

PLAT RECORDING SHEET

PLAT NAME: Tamarron Section 81

PLAT NO: _____

ACREAGE: 28.203

LEAGUE: J. G. Bennett Survey

ABSTRACT NUMBER: 611

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 119

NUMBER OF RESERVES: 3

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 D.R. HORTON INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, ACTING BY AND THROUGH ERNEST S. LOEB, VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON INC., A DELAWARE CORPORATION, OWNERS OF THE 28.203 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 81, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), 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 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 PURPOSES 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 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 PURPOSES 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 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, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES 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 SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON SECTION 81 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACRES.

FURTHER, OWNERS 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 ERNEST S. LOEB, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED.

THIS 7TH DAY OF JULY, 2025.

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

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

BY: Ernest S. Loeb
ERNEST S. LOEB, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE PRESIDENT, OF D.R. HORTON INC., A DELAWARE CORPORATION, THE 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS 7th DAY OF JULY, 2025.

Morgan Bowman
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-30-26



I, MELONY F. GAY, 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.

Melony F. Gay
MELONY F. GAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 85459



NOTES:

1. BENCHMARK: NGS MONUMENT HGCSO 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCSO 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD, KATY, TX.

ELEV. = 136.21 FEET NAVD88

2. TBM INDICATES TEMPORARY BENCHMARK: TBM 500: A BRASS DISK ON A CONCRETE CURB INLET LOCATED AT THE INTERSECTION OF THE NORTH CURB LINE OF TAMARRON POINT AND THE WEST SIDE OF TEXAS HERITAGE PARKWAY.

ELEV. = 142.92 FEET NAVD88

TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.

3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD--88.

4. THIS PLAT WAS PREPARED TO MEET THE FORT BEND COUNTY REQUIREMENTS.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE AGENCY, EFFECTIVE MAY 8, 2025 AND ISSUED MAY 15, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 270, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT #4, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND FORT BEND COUNTY.

7. THIS SUBDIVISION LIES WITHIN UNSHADED 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; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

8. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.

9. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 151.43 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 PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

10. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.

11. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

12. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

14. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

15. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.

16. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.

17. 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.

18. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 270.

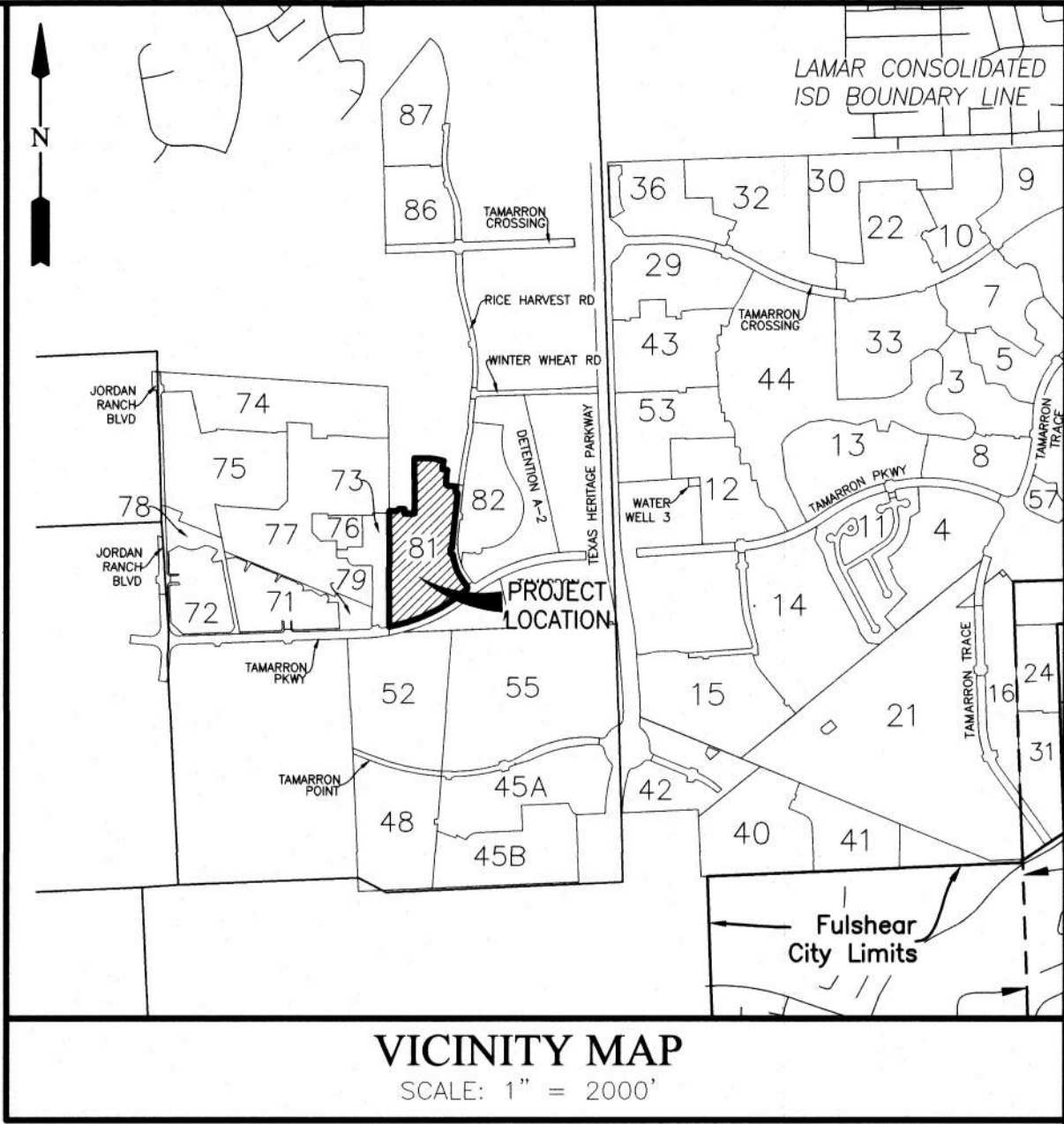
19. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.

