

Date: Mar 08, 2024, 7:55am, 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 38.24 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TAMARRON WEST SECTION 18, 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 TEN FEET (10' 0") 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:

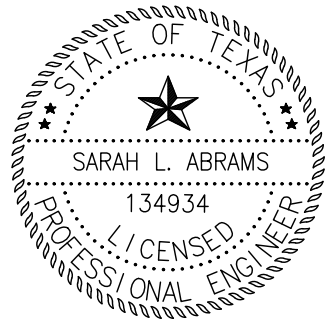
I, CHRIS D. KALKOMEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD 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 18 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 18 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. 4815700085M, 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 **154.40** 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 GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 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 +/- .22- 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 PERMETER 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 PERMETER 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 MARCH 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.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

STATE OF TEXAS
COUNTY OF FORT BEND

A METES & BOUNDS DESCRIPTION OF A 38.24 ACRE TRACT OF LAND IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS, 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.

COMMENCING AT A 5/8 INCH IRON ROD SET FOR THE WEST CORNER OF A NON-CONTIGUOUS PORTION OF THE RESIDUE OF AN ADJOINING CALLED 1,316.47 ACRE TRACT (COMMERCIAL TRACT NO. 5 - 41.41 ACRE) RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2012149037, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, BEING IN THE EAST LINE OF SAID CALLED 187.24 ACRE TRACT;

THENCE NORTH 53 DEGREES 08 MINUTES 05 SECONDS WEST, CROSSING SAID CALLED 187.24 ACRE TRACT, 30.01 FEET TO THE SOUTH CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT, BEING A POINT IN A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE SOUTH LINE OF HEREIN DESCRIBED TRACT, CROSSING THE SAID CALLED 187.24 ACRE TRACT, WITH THE FOLLOWING COURSES AND DISTANCES:

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16 DEGREES 04 MINUTES 24 SECONDS, AN ARC LENGTH OF 673.28 FEET, A RADIUS OF 2,400.00 FEET, AND A CHORD BEARING NORTH 61 DEGREES 26 MINUTES 04 SECONDS WEST, 671.07 FEET TO A POINT FOR CORNER;

THENCE WITH SAID REVERSE CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 88 DEGREES 25 MINUTES 24 SECONDS, AN ARC LENGTH OF 46.30 FEET, A RADIUS OF 30.00 FEET, AND A CHORD BEARING NORTH 25 DEGREES 15 MINUTES 34 SECONDS WEST, 41.84 FEET;

NORTH 18 DEGREES 57 MINUTES 08 SECONDS EAST, 2.34 FEET;

NORTH 71 DEGREES 02 MINUTES 52 SECONDS WEST, 60.00 FEET;

SOUTH 18 DEGREES 57 MINUTES 08 SECONDS WEST, 2.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 88 DEGREES 44 MINUTES 49 SECONDS, AN ARC LENGTH OF 48.47 FEET, A RADIUS OF 30.00 FEET, AND A CHORD BEARING SOUTH 63 DEGREES 19 MINUTES 33 SECONDS WEST, 41.96 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE WITH SAID REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10 DEGREES 48 MINUTES 55 SECONDS, AN ARC LENGTH OF 453.02 FEET, A RADIUS OF 2,400.00 FEET, AND A CHORD BEARING NORTH 77 DEGREES 42 MINUTES 30 SECONDS WEST, 452.35 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ESTABLISHING THE WEST LINE OF THE HEREIN DESCRIBED TRACT WITH THE FOLLOWING COURSES AND DISTANCES:

NORTH 07 DEGREES 04 MINUTES 48 SECONDS EAST, 56.27 FEET;

NORTH 09 DEGREES 24 MINUTES 46 SECONDS EAST, 198.57 FEET;

NORTH 12 DEGREES 55 MINUTES 09 SECONDS EAST, 179.06 FEET;

NORTH 15 DEGREES 14 MINUTES 17 SECONDS EAST, 59.70 FEET;

NORTH 16 DEGREES 23 MINUTES 51 SECONDS EAST, 59.70 FEET;

NORTH 17 DEGREES 33 MINUTES 25 SECONDS EAST, 59.70 FEET;

NORTH 18 DEGREES 42 MINUTES 59 SECONDS EAST, 59.70 FEET;

NORTH 19 DEGREES 52 MINUTES 33 SECONDS EAST, 59.70 FEET;

NORTH 21 DEGREES 02 MINUTES 08 SECONDS EAST, 59.70 FEET;

NORTH 22 DEGREES 17 MINUTES 31 SECONDS EAST, 69.70 FEET;

NORTH 23 DEGREES 33 MINUTES 06 SECONDS EAST, 60.00 FEET;

NORTH 24 DEGREES 48 MINUTES 51 SECONDS EAST, 261.04 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT IN THE SOUTHWEST LINE AN ADJOINING CALLED 50-FOOT WIDE EASEMENT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2015071882, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, FOLLOWING THE SOUTHWEST LINE OF SAID CALLED 50-FOOT WIDE EASEMENT, WITH THE FOLLOWING COURSES AND DISTANCES:

SOUTH 67 DEGREES 35 MINUTES 28 SECONDS EAST, 119.95 FEET;

SOUTH 67 DEGREES 45 MINUTES 37 SECONDS EAST, 421.31 FEET;

SOUTH 67 DEGREES 37 MINUTES 12 SECONDS EAST, 534.55 FEET;

SOUTH 67 DEGREES 38 MINUTES 31 SECONDS EAST, 524.04 FEET;

SOUTH 67 DEGREES 49 MINUTES 16 SECONDS EAST, 75.26 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT IN THE WEST LINE OF AN ADJOINING CALLED 30-FOOT WIDE EASEMENT RECORDED IN VOLUME 280, PAGE 180, DEED RECORDS, FORT BEND COUNTY, TEXAS;

THENCE ALONG THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, BEING THE WEST LINE OF SAID ADJOINING CALLED 30-FOOT WIDE EASEMENT, WITH THE FOLLOWING COURSES AND DISTANCES:

SOUTH 38 DEGREES 45 MINUTES 00 SECONDS WEST, 29.95 FEET;

SOUTH 38 DEGREES 44 MINUTES 41 SECONDS WEST, 248.84 FEET;

SOUTH 38 DEGREES 51 MINUTES 49 SECONDS WEST, 181.87 FEET;

