085M, REVISED JANUARY 29, 2021, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; DHI ENGINEERING DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 154.26 FEET 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 PERMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN DRAINAGE ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 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. HOLDING AN ELEVATION OF 136.21 FEET (NAVD88).
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 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 ADA REQUIREMENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY BY APPLYING THE FOLLOWING COMBINED SCALE: 1.0001144934.
- 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.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, EFFECTIVE DATE OF _____ AND ISSUED _____
- 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.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- ALL PROPERTY IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
- FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 222 WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND DRAINAGE RESERVE.
- AS OF THE RECORDING OF THIS PLAT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 222 HAS COMPLETED THE DESIGN OF "TAMARRON WEST WATER PLANT 2", WHICH IS EXPECTED TO BE CONSTRUCTED BY FEBRUARY 2024. NO BUILDING OR OTHER STRUCTURE REQUIRING WATER SERVICE OR SANITARY SEWER SERVICE LOCATED WITHIN THE PLAT MAY BE OCCUPIED UNTIL "TAMARRON WEST WATER PLANT 2" IS OPERATIONAL.



SHEET INDEX
SCALE: 1"=400'

STATE OF TEXAS §
COUNTY OF FORT BEND §

A METES & BOUNDS DESCRIPTION OF A 59.71 ACRE TRACT OF LAND IN THE MICAHAH AUTREY SURVEY, ABSTRACT 100, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 187.24 ACRE TRACT (TRACT 9) OF LAND RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2023010362, 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 WEST CORNER OF AN ADJOINING CALLED TAMARRON WEST SECTION 3 ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20220066, PLAT RECORDS, FORT BEND COUNTY, TEXAS, BEING IN THE NORTH LINE OF AN ADJOINING CALLED 30-FOOT WIDE EASEMENT RECORDED IN VOLUME 280, PAGE 180, DEED RECORDS, FORT BEND COUNTY, TEXAS, FOR THE SOUTH CORNER AND PLACE SOF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE UPPER SOUTHWEST LINE OF SAID CALLED 187.24 ACRE TRACT AND THE NORTHEAST LINE OF SAID ADJOINING TAMARRON WEST SECTION 3, WITH THE FOLLOWING COURSES AND DISTANCES:

NORTH 51 DEGREES 16 MINUTES 49 SECONDS WEST, 647.98 FEET;
NORTH 86 DEGREES 19 MINUTES 49 SECONDS WEST, 267.87 FEET;
NORTH 11 DEGREES 30 MINUTES 15 SECONDS EAST, 142.25 FEET;
NORTH 15 DEGREES 15 MINUTES 22 SECONDS WEST, 70.44 FEET;
NORTH 38 DEGREES 46 MINUTES 06 SECONDS WEST, 80.61 FEET;
NORTH 62 DEGREES 16 MINUTES 45 SECONDS WEST, 60.00 FEET;
NORTH 85 DEGREES 47 MINUTES 24 SECONDS WEST, 80.61 FEET;
SOUTH 75 DEGREES 07 MINUTES 23 SECONDS WEST, 127.59 FEET;
NORTH 75 DEGREES 52 MINUTES 47 SECONDS WEST, 165.86 FEET;

SOUTH 86 DEGREES 10 MINUTES 20 SECONDS WEST, 226.80 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND AN UPPER SOUTHWEST CORNER OF SAID CALLED 187.24 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID ADJOINING TAMARRON WEST SECTION 3, AND BEING IN A NON-TANGENT CURVE TO THE LEFT, SAID POINT BEING IN THE EAST LINE OF THE ADJOINING TAMARRON POINT STREET DEDICATION AND RESERVE SECTION 2, ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20210286, PLAT RECORDS, FORT BEND COUNTY, TEXAS;

THENCE CONTINUING ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID CALLED 187.24 ACRE TRACT, BEING THE LOWER EAST LINE OF SAID ADJOINING CALLED TAMARRON POINT STREET DEDICATION AND RESERVE SECTION 2, WITH THE FOLLOWING COURSES AND DISTANCES:

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08 DEGREES 27 MINUTES 08 SECONDS, AN ARC LENGTH OF 269.96 FEET, A RADIUS OF 1,830.00 FEET, AND A CHORD BEARING NORTH 08 DEGREES 37 MINUTES 03 SECONDS WEST, 269.72 FEET;

NORTH 12 DEGREES 50 MINUTES 37 SECONDS WEST, 192.68 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 11 SECONDS, AN ARC LENGTH OF 93.23 FEET, A RADIUS OF 600.00 FEET, AND A CHORD BEARING NORTH 17 DEGREES 17 MINUTES 43 SECONDS WEST, 93.14 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE WITH SAID COMPOUND CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02 DEGREES 39 MINUTES 36 SECONDS, AN ARC LENGTH OF 85.66 FEET, A RADIUS OF 1,845.00 FEET, AND A CHORD BEARING NORTH 23 DEGREES 04 MINUTES 36 SECONDS WEST, 85.65 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE WITH SAID REVERSE CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89 DEGREES 28 MINUTES 18 SECONDS, AN ARC LENGTH OF 46.85 FEET, A RADIUS OF 30.00 FEET, AND A CHORD BEARING NORTH 20 DEGREES 19 MINUTES 45 SECONDS EAST, 42.23 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING AN INTERIOR CORNER OF SAID CALLED 187.24 ACRE TRACT AN ANGLE POINT IN THE LOWER EAST LINE OF SAID ADJOINING CALLED TAMARRON POINT STREET DEDICATION AND RESERVE SECTION 2;