20. 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.

21. 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 RESUBDIVIDED 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.

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "GBI PARTNERS" UNLESS OTHERWISE NOTED.

Jon P. Bordovsky
JON P. BORDOVSKY, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405



VICINITY MAP

SCALE: 1" = 200'

KEY MAP NO. 483S

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 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 _____, 2025.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP 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 _____, 2025 AT _____ O'CLOCK ____M. 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 SECTION 81

A SUBDIVISION OF 28.203 ACRES OF LAND LOCATED IN
THE J. G. BENNETT SURVEY, ABSTRACT 611,
FORT BEND COUNTY, TEXAS.

119 LOTS 3 RESERVES (2.975 ACRES) 4 BLOCKS
JUNE 30, 2025 JOB NO. 1931-6081

OWNERS:
D.R. HORTON - TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: **D.R. HORTON INC., A DELAWARE CORPORATION**

ERNEST S. LOEB, VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR:

ENGINEER:

GBI PARTNERS

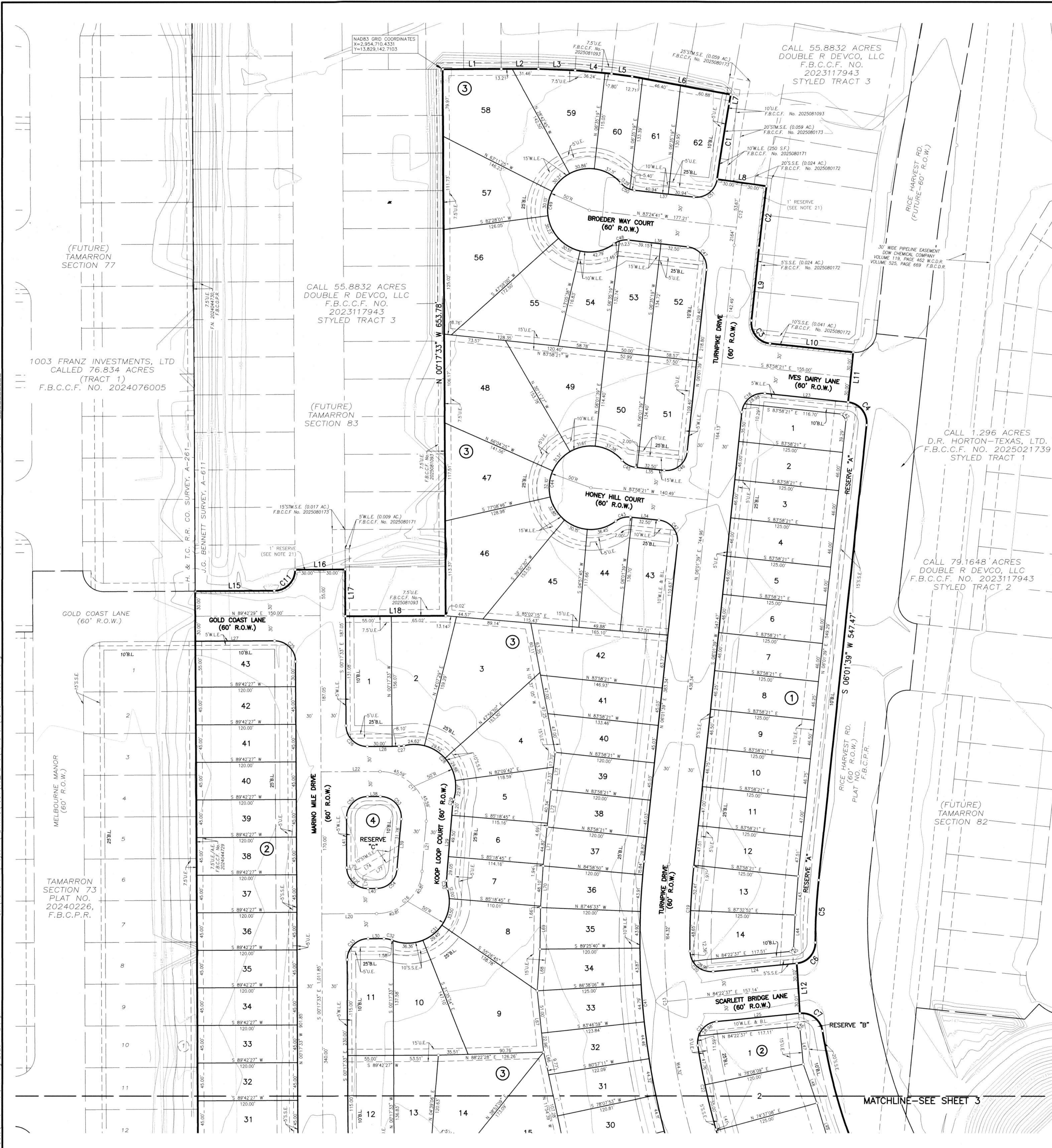
4724 VISTA ROAD T&PELS FIRM #10130300
PASADENA, TX 77505 GBSurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