SOUTH 38 DEGREES 42 MINUTES 57 SECONDS WEST, 192.40 FEET;

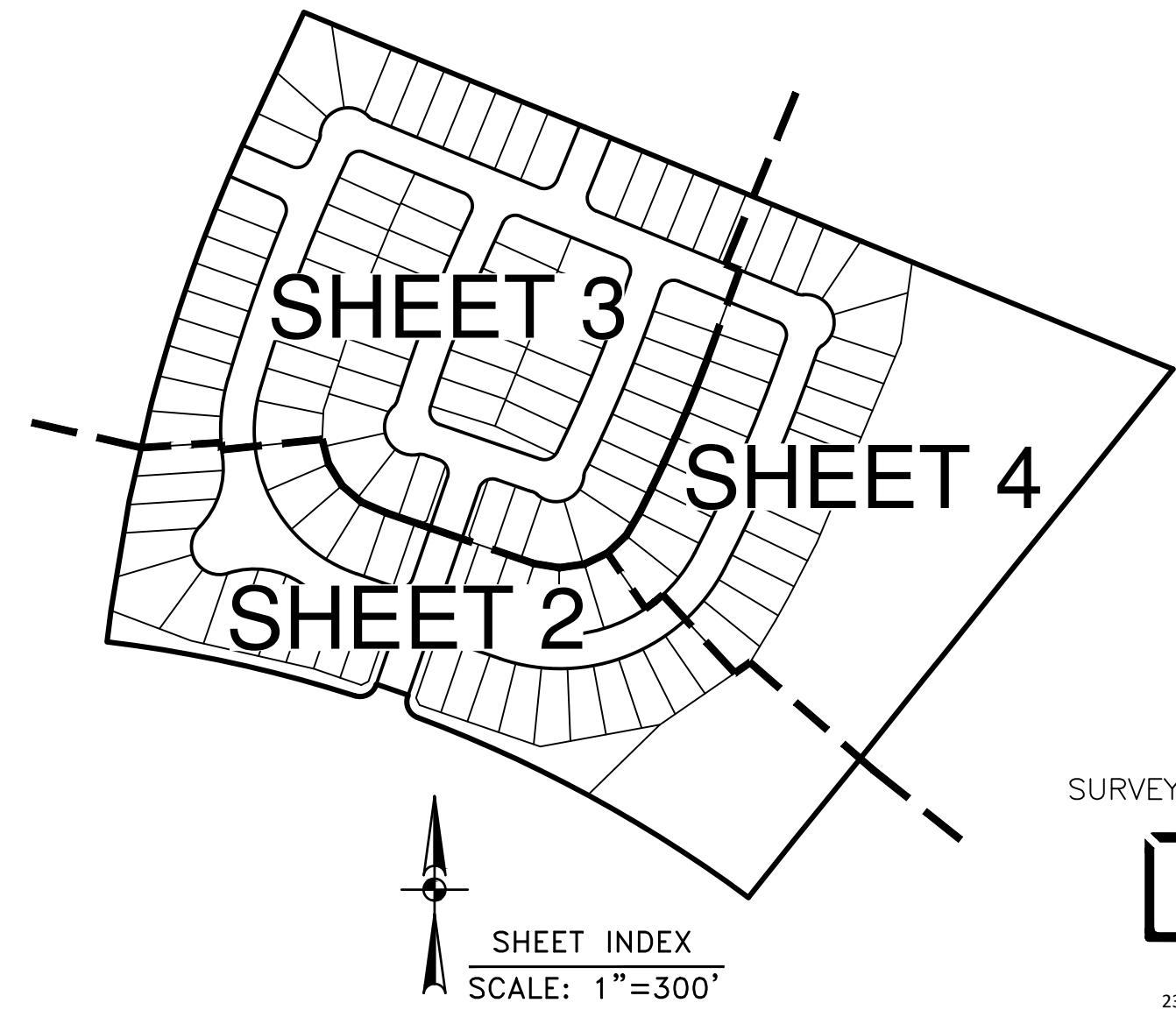
SOUTH 39 DEGREES 01 MINUTE 01 SECOND WEST, 57.19 FEET;

SOUTH 38 DEGREES 36 MINUTES 46 SECONDS WEST, 181.79 FEET;

SOUTH 39 DEGREES 02 MINUTES 34 SECONDS WEST, 180.08 FEET;

SOUTH 38 DEGREES 30 MINUTES 19 SECONDS WEST, 99.43 FEET;

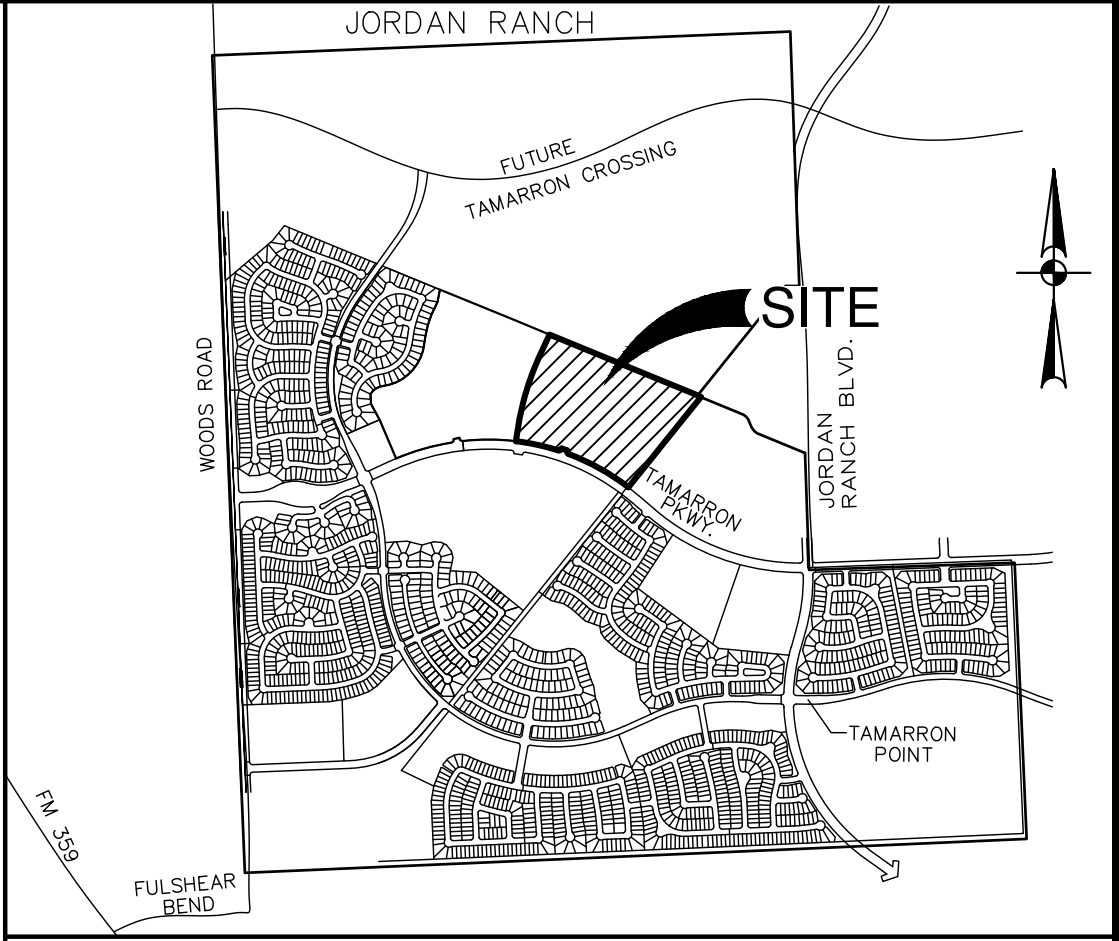
SOUTH 38 DEGREES 38 MINUTES 21 SECONDS WEST, 37.22 FEET TO THE PLACE OF BEGINNING AND CONTAINING 38.24 ACRES OF LAND, MORE OR LESS.