THENCE CROSSING SAID CALLED 187.24 ACRE TRACT AND ESTABLISHING THE NORTH LINE OF HEREIN DESCRIBED TRACT WITH THE FOLLOWING COURSES AND DISTANCES:

NORTH 65 DEGREES 03 MINUTES 54 SECONDS EAST, 235.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18 DEGREES 30 MINUTES 16 SECONDS, AN ARC LENGTH OF 758.97 FEET, A RADIUS OF 2,350.00 FEET, AND A CHORD BEARING NORTH 74 DEGREES 19 MINUTES 02 SECONDS EAST, 755.67 FEET;

NORTH 83 DEGREES 34 MINUTES 11 SECONDS EAST, 20.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12 DEGREES 23 MINUTES 48 SECONDS, AN ARC LENGTH OF 497.63 FEET, A RADIUS OF 2,300.00 FEET, AND A CHORD BEARING NORTH 89 DEGREES 46 MINUTES 04 SECONDS EAST, 496.66 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

THENCE WITH SAID COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 92 DEGREES 28 MINUTES 08 SECONDS, AN ARC LENGTH OF 484.42 FEET, A RADIUS OF 30.00 FEET, AND A CHORD BEARING SOUTH 37 DEGREES 47 MINUTES 58 SECONDS EAST, 43.33 FEET;

SOUTH 81 DEGREES 33 MINUTES 54 SECONDS EAST, 90.00 FEET;

NORTH 08 DEGREES 26 MINUTES 06 SECONDS EAST, 1.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 91 DEGREES 19 MINUTES 05 SECONDS, AN ARC LENGTH OF 47.81 FEET, A RADIUS OF 30.00 FEET, AND A CHORD BEARING NORTH 54 DEGREES 05 MINUTES 39 SECONDS EAST, 42.91 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

THENCE WITH SAID COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 26 DEGREES 45 MINUTES 38 SECONDS, AN ARC LENGTH OF 1,074.24 FEET, A RADIUS OF 2,300.00 FEET, AND A CHORD BEARING SOUTH 66 DEGREES 52 MINUTES 00 SECONDS EAST, 1,064.50 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING IN THE NORTHWEST LINE OF SAID CALLED 30-FOOT WIDE EASEMENT;

THENCE ALONG THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST LINE OF SAID CALLED 30-WIDE EASEMENT, WITH THE FOLLOWING COURSES AND DISTANCES:

SOUTH 38 DEGREES 38 MINUTES 21 SECONDS WEST, 57.58 FEET;
SOUTH 38 DEGREES 36 MINUTES 57 SECONDS WEST, 93.19 FEET;
SOUTH 38 DEGREES 45 MINUTES 12 SECONDS WEST, 189.36 FEET;
SOUTH 38 DEGREES 42 MINUTES 08 SECONDS WEST, 220.16 FEET;
SOUTH 38 DEGREES 34 MINUTES 32 SECONDS WEST, 175.60 FEET;
SOUTH 38 DEGREES 47 MINUTES 42 SECONDS WEST, 189.91 FEET;
SOUTH 38 DEGREES 39 MINUTES 17 SECONDS WEST, 197.63 FEET;
SOUTH 38 DEGREES 37 MINUTES 24 SECONDS WEST, 169.26 FEET;
SOUTH 38 DEGREES 52 MINUTES 52 SECONDS WEST, 75.96 FEET;
SOUTH 39 DEGREES 07 MINUTES 40 SECONDS WEST, 26.24 FEET;
SOUTH 38 DEGREES 27 MINUTES 51 SECONDS WEST, 48.84 FEET;
SOUTH 38 DEGREES 49 MINUTES 20 SECONDS WEST, 20.87 FEET;
SOUTH 38 DEGREES 25 MINUTES 24 SECONDS WEST, 129.87 FEET;

SOUTH 38 DEGREES 48 MINUTES 52 SECONDS WEST, 6.47 FEET TO THE PLACE OF BEGINNING AND CONTAINING 59.71 ACRES OF LAND, MORE OR LESS.