LJA
Phone 713.953.5200
Fax 713.953.5026
FRNF-1386



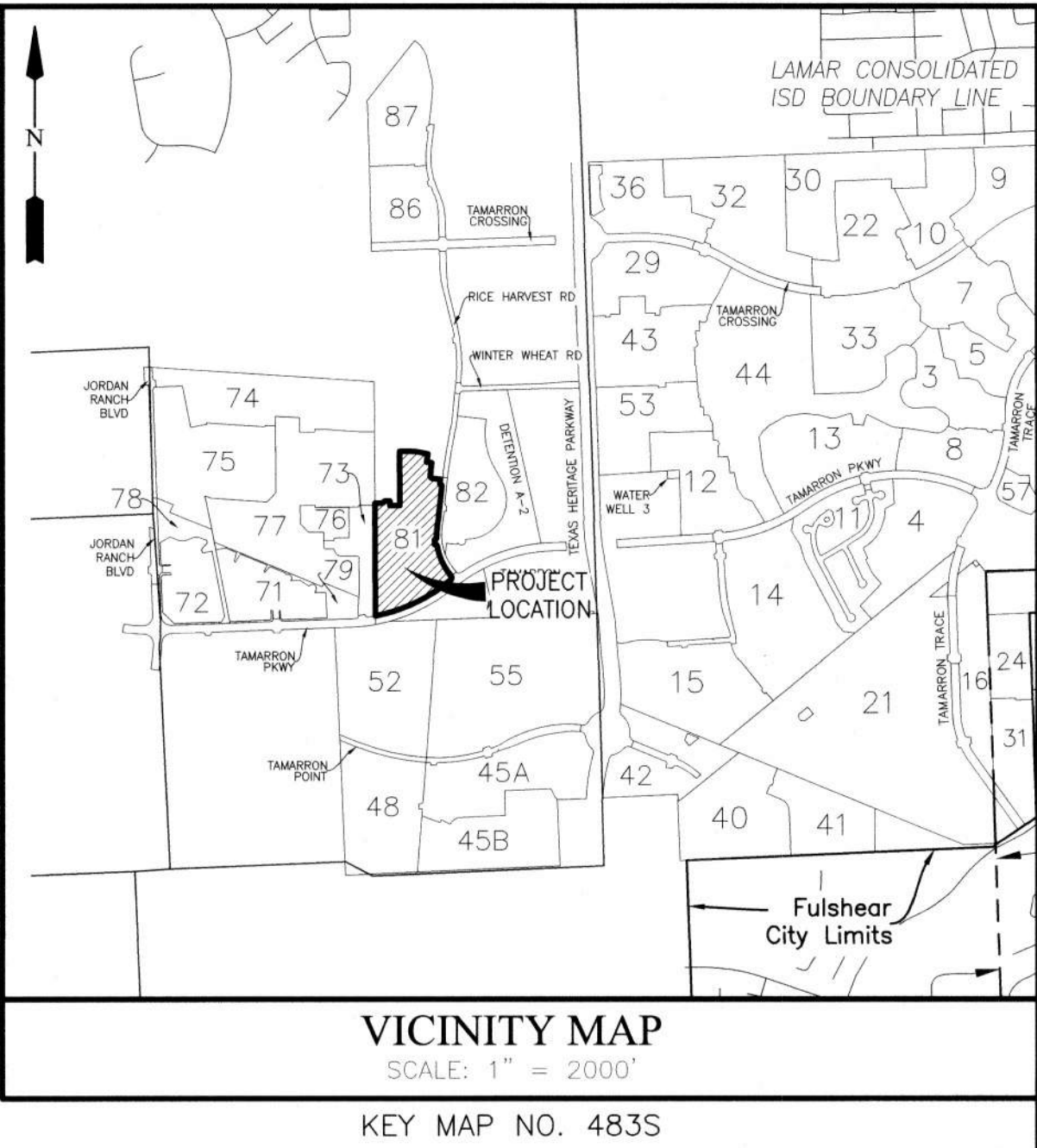
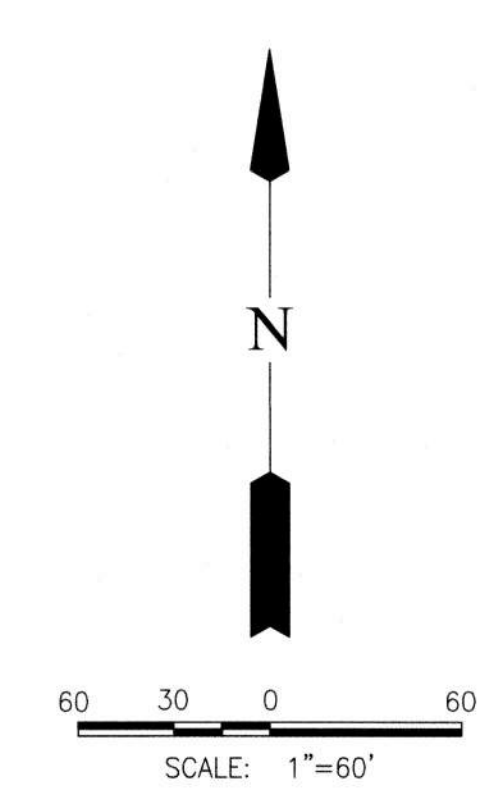