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: 482Q, 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 RECORDATION 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 18

A SUBDIVISION OF 38.24 ACRES OF LAND
LOCATED IN THE MICAJAH AUTREY SURVEY,
ABSTRACT NUMBER 100
FORT BEND COUNTY, TEXAS.

132 LOTS 7 RESERVES 6 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

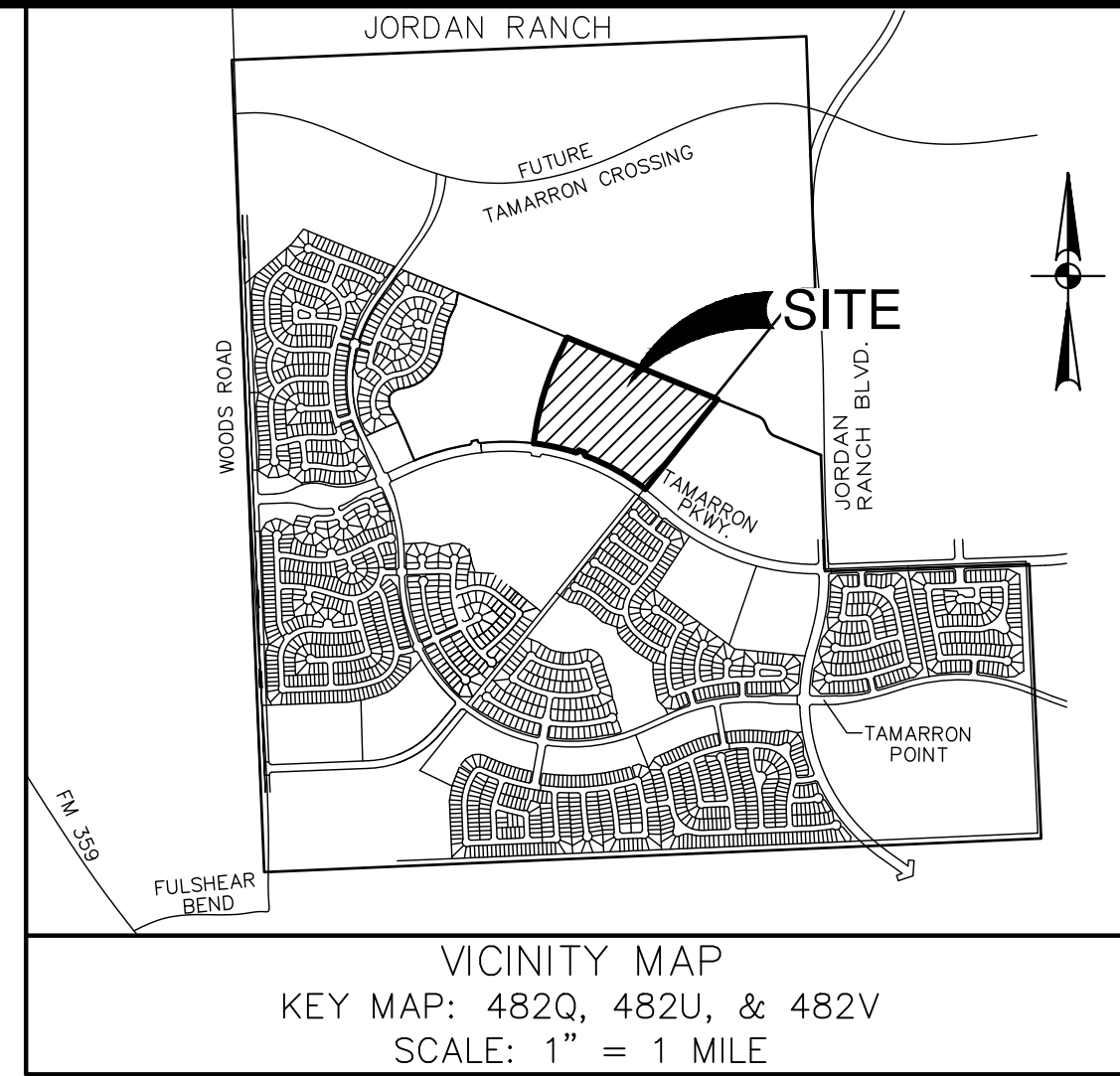
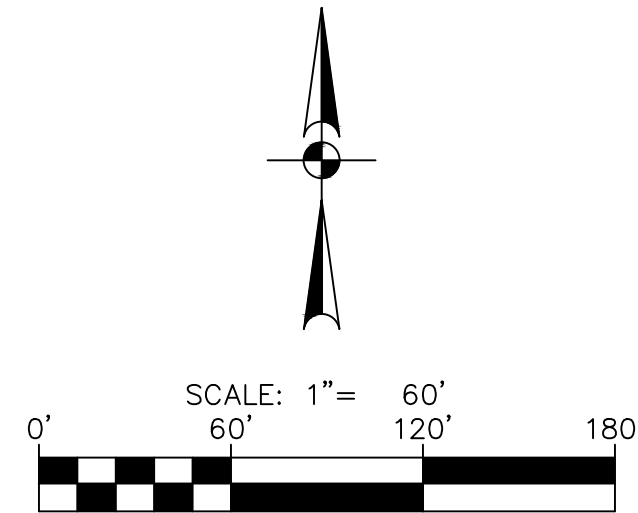
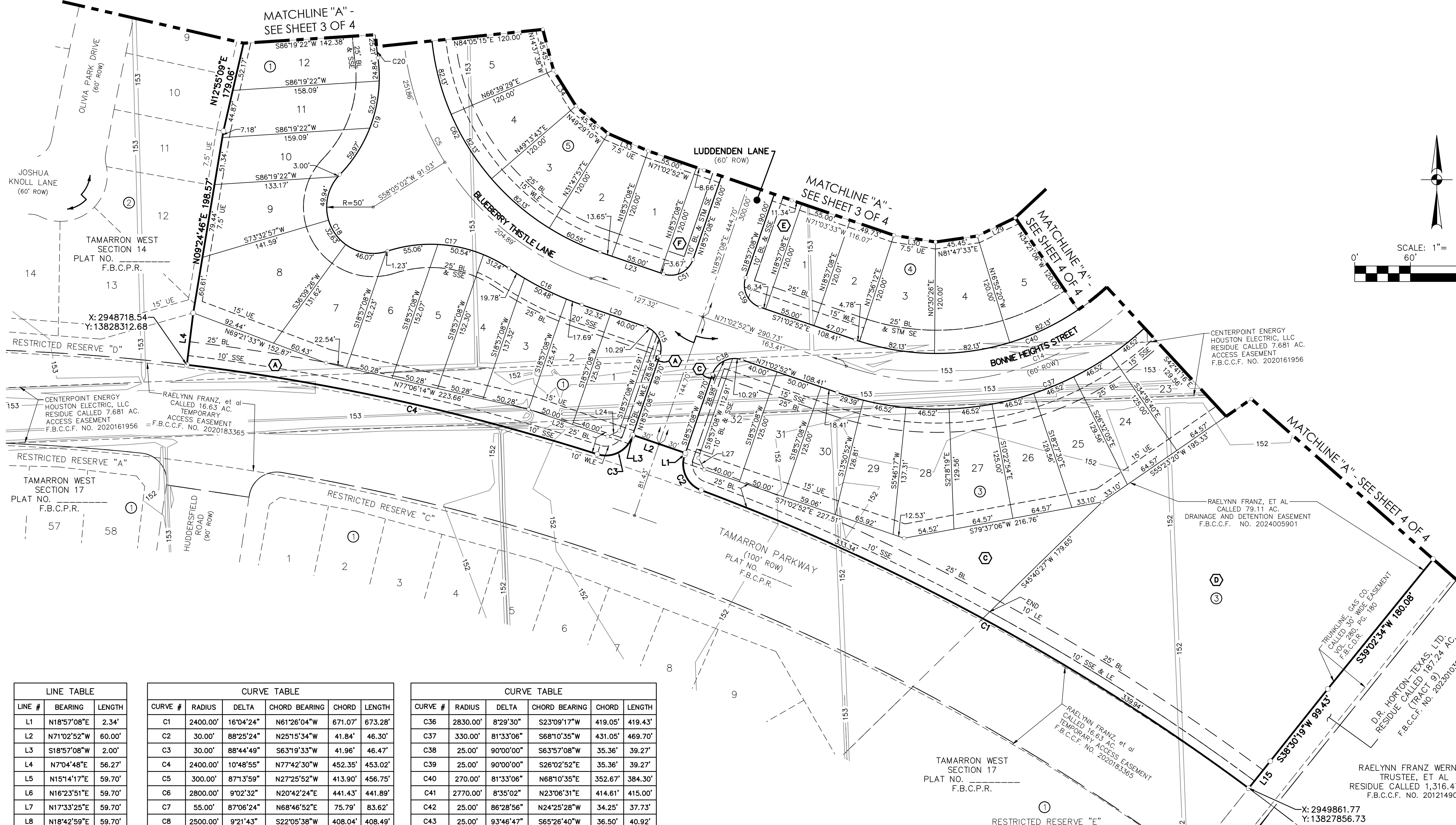
PREPARED BY:



DHI Engineering, LLC

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

Date: Mar 08, 2024, 7:55am, User: ID: W.Morales
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- 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
 - FND = 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
 - MK = MARKED
 - NQ = 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)
0.35 AC. 15,207 SQ.FT. | E RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.11 AC. 4,766 SQ.FT. |
| B RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE OR UTILITY PURPOSES ONLY)
0.09 AC. 4,032 SQ.FT. | F RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.10 AC. 4,445 SQ.FT. |
| C RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.49 AC. 21,546 SQ.FT. | G RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.13 AC. 5,787 SQ.FT. |
| D RESTRICTED RESERVE (RESTRICTED TO DETENTION OR DRAINAGE PURPOSES ONLY)
9.03 AC. 393,309 SQ.FT. | |