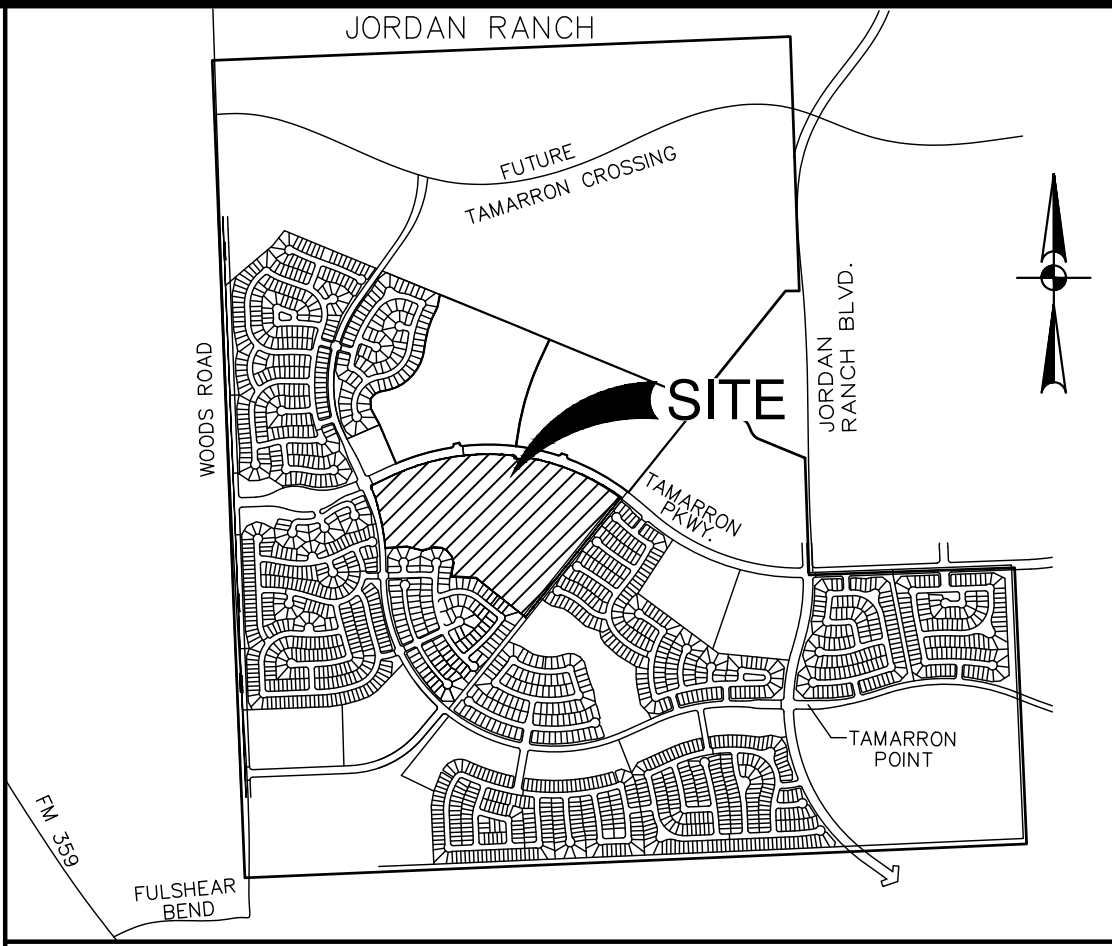
THIS METES AND BOUNDS DESCRIPTION IS TO BE USED TO INITIATE TITLE RESEARCH AND SHALL NOT BE USED FOR TRANSFER OF TITLE TO THE PROPERTY HEREIN DESCRIBED.

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 • 832.913.4000



VICINITY MAP
KEY MAP: 482U & 482V
SCALE: 1" = 1 MILE

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE 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 _____, 202____.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

K.P. GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

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 RECDORDATION IN

MY OFFICE ON _____, AT _____ O'CLOCK ____M., AND IN
PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