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°42'27" E	70.00'
L2	N 89°54'18" E	44.67'
L3	S 87°43'10" E	43.98'
L4	S 84°45'08" E	44.04'
L5	S 82°25'45" E	24.88'
L6	S 79°40'32" E	120.00'
L7	S 10°19'28" W	11.05'
L8	S 82°01'12" E	60.00'
L9	S 06°01'39" W	87.49'
L10	S 83°58'21" E	100.00'
L11	S 06°01'39" W	60.00'
L12	S 03°46'07" E	60.03'
L13	S 36°47'35" E	64.53'
L14	S 53°12'25" W	129.81'
L15	N 89°42'29" E	95.00'
L16	N 89°42'27" E	60.00'
L17	S 00°17'33" E	55.97'
L18	N 89°42'35" E	120.00'
L19	S 78°09'27" E	28.91'
L20	S 89°42'27" W	65.22'
L21	S 04°41'15" W	60.23'
L22	S 89°42'27" W	70.45'
L23	N 83°58'21" W	100.00'
L24	N 84°22'37" E	100.39'
L25	S 84°22'37" W	100.15'
L26	N 78°09'27" W	28.91'
L27	S 89°42'29" W	95.00'
L28	N 89°42'27" E	38.10'
L29	S 04°41'15" W	91.75'
L30	S 89°42'27" W	19.09'
L31	N 89°42'27" E	17.81'
L32	S 89°42'27" W	17.81'
L33	S 78°09'27" E	28.91'
L34	N 83°58'21" W	34.50'
L35	S 83°58'21" E	34.50'
L36	N 83°24'41" W	71.65'
L37	S 83°24'41" E	71.88'
L38	N 89°42'27" E	15.45'
L39	S 04°41'15" W	60.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L40	S 89°42'27" W	10.22'
L41	N 00°17'33" W	60.00'
L42	S 38°58'21" E	8.79'
L43	N 04°18'55" E	46.57'
L44	N 02°43'02" E	39.70'
L45	N 42°05'20" E	5.31'
L46	S 52°19'25" E	5.85'
L47	N 05°13'18" W	41.85'
L48	N 19°38'38" W	49.16'
L49	N 16°27'53" W	60.42'
L50	N 18°24'26" W	62.23'
L51	N 02°37'07" E	60.10'
L52	N 09°38'16" E	59.88'
L53	N 16°38'25" E	59.82'
L54	N 23°38'43" E	59.92'
L55	N 30°40'09" E	60.14'
L56	N 37°42'03" E	60.08'
L57	N 49°30'42" E	59.64'
L58	N 89°42'27" E	55.00'
L59	N 76°49'24" E	44.23'
L60	N 61°27'05" E	44.04'
L61	N 46°10'11" E	43.71'
L62	N 31°06'36" E	42.77'
L63	N 09°30'05" E	42.49'
L64	N 01°17'19" E	41.50'
L65	N 08°34'48" W	43.35'
L66	N 12°54'20" W	17.90'
L67	S 06°05'26" E	73.96'
L68	N 03°45'32" E	50.09'
L69	N 00°49'33" E	49.78'
L70	N 03°37'18" E	49.76'
L71	N 05°50'02" E	46.76'
L72	N 06°01'39" E	45.03'
L73	N 06°01'39" E	45.03'
L74	N 59°56'08" E	56.73'
L75	S 89°42'27" W	13.27'
L76	S 00°17'33" E	13.98'
L77	N 59°56'08" E	49.01'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2,240.00'	2°20'40"	91.68'	S 09°09'08" W	91.65'
C2	2,180.00'	1°57'09"	74.29'	S 07°00'13" W	74.29'
C3	25.00'	90°00'00"	39.27'	S 38°58'21" E	35.36'
C4	25.00'	90°00'00"	39.27'	S 38°58'21" E	35.36'
C5	690.00'	6°13'35"	74.98'	S 02°54'51" W	74.95'
C6	25.00'	84°34'33"	36.90'	S 42°05'20" W	33.64'
C7	25.00'	86°35'58"	37.79'	S 52°19'25" E	34.29'