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N18°57'08"E	2.34'
L2	N71°02'52"W	60.00'
L3	S18°57'08"W	2.00'
L4	N7°04'48"E	56.27'
L5	N15°14'17"E	59.70'
L6	N16°23'51"E	59.70'
L7	N17°33'25"E	59.70'
L8	N18°42'59"E	59.70'
L9	N19°52'33"E	59.70'
L10	N21°02'08"E	59.70'
L11	N22°17'31"E	69.70'
L12	N23°33'06"E	60.00'
L13	S38°45'00"W	29.95'
L14	S39°01'01"W	57.19'
L15	S38°38'21"W	37.22'
L16	N21°01'03"W	1.38'
L17	S62°55'46"W	7.53'
L18	N22°10'11"W	1.00'
L19	N69°58'43"E	8.82'
L20	N71°02'52"W	72.32'
L21	N71°02'52"W	60.52'
L22	N71°02'52"W	19.35'
L23	S71°02'52"E	72.32'
L24	S63°57'08"W	14.14'
L25	N71°02'52"W	90.00'
L26	N29°16'53"E	47.88'
L27	N26°02'52"W	14.14'
L28	N46°56'01"E	45.22'
L29	N64°21'47"E	45.45'
L30	S80°46'41"E	45.45'
L31	N26°02'52"W	14.14'
L32	N63°57'08"E	14.14'
L33	S66°28'50"E	47.16'
L34	S32°03'24"E	45.45'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2400.00'	16°04'24"	N61°26'04"W	671.07'	673.28'
C2	30.00'	88°25'24"	N25°15'34"W	41.84'	46.30'
C3	30.00'	88°44'49"	S63°19'33"W	41.96'	46.47'
C4	2400.00'	10°48'55"	N77°42'30"W	452.35'	453.02'
C5	300.00'	87°13'59"	N27°25'52"W	413.90'	456.75'
C6	2800.00'	9°02'32"	N20°42'24"E	441.43'	441.89'
C7	55.00'	87°06'24"	N68°46'52"E	75.79'	83.62'
C8	2500.00'	9°21'43"	S22°05'38"W	408.04'	408.49'
C9	55.00'	88°27'38"	S26°49'02"E	76.73'	84.92'
C10	55.00'	82°39'42"	N67°37'17"E	72.64'	79.35'
C11	2500.00'	9°05'01"	N21°44'56"E	395.93'	396.35'
C12	55.00'	86°28'56"	S24°25'28"E	75.36'	83.02'
C13	2800.00'	8°35'02"	S23°06'31"W	419.10'	419.49'
C14	300.00'	81°33'06"	S68°10'35"W	391.86'	427.00'
C15	25.00'	90°00'00"	N26°02'52"W	35.36'	39.27'
C16	330.00'	15°16'14"	N63°24'44"W	87.69'	87.95'
C17	150.00'	52°16'12"	N81°54'44"W	132.15'	136.84'
C18	50.00'	152°15'44"	N31°54'58"W	97.08'	132.87'
C19	150.00'	52°16'12"	N18°04'48"E	132.15'	136.84'
C20	330.00'	24°14'26"	N4°03'55"E	138.58'	139.62'
C21	2830.00'	6°15'44"	N19°19'00"E	309.15'	309.31'
C22	25.00'	88°53'46"	N22°00'01"W	35.01'	38.79'
C23	25.00'	88°53'46"	N69°06'12"E	35.01'	38.79'
C24	2830.00'	0°34'21"	N24°56'30"E	28.28'	28.28'
C25	85.00'	4°51'27"	N27°39'24"E	7.20'	7.21'
C26	25.00'	28°10'07"	N16°00'04"E	12.17'	12.29'
C27	50.00'	134°07'52"	N68°58'57"E	92.10'	117.05'
C28	25.00'	28°10'07"	S58°02'11"E	12.17'	12.29'
C29	85.00'	4°27'19"	S69°53'35"E	6.61'	6.61'
C30	25.00'	90°00'00"	N67°20'04"E	35.36'	39.27'
C31	25.00'	90°00'00"	S22°39'56"E	35.36'	39.27'
C32	85.00'	6°20'35"	S64°29'39"E	9.41'	9.41'
C33	25.00'	34°10'14"	S78°24'29"E	14.69'	14.91'
C34	50.00'	150°49'05"	S20°05'03"E	96.77'	131.61'
C35	25.00'	36°24'57"	S37°07'01"W	15.62'	15.89'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C36	2830.00'	8°29'30"	S23°09'17"W	419.05'	419.43'
C37	330.00'	81°33'06"	S68°10'35"W	431.05'	469.70'
C38	25.00'	90°00'00"	S63°57'08"W	35.36'	39.27'
C39	25.00'	90°00'00"	S26°02'52"E	35.36'	39.27'
C40	270.00'	81°33'06"	N68°10'35"E	352.67'	384.30'
C41	2770.00'	8°35'02"	N23°06'31"E	414.61'	415.00'
C42	25.00'	86°28'56"	N24°25'28"W	34.25'	37.73'
C43	25.00'	93°46'47"	S65°26'40"W	36.50'	40.92'
C44	2530.00'	7°44'09"	S22°25'21"W	341.33'	341.59'
C45	85.00'	3°46'15"	S28°10'34"W	5.59'	5.59'
C46	25.00'	26°10'00"	S16°58'41"W	11.32'	11.42'
C47	50.00'	127°52'16"	S67°49'49"W	89.83'	111.59'
C48	25.00'	26°10'00"	N61°19'03"W	11.32'	11.42'
C49	85.00'	3°21'12"	N72°43'27"W	4.97'	4.97'
C50	25.00'	90°00'00"	S63°57'08"W	35.36'	39.27'
C51	25.00'	90°00'00"	N63°57'08"E	35.36'	39.27'
C52	25.00'	90°00'00"	N26°02'52"W	35.36'	39.27'
C53	85.00'	2°59'38"	N69°33'03"W	4.44'	4.44'
C54	25.00'	33°08'58"	N84°37'43"W	14.26'	14.46'
C55	50.00'	148°15'55"	N27°04'14"W	96.19'	129.39'
C56	25.00'	33°08'58"	N30°29'15"E	14.26'	14.46'
C57	85.00'	3°30'01"	N15°39'46"E	5.19'	5.19'
C58	2530.00'	8°01'49"	N21°25'41"E	354.30'	354.59'
C59	25.00'	93°06'32"	N21°06'40"W	36.30'	40.63'
C60	25.00'	87°06'24"	S68°46'52"W	34.45'	38.01'
C61	2770.00'	9°02'32"	S20°42'24"W	436.70'	437.16'
C62	270.00'	87°13'59"	S27°25'52"E	372.51'	411.08'
C63	25.00'	82°39'42"	N67°37'17"E	33.02'	36.07'
C64	2470.00'	7°54'22"	N22°20'15"E	340.56'	340.83'
C65	25.00'	86°03'00"	N24°38'26"W	34.12'	37.55'
C66	25.00'	86°45'04"	S68°57'32"W	34.34'	37.85'
C67	2470.00'	8°10'13"	S21°29'53"W	351.92'	352.21'
C68	25.00'	88°27'38"	S26°49'02"E	34.88'	38.60'