TAMARRON WEST SECTION 17

A SUBDIVISION OF 59.71 ACRES OF LAND
LOCATED IN THE MICAHAH AUTREY SURVEY,
ABSTRACT NUMBER 100
FORT BEND COUNTY, TEXAS

88 LOTS 5 RESERVES 2 BLOCKS

SCALE: 1"= 60' MARCH 2024

OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 556-2100

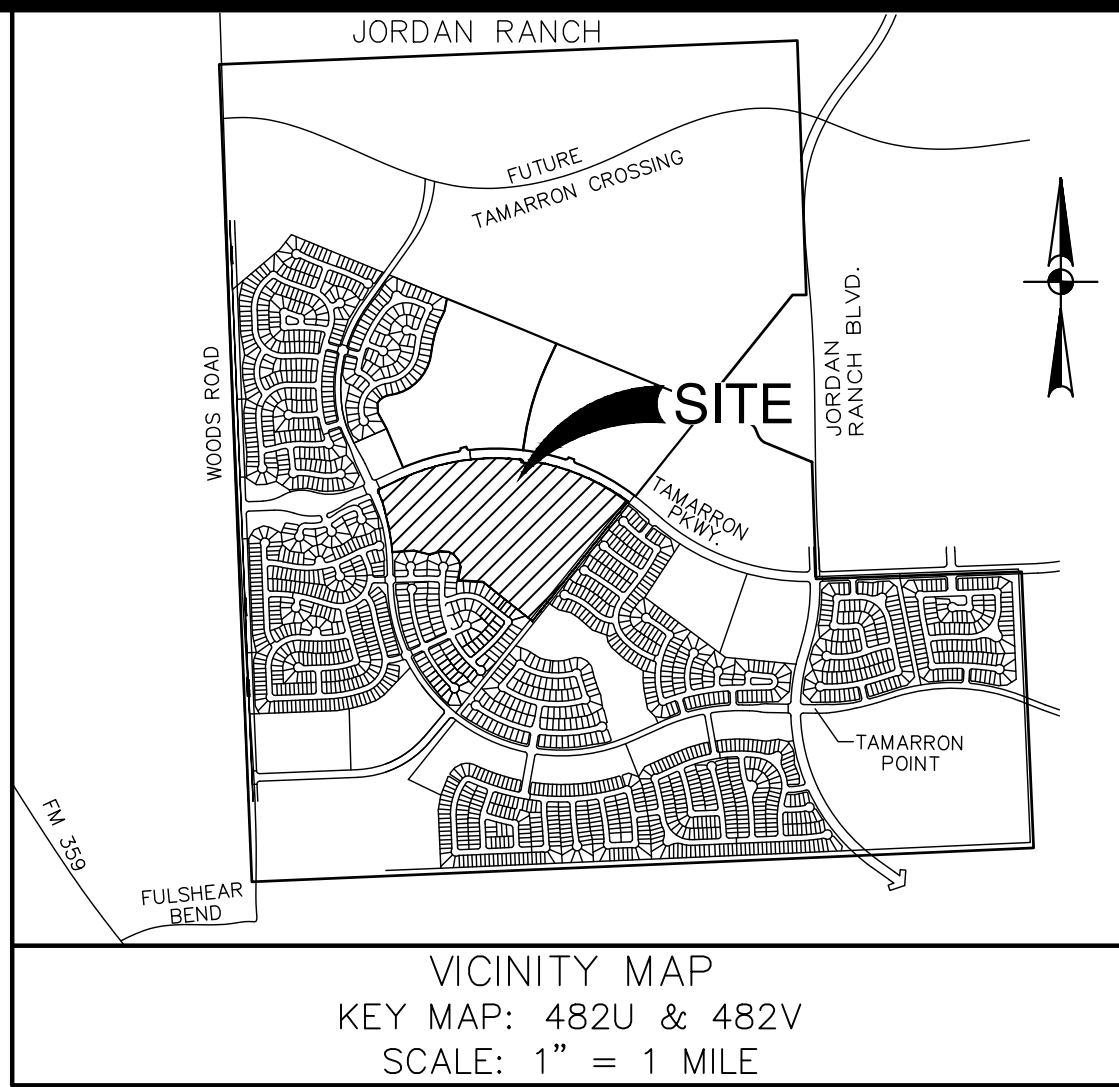
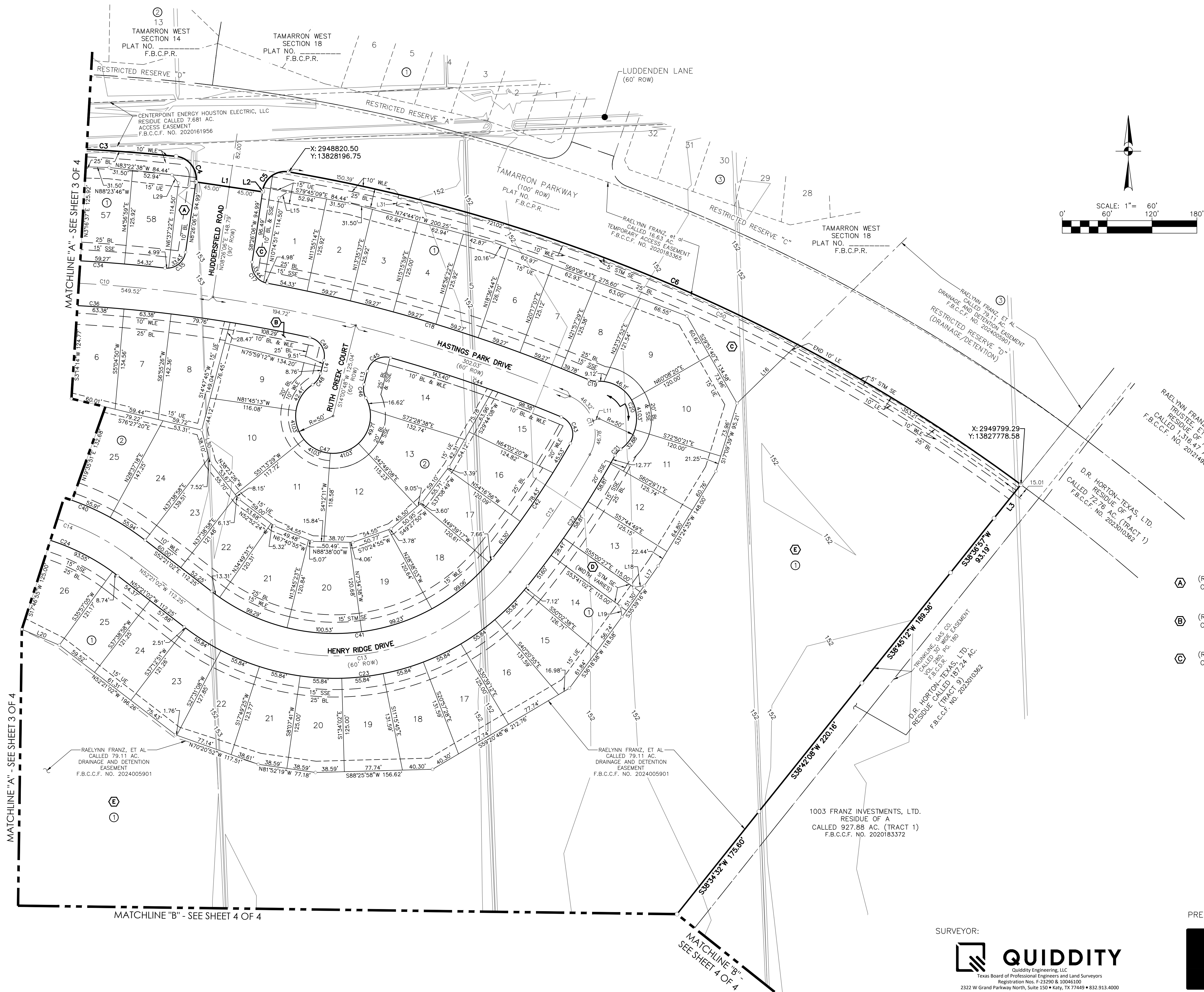
PREPARED BY:



DHI Engineering, LLC

6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBP REG. NO. F-19561

Date: Mar 06, 2024, 7:51am User: W.Morales
File: C:\Users\W.Morales\AppData\Local\Temp\AutoCAD\Temp\192241 Tamarron West Section 17_Final Plot.dwg



- LEGEND**
- = SET 3/4" IRON ROD WITH CAP STAMPED "QUIDDITY" AS PER CERTIFICATION
 - = STREET NAME CHANGE SYMBOL
 - AE = AERIAL EASEMENT
 - AC = ACRE
 - BL = BUILDING LINE
 - DE = DRAINAGE EASEMENT
 - FD = FOUND
 - F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
 - F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
 - F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
 - IR = IRON ROD
 - NO. = NUMBER
 - PG. = PAGE
 - R = RADIUS
 - ROW = RIGHT-OF-WAY
 - SSE = SANITARY SEWER EASEMENT
 - STM SE = STORM SEWER EASEMENT
 - UE = UTILITY EASEMENT
 - VOL. = VOLUME
 - WLE = WATER LINE EASEMENT
 - LE = LANDSCAPE EASEMENT