C8	690.00'	27°46'10"	334.42'	S 22°54'30" E	331.16'
C9	35.00'	90°00'00"	54.98'	S 08°12'25" W	49.50'
C10	1,950.00'	25°56'59"	883.17'	S 66°10'54" W	875.64'
C11	25.00'	90°00'01"	39.27'	N 44°42'28" E	35.36'
C12	2,210.00'	1°57'09"	75.31'	N 07°00'13" E	75.31'
C13	870.00'	21°38'35"	328.64'	N 04°47'39" W	326.69'
C14	315.00'	11°27'30"	645.76'	N 43°06'48" E	538.48'
C15	55.00'	77°51'54"	74.75'	S 39°13'30" E	69.12'
C16	55.00'	85°01'13"	81.61'	S 47°11'51" W	74.33'
C17	55.00'	94°58'47"	91.17'	S 42°48'09" E	81.09'
C18	25.00'	90°00'00"	39.27'	S 51°01'39" W	35.36'
C19	840.00'	6°53'37"	101.06'	S 02°34'50" W	101.00'
C20	25.00'	94°45'25"	41.35'	S 48°14'41" E	36.79'
C21	25.00'	92°58'59"	40.57'	S 37°53'07" W	36.26'
C22	840.00'	7°00'34"	102.76'	S 12°06'39" E	102.70'
C23	345.00'	11°27'30"	707.26'	S 43°06'48" W	589.76'
C24	85.00'	77°51'54"	115.52'	N 39°13'30" W	106.83'
C25	25.00'	89°59'59"	39.27'	N 45°17'32" W	35.36'
C26	25.00'	90°00'00"	39.27'	S 45°17'33" E	35.36'
C27	25.00'	13°47'56"	6.02'	N 82°48'29" E	6.01'
C28	50.00'	122°34'40"	106.97'	S 42°48'09" E	87.71'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C29	25.00'	13°47'56"	6.02'	S 11°35'13" W	6.01'
C30	25.00'	22°10'04"	9.67'	S 06°23'47" E	9.61'
C31	50.00'	129°21'20"	112.88'	S 47°11'51" W	90.39'
C32	25.00'	22°10'04"	9.67'	N 79°12'31" W	9.61'
C33	25.00'	90°00'00"	39.27'	S 44°42'27" W	35.36'
C34	25.00'	90°00'00"	39.27'	S 45°17'33" E	35.36'
C35	25.00'	42°50'00"	18.69'	N 68°17'27" E	18.26'
C36	50.00'	265°40'01"	231.84'	S 00°17'33" E	73.33'
C37	25.00'	42°50'00"	18.69'	N 68°52'33" W	18.26'
C38	25.00'	90°00'00"	39.27'	S 44°42'27" W	35.36'
C39	25.00'	77°51'54"	33.98'	S 39°13'30" E	31.42'
C40	285.00'	11°27'30"	584.26'	N 43°06'48" E	487.19'
C41	900.00'	21°38'35"	339.97'	N 04°47'39" W	337.95'
C42	25.00'	90°00'00"	39.27'	N 38°58'21" W	35.36'
C43	25.00'	42°50'00"	18.69'	S 74°36'39" W	18.26'
C44	50.00'	265°40'01"	231.84'	N 06°01'39" E	73.33'
C45	25.00'	42°50'00"	18.69'	S 62°33'21" E	18.26'
C46	25.00'	90°00'00"	39.27'	N 51°01'39" E	35.36'
C47	25.00'	89°26'20"	39.03'	N 38°41'31" W	35.18'
C48	25.00'	42°50'00"	18.69'	S 75°10'18" W	18.26'
C49	50.00'	265°40'01"	231.84'	N 06°35'19" E	73.33'
C50	25.00'	42°50'00"	18.69'	S 61°59'41" E	18.26'
C51	25.00'	88°36'31"	38.66'	N 52°17'03" E	34.92'
C52	25.00'	90°00'00"	39.27'	N 44°42'27" E	35.36'
C53	25.00'	94°58'47"	41.44'	S 42°48'09" E	36.86'
C54	25.00'	85°01'13"	37.10'	S 47°11'51" W	33.79'
C55	25.00'	90°00'00"	39.27'	N 45°17'33" W	35.36'