SURVEYOR:



PREPARED BY:



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

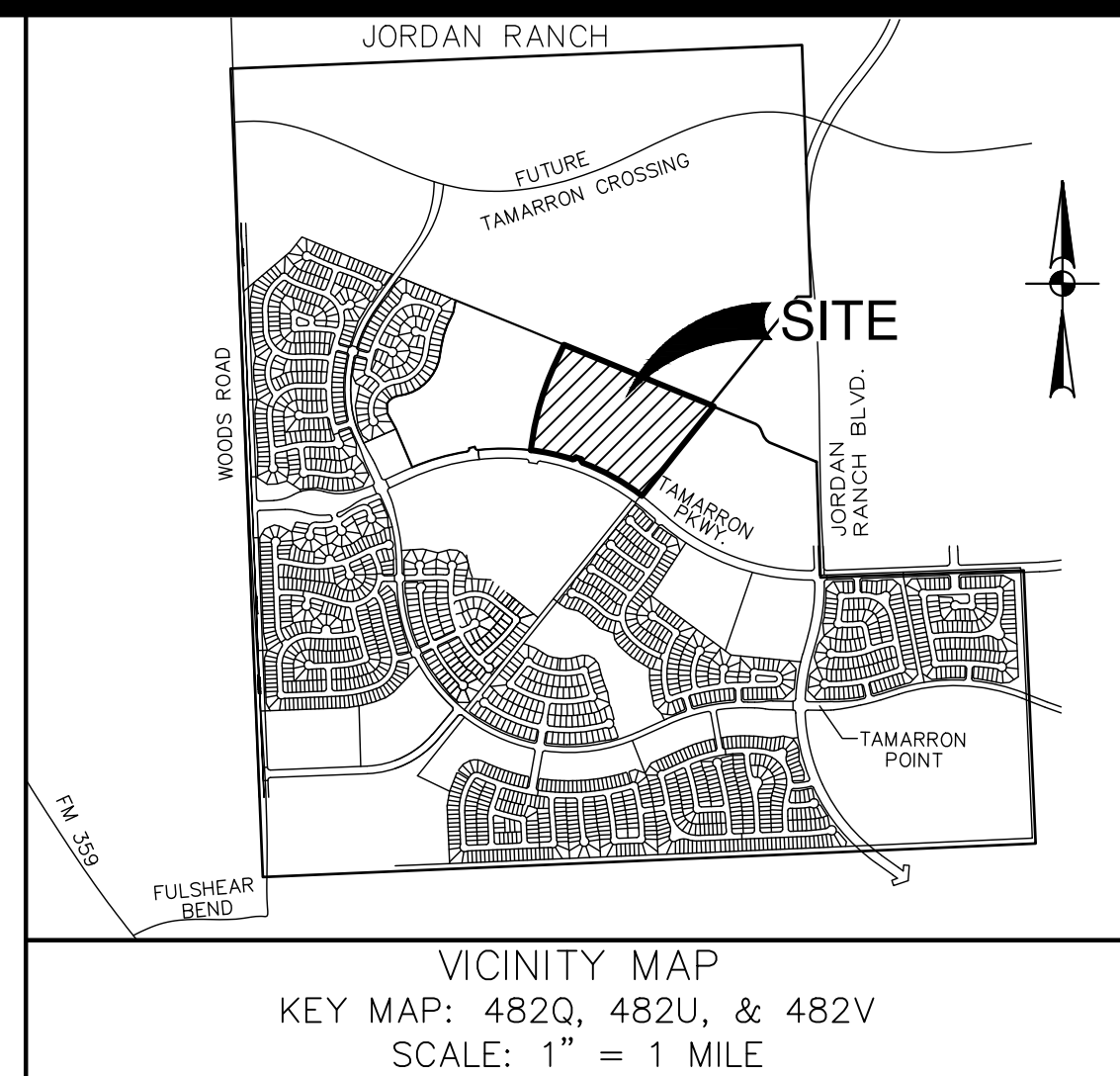
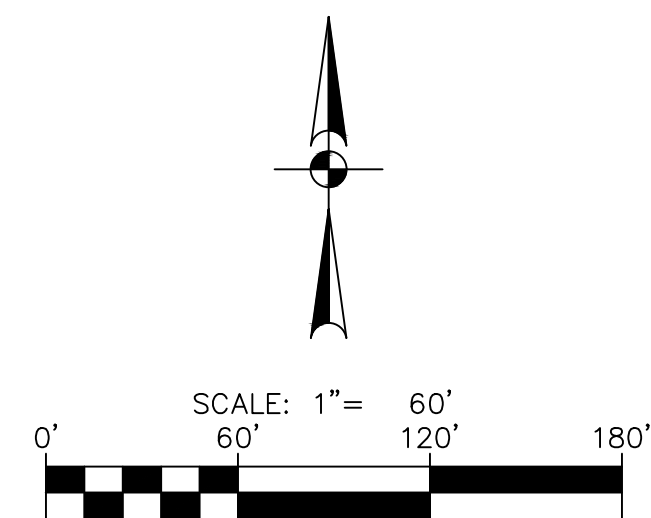
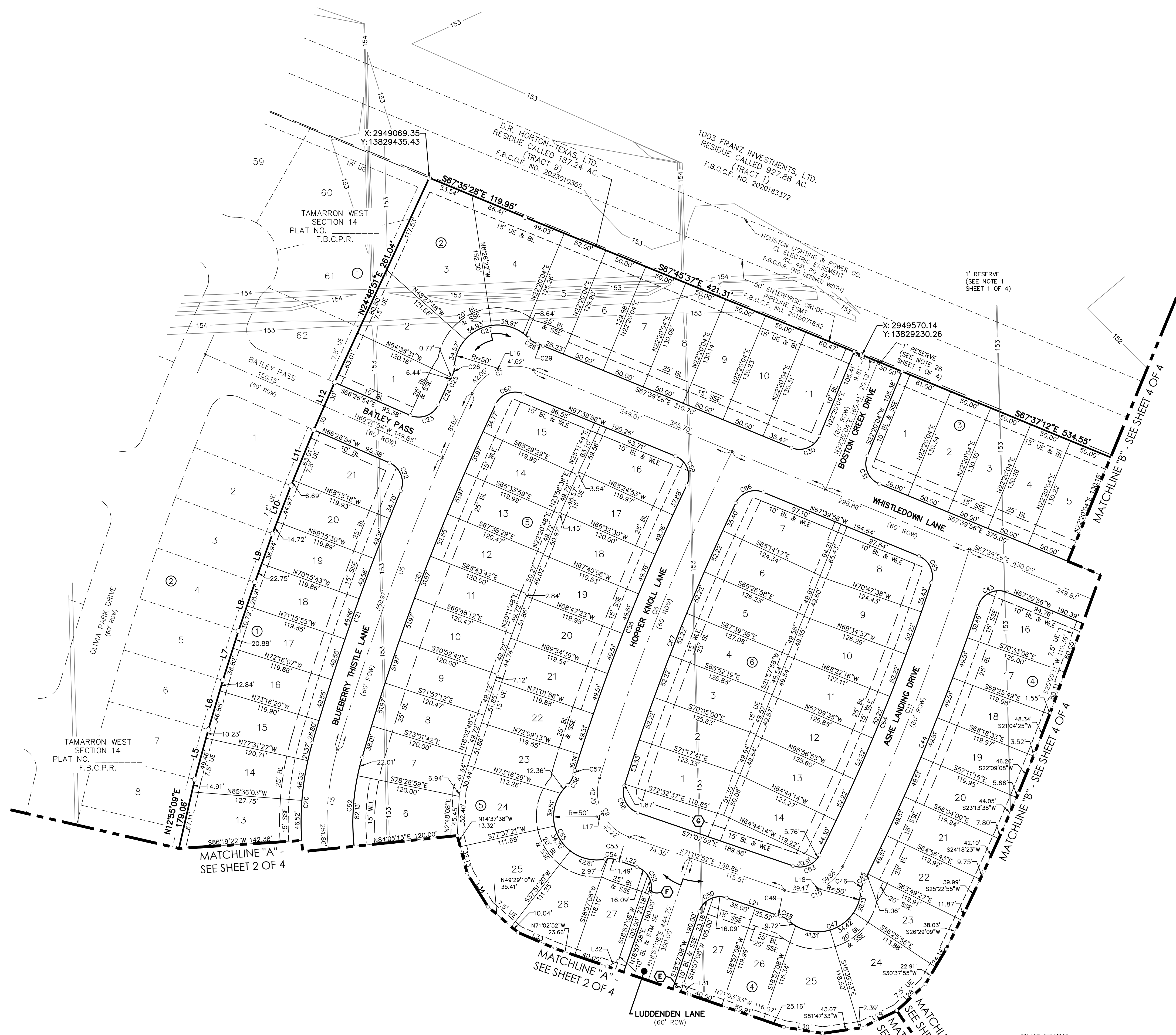
TAMARRON WEST SECTION 18