- RESERVES**
- | | |
|---|---|
| (A) RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.66 AC. 28,933 SQ.FT. | (D) RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE OR UTILITY PURPOSES ONLY)
0.09 AC. 3,826 SQ.FT. |
| (B) RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.10 AC. 4,216 SQ.FT. | (E) RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR DETENTION PURPOSES ONLY)
36.23 AC. 1,578,172 SQ.FT. |
| (C) RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.69 AC. 29,923 SQ.FT. | |

TAMARRON WEST SECTION 17

A SUBDIVISION OF 59.71 ACRES OF LAND
LOCATED IN THE MICAJAH AUTREY SURVEY,
ABSTRACT NUMBER 100
FORT BEND COUNTY, TEXAS

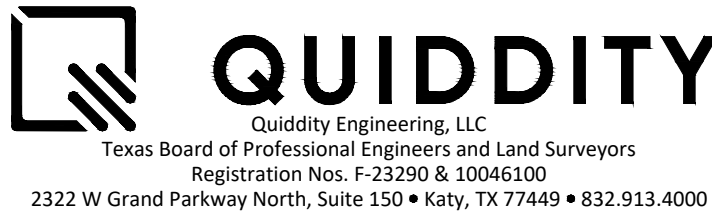
88 LOTS 5 RESERVES 2 BLOCKS

SCALE: 1" = 60' MARCH 2024

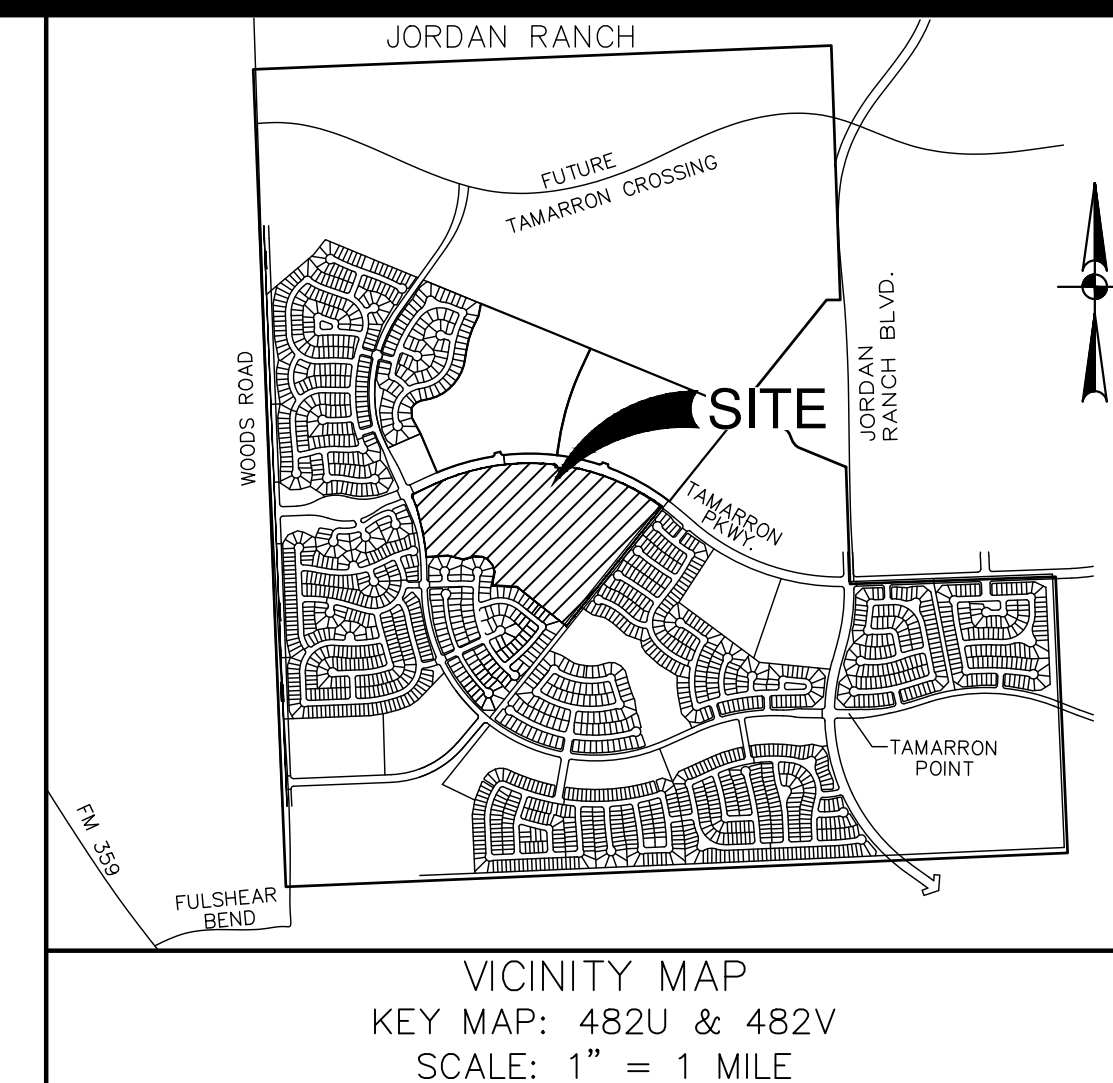
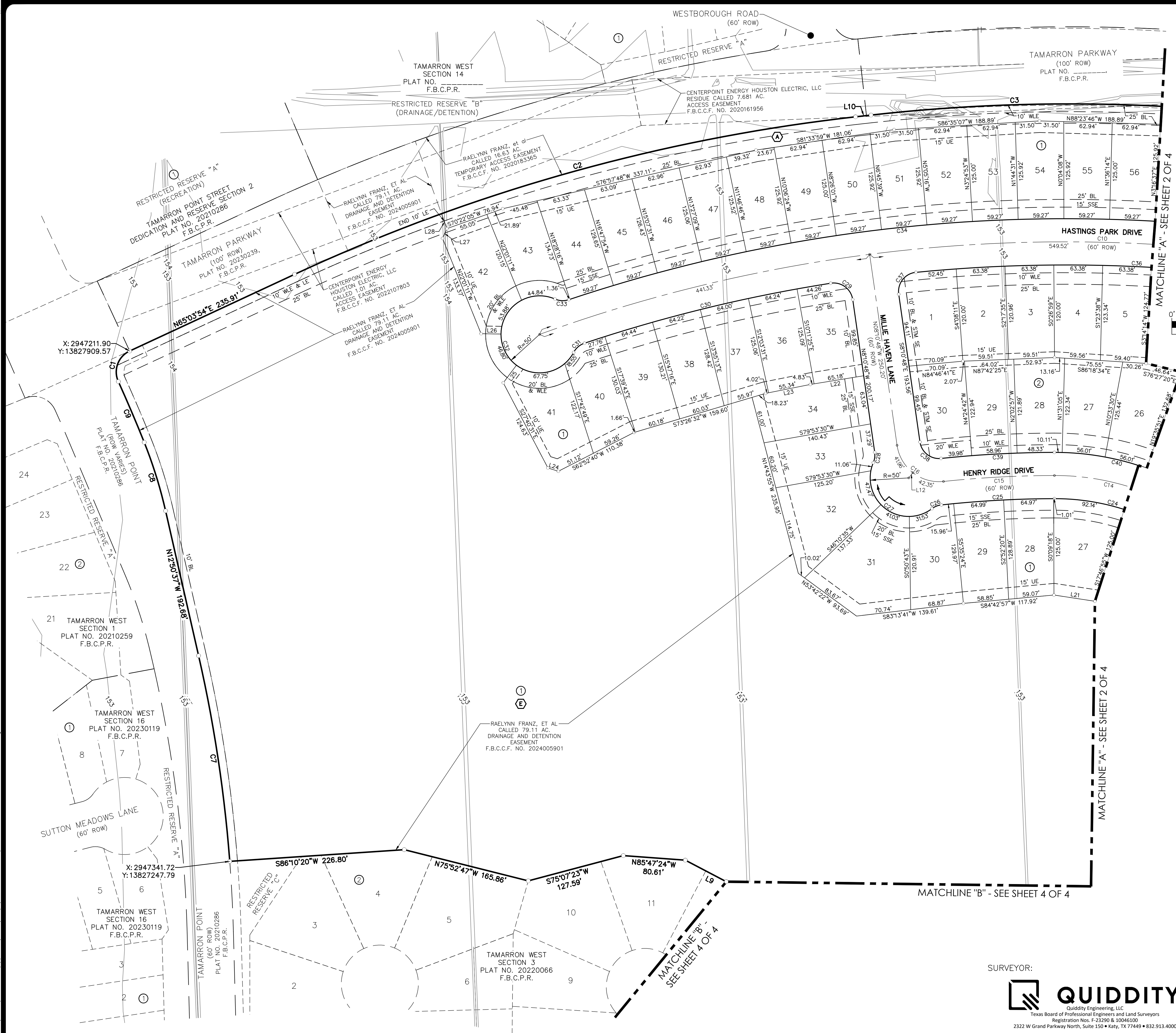
OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 556-2100