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.461	20,090	RESTRICTED TO LANDSCAPE/ OPEN SPACE/ UTILITIES
B	2.368	103,152	RESTRICTED TO LANDSCAPE/ OPEN SPACE/ UTILITIES
C	0.146	6,381	RESTRICTED TO LANDSCAPE/ OPEN SPACE/ UTILITIES
TOTAL	2.975	129,623	

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - ESMT INDICATES EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.C.F. NO. INDICATES FORT BEND COUNTY CLERKS FILE NUMBER
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - NO. INDICATES NUMBER
 - VOL. INDICATES VOLUME
 - P.G. INDICATES PAGE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - P.O.B. INDICATES POINT OF BEGINNING
 - INDICATES STREET NAME CHANGE

TAMARRON SECTION 81

A SUBDIVISION OF 28.203 ACRES OF LAND LOCATED IN THE J. G. BENNETT SURVEY, ABSTRACT 611, FORT BEND COUNTY, TEXAS.

119 LOTS 3 RESERVES (2.975 ACRES) 4 BLOCKS
JUNE 30, 2025 JOB NO. 1931-6081

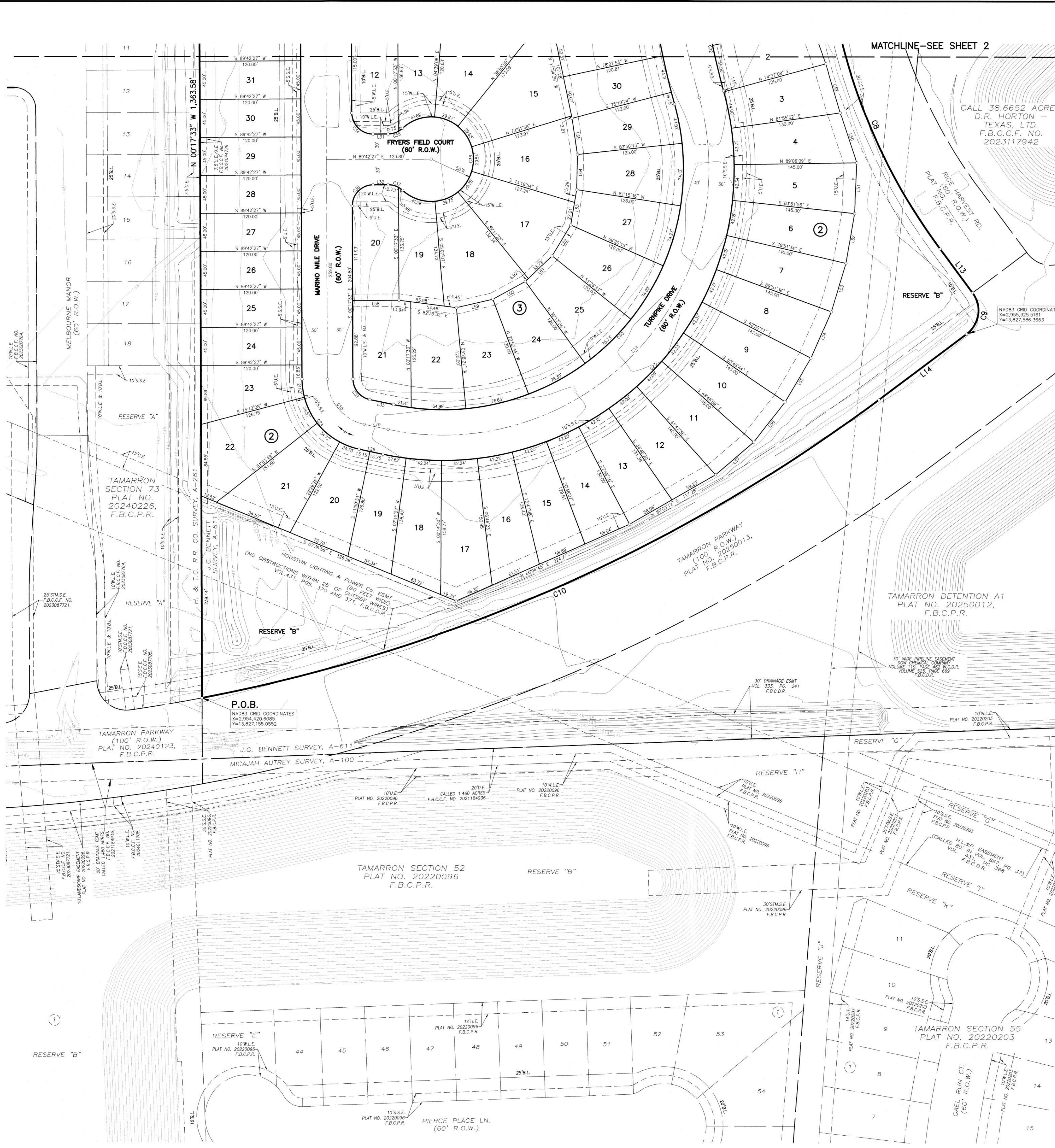
OWNERS:
D.R. HORTON - TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: **D.R. HORTON INC., A DELAWARE CORPORATION**
ERNEST S. LOEB, VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR: **GBI PARTNERS**
4724 VISTA ROAD T8PELS FIRM #10130300
PASADENA, TX 77050 GBSurvey@GBISurvey.com
PHONE: 281-499-4639 www.GBISurvey.com