A SUBDIVISION OF 38.24 ACRES OF LAND
LOCATED IN THE MICAJAH AUTREY SURVEY,
ABSTRACT NUMBER 100
FORT BEND COUNTY, TEXAS.

132 LOTS 7 RESERVES 6 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

Date: Mar 08, 2024, 7:55am User: ID: W.Morales
File: Z:\CLIENT PROJECTS\DR Horton\Tamarron West\Section 18\Final Plat R2.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
 - FND = 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
 - MK = MARKED
 - NQ = 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)
0.35 AC. 15,207 SQ.FT. | (E) RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.11 AC. 4,766 SQ.FT. |
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TAMARRON WEST SECTION 18

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PREPARED BY:



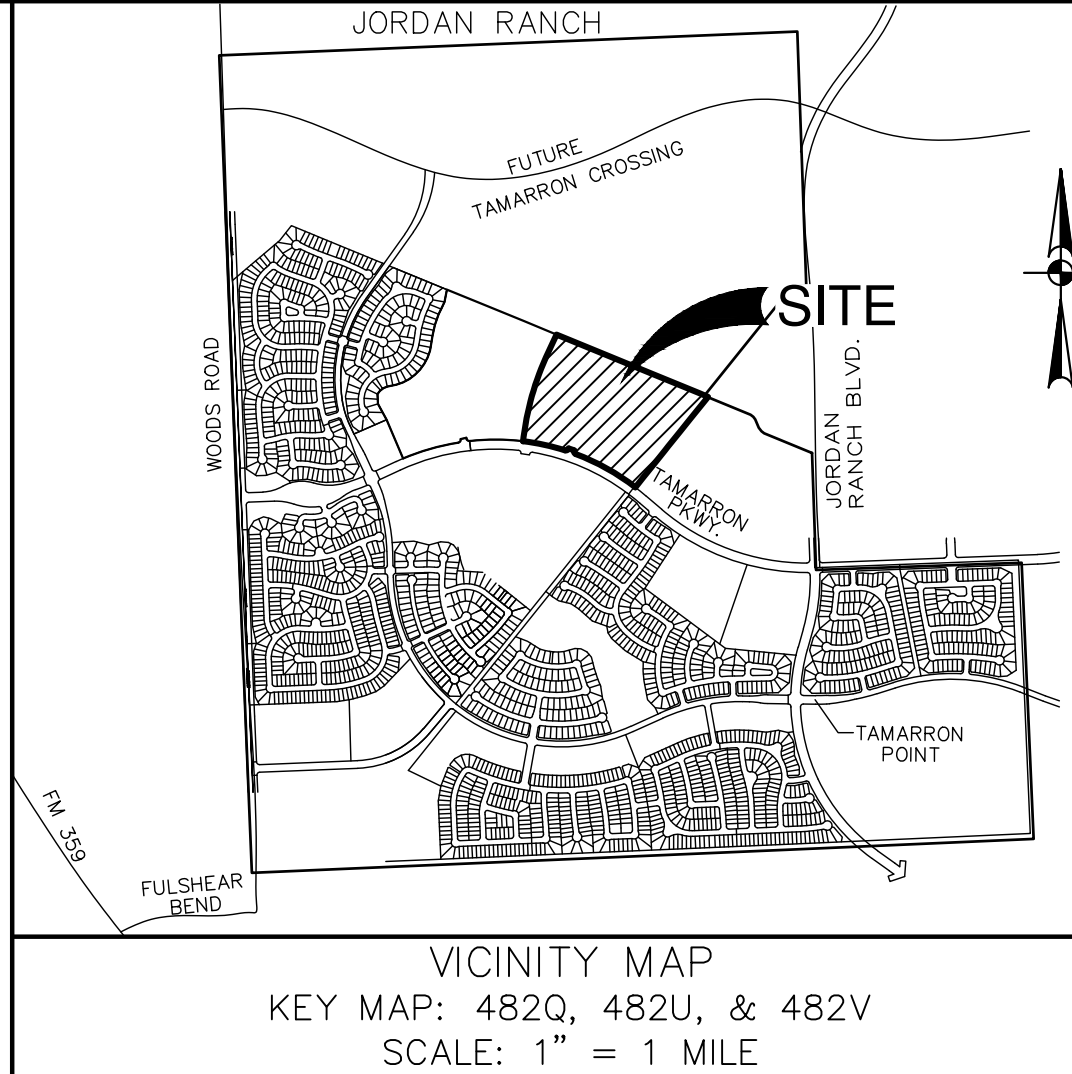
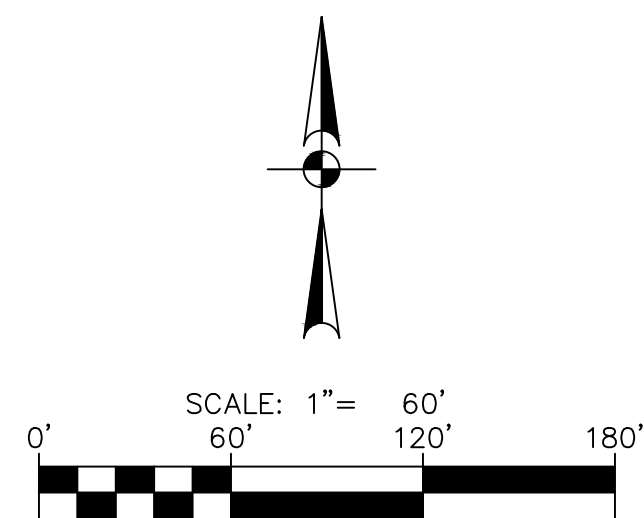
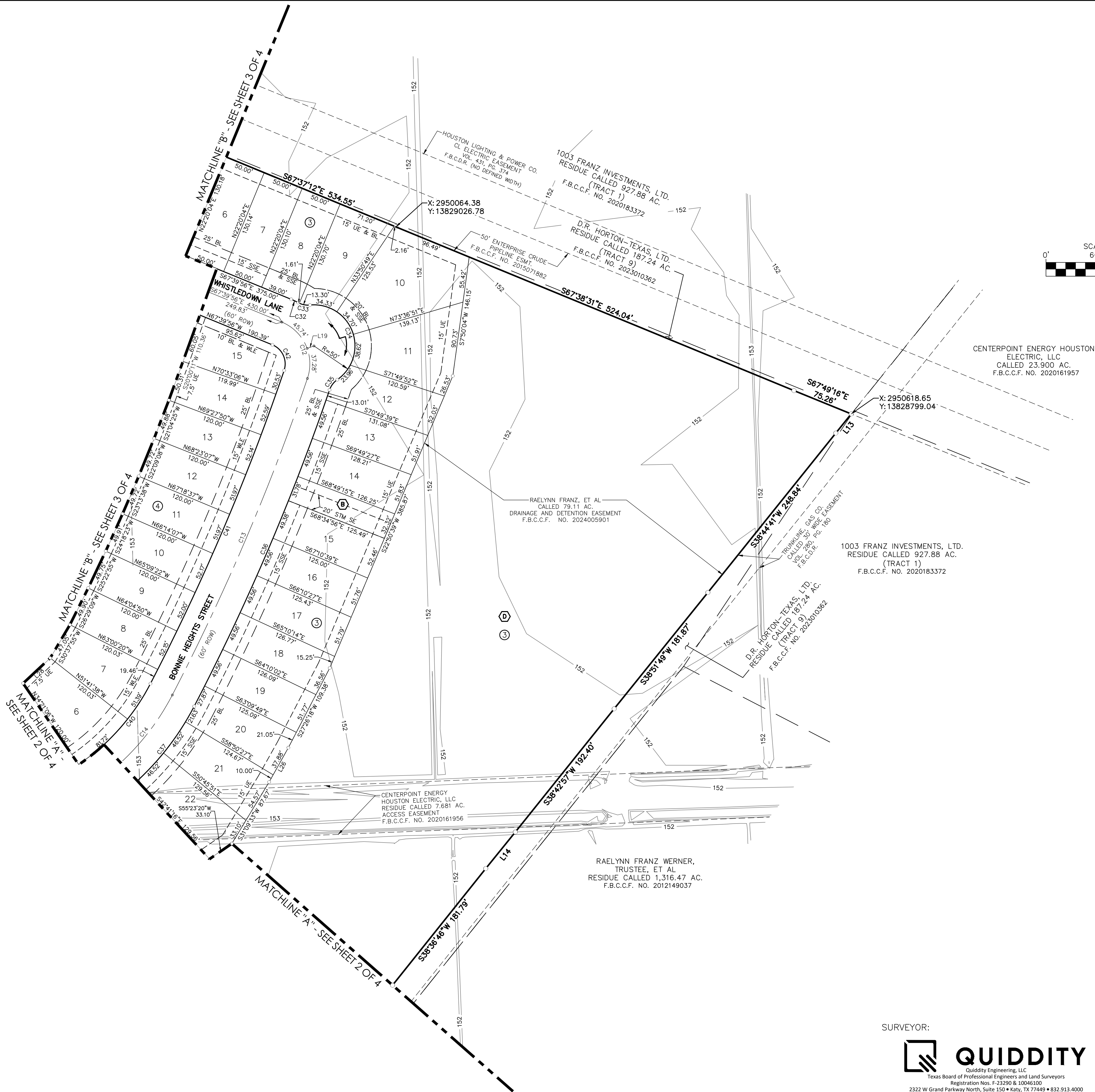
DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

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

Date: Mar 08, 2024, 7:55am User: ID: W.Morales
File: Z:\CLIENT PROJECTS\DR Horton\Tamarcon West\Section 18.Final Plot R2.dwg



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

LEGEND

- = SET 3/4" IRON ROD WITH CAP STAMPED "QUIDDITY" AS PER CERTIFICATION
- = STREET NAME CHANGE SYMBOL
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