PREPARED BY:

SURVEYOR:



DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBP REG. NO. F-19561



LEGEND	
○	SET 3/4" IRON ROD WITH CAP STAMPED "QUIDDITY" AS PER CERTIFICATION
—	STREET NAME CHANGE SYMBOL
AE	AERIAL EASEMENT
AC	ACRE
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
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IR	IRON ROD
NO	NUMBER
PG	PAGE
R	RADIUS
ROW	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
STM SE	STORM SEWER EASEMENT
UE	UTILITY EASEMENT
VOL	VOLUME
WLE	WATER LINE EASEMENT
LE	LANDSCAPE EASEMENT

RESERVES

(A)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.66 AC. 28,933 SQ.FT.	(D)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE OR UTILITY PURPOSES ONLY) 0.09 AC. 3,826 SQ.FT.
(B)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.10 AC. 4,216 SQ.FT.	(E)	RESTRICTED RESERVE (RESTRICTED TO DRAINAGE OR DETENTION PURPOSES ONLY) 36.23 AC. 1,578,172 SQ.FT.
(C)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.69 AC. 29,923 SQ.FT.		

TAMARRON WEST SECTION 17

A SUBDIVISION OF 59.71 ACRES OF LAND
LOCATED IN THE MICAHAH AUTREY SURVEY,
ABSTRACT NUMBER 100
FORT BEND COUNTY, TEXAS

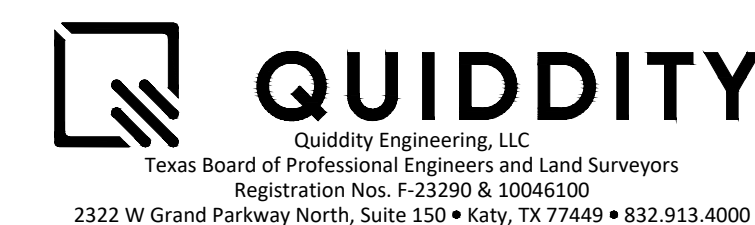
88 LOTS 5 RESERVES 2 BLOCKS

SCALE: 1" = 60' MARCH 2024

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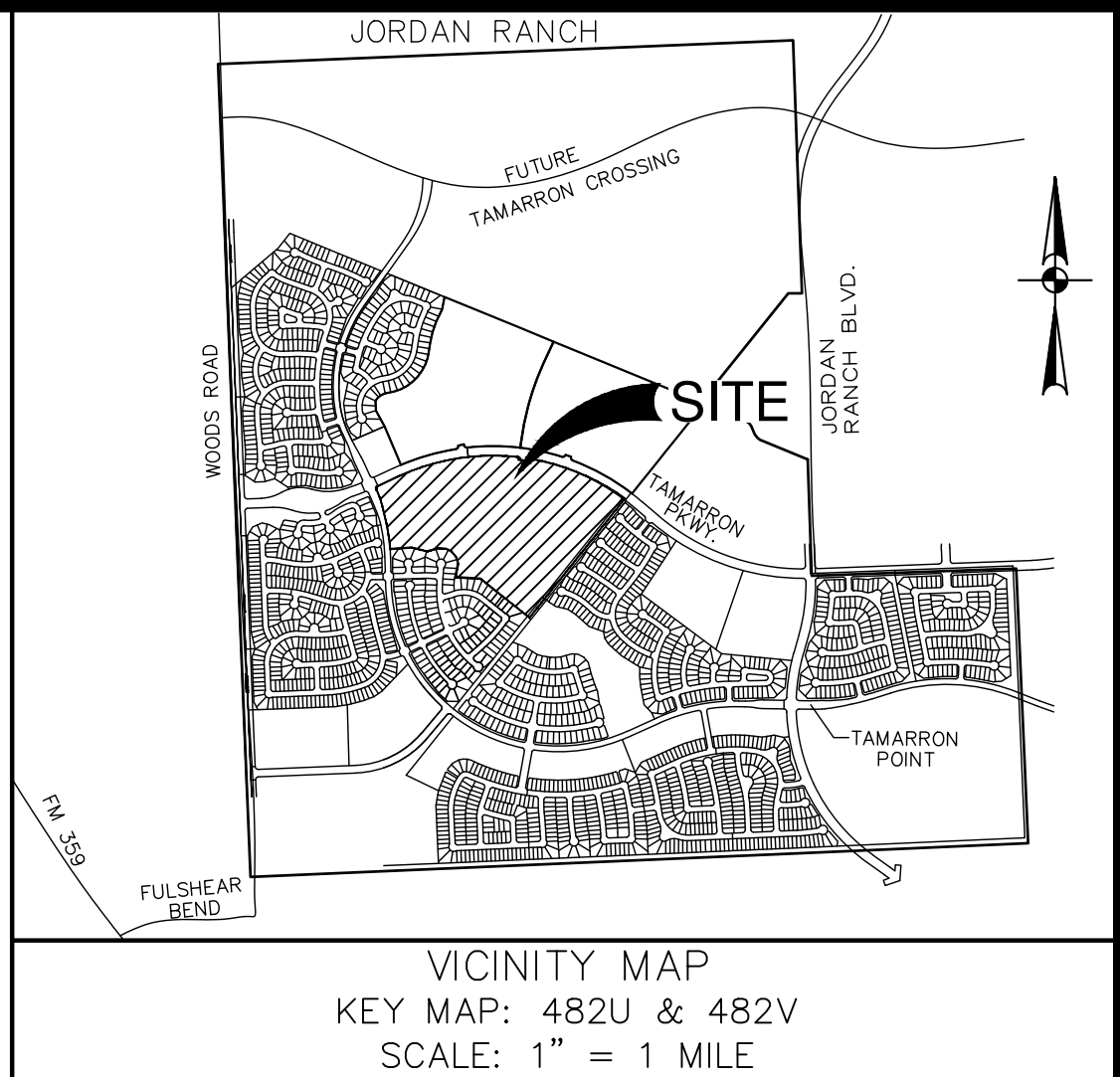
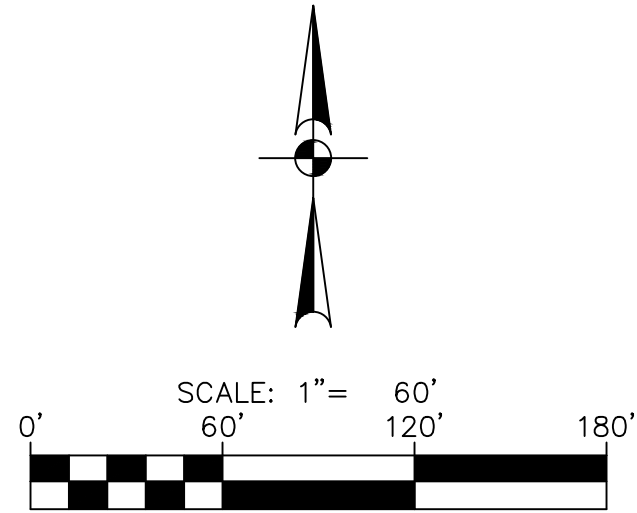
Date: Mar. 06, 2024, 7:51am User: ID: W.Morales
File: C:\Users\W.Morales\OneDrive\Temp\Map\Tamparron West Section 17_Final_Plot.dwg