ENGINEER: **LJA Engineering, Inc.**
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449



Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

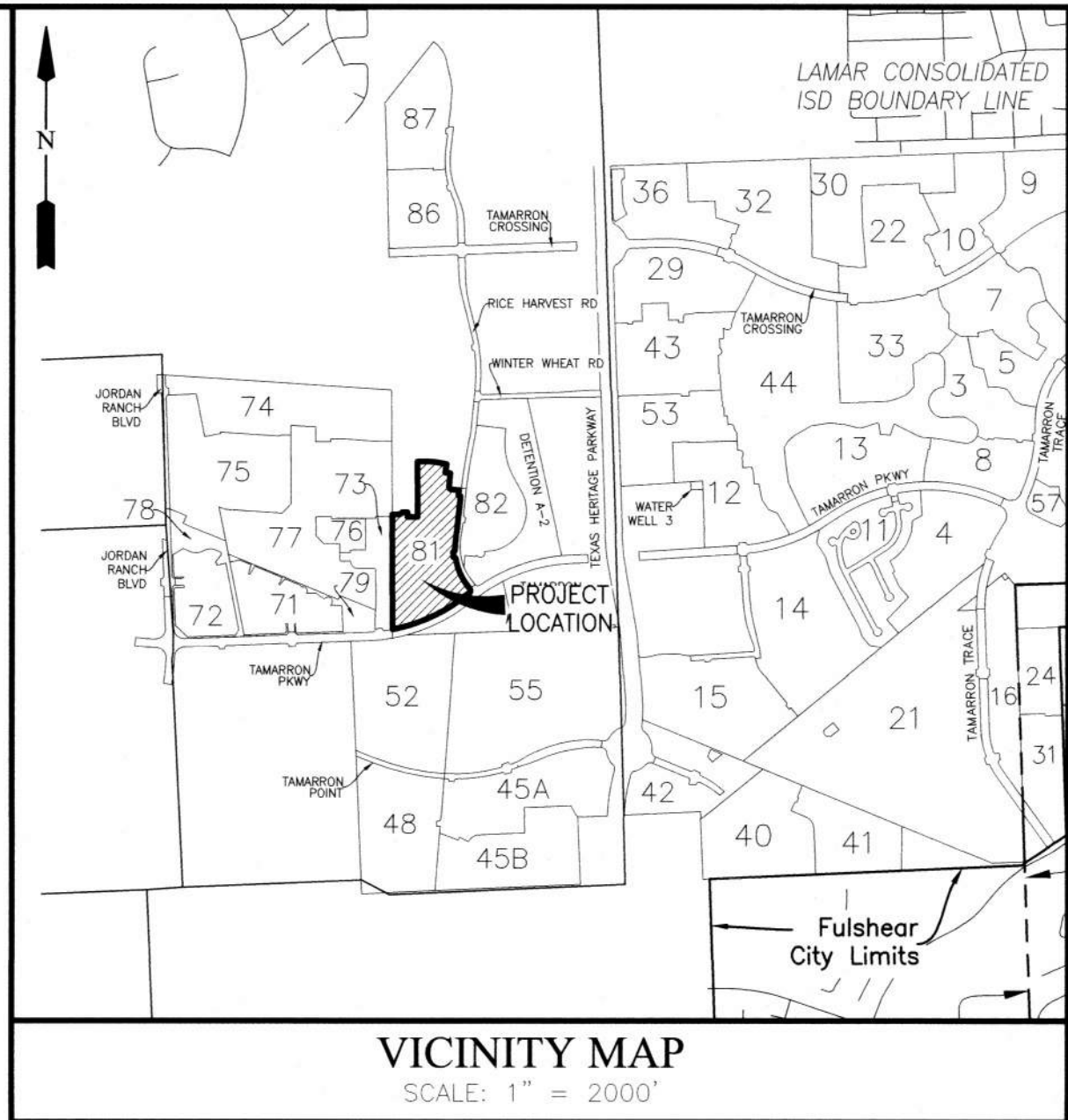
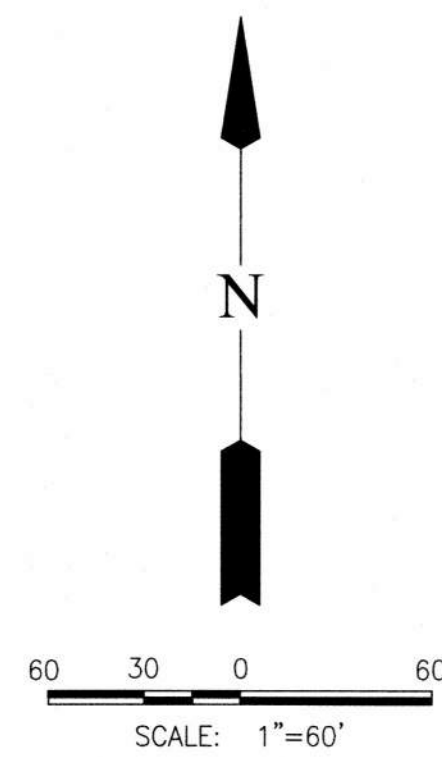