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	30.00'	89°28'18"	N20°19'45"E	42.23'	46.85'
C2	2350.00'	18°30'16"	N74°19'02"E	755.67'	758.97'
C3	2300.00'	12°23'48"	N89°46'04"E	496.66'	497.63'
C4	30.00'	92°28'08"	S37°47'58"E	43.33'	48.42'
C5	30.00'	91°19'05"	N54°05'39"E	42.91'	47.81'
C6	2300.00'	26°45'38"	S66°52'00"E	1064.50'	1074.24'
C7	1830.00'	8°27'08"	N8°37'03"W	269.72'	269.96'
C8	600.00'	8°54'11"	N17°17'43"W	93.14'	93.23'
C9	1845.00'	2°39'36"	N23°04'36"W	85.65'	85.66'
C10	2000.00'	42°36'59"	S88°38'33"E	1453.54'	1487.60'
C11	55.00'	96°58'54"	S18°50'36"E	82.37'	93.10'
C12	1200.00'	9°04'20"	S34°11'01"W	189.81'	190.01'
C13	300.00'	88°55'47"	S83°11'04"W	420.28'	465.63'
C14	325.00'	37°45'45"	N71°13'54"W	210.34'	214.20'
C15	1400.00'	5°54'03"	S86°56'12"W	144.12'	144.18'
C16	55.00'	87°50'01"	N52°05'49"W	76.30'	84.31'
C17	25.00'	88°02'53"	S35°35'20"E	34.75'	38.42'
C18	2030.00'	12°41'37"	S73°15'58"E	448.82'	449.74'
C19	25.00'	26°13'52"	S80°02'05"E	11.35'	11.45'
C20	50.00'	147°59'38"	S19°09'12"E	96.12'	129.15'
C21	25.00'	25°55'30"	S41°52'52"W	11.22'	11.31'
C22	1230.00'	9°48'04"	S33°49'09"W	210.15'	210.41'
C23	330.00'	88°55'47"	S83°11'04"W	462.31'	512.20'
C24	295.00'	37°45'45"	N71°13'54"W	190.93'	194.43'
C25	1370.00'	6°08'40"	S86°48'53"W	146.85'	146.92'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	25.00'	30°42'50"	S68°23'08"W	13.24'	13.40'
C27	50.00'	150°12'56"	N51°51'50"W	96.64'	131.09'
C28	25.00'	31°25'26"	N7°31'55"E	13.54'	13.71'
C29	25.00'	90°43'23"	N53°32'30"W	35.58'	39.59'
C30	1970.00'	9°33'59"	S76°18'50"W	328.53'	328.92'
C31	25.00'	43°34'45"	S49°44'28"W	18.56'	19.02'
C32	50.00'	265°39'25"	N19°13'13"W	73.34'	231.83'
C33	25.00'	42°07'04"	S87°27'02"E	17.97'	18.38'
C34	2030.00'	24°59'33"	N83°59'12"E	878.49'	885.49'
C35	25.00'	88°02'53"	N52°27'32"E	34.75'	38.42'
C36	1970.00'	18°03'17"	N86°38'04"W	618.21'	620.78'
C37	25.00'	92°31'05"	S38°04'45"W	36.12'	40.37'
C38	25.00'	87°50'01"	S52°05'49"E	34.68'	38.32'
C39	1430.00'	5°54'03"	N86°56'12"E	147.21'	147.27'
C40	355.00'	37°45'45"	S71°13'54"E	229.76'	233.97'
C41	270.00'	88°55'47"	N83°11'04"E	378.25'	419.07'
C42	1170.00'	9°04'20"	N34°11'01"E	185.06'	185.26'
C43	25.00'	96°58'54"	N18°50'36"W	37.44'	42.32'
C44	1970.00'	70°1'55"	N70°51'01"W	241.63'	241.78'
C45	25.00'	91°37'13"	S59°49'25"W	35.85'	39.98'
C46	25.00'	42°50'00"	S72°4'12"E	18.26'	18.69'
C47	50.00'	265°40'01"	N75°59'12"W	73.33'	231.84'
C48	25.00'	42°50'00"	N35°25'48"E	18.26'	18.69'
C49	25.00'	91°37'13"	N31°47'49"W	35.85'	39.98'
C50	2285.00'	23°00'01"	N65°00'01"W	911.12'	917.26'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S81°33'54"E	90.00'
L2	N8°26'06"E	1.51'
L3	S38°38'21"W	57.58'
L4	S39°07'40"W	26.24'
L5	S38°27'51"W	48.84'
L6	S38°49'20"W	20.87'
L7	S38°48'52"W	6.47'
L8	N15°15'22"W	70.44'
L9	N62°16'45"W	60.00'
L10	N83°34'11"E	20.23'
L11	N70°55'06"E	8.73'
L12	S38°06'01"W	8.65'
L13	S14°00'48"W	18.27'
L14	N14°00'48"E	18.27'
L15	N55°14'51"E	14.14'
L16	N45°40'27"E	112.85'
L17	S34°59'33"W	32.38'
L18	S79°59'33"W	14.14'
L19	S8°41'02"E	14.14'
L20	N67°06'53"W	54.42'
L21	N81°19'09"W	53.78'
L22	S80°44'49"W	70.01'
L23	S78°44'17"W	59.36'
L24	N72°23'56"W	14.21'
L25	N36°49'58"E	28.55'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	N89°01'55"W	25.88'
L27	N24°10'27"E	13.84'
L28	S19°54'12"E	20.59'
L29	S38°22'38"E	14.14'
L30	S14°39'42"E	45.62'
L31	S13°29'58"W	5.00'



LEGEND	
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TAMARRON WEST SECTION 17

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FORT BEND COUNTY, TEXAS

88 LOTS 5 RESERVES 2 BLOCKS

SCALE: 1" = 60' MARCH 2024

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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 • 832.913.4000