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°42'27" E	70.00'
L2	N 89°54'18" E	44.67'
L3	S 87°43'10" E	43.98'
L4	S 84°45'08" E	44.04'
L5	S 82°25'45" E	24.88'
L6	S 79°40'32" E	120.00'
L7	S 10°19'28" W	11.05'
L8	S 82°01'12" E	60.00'
L9	S 06°01'39" W	87.49'
L10	S 83°58'21" E	100.00'
L11	S 06°01'39" W	60.00'
L12	S 03°46'07" E	60.03'
L13	S 36°47'35" E	64.53'
L14	S 53°12'25" W	129.81'
L15	N 89°42'27" W	95.00'
L16	N 89°42'27" E	60.00'
L17	S 00°17'33" E	55.97'
L18	N 89°42'35" E	120.00'
L19	S 78°09'27" E	28.91'
L20	S 89°42'27" W	65.22'
L21	S 04°41'15" W	60.23'
L22	S 89°42'27" W	70.45'
L23	N 83°58'21" W	100.00'
L24	N 84°22'37" E	100.39'
L25	S 84°22'37" W	100.15'
L26	N 78°09'27" W	28.91'
L27	S 89°42'29" W	95.00'
L28	N 89°42'27" E	38.10'
L29	S 04°41'15" W	91.75'
L30	S 89°42'27" W	19.09'
L31	N 89°42'27" E	17.81'
L32	S 89°42'27" W	17.81'
L33	S 78°09'27" E	28.91'
L34	N 83°58'21" W	34.50'
L35	S 83°58'21" E	34.50'
L36	N 83°24'41" W	71.65'
L37	S 83°24'41" E	71.88'
L38	N 89°42'27" E	15.45'
L39	S 04°41'15" W	60.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L40	S 89°42'27" W	10.22'
L41	N 00°17'33" W	60.00'
L42	S 38°58'21" E	8.79'
L43	N 04°18'55" E	46.57'
L44	N 02°43'02" E	39.70'
L45	N 42°05'20" E	5.31'
L46	S 52°19'25" E	5.85'
L47	N 05°13'18" W	41.85'
L48	N 19°38'38" W	49.16'
L49	N 16°27'53" W	60.42'
L50	N 18°24'26" W	62.23'
L51	N 02°37'07" E	60.10'
L52	N 09°38'16" E	59.88'
L53	N 16°38'25" E	59.82'
L54	N 23°38'43" E	59.92'
L55	N 30°40'09" E	60.14'
L56	N 37°42'09" E	60.08'
L57	N 49°30'42" E	59.64'
L58	N 89°42'27" E	55.00'
L59	N 76°49'24" E	44.23'
L60	N 61°27'05" E	44.04'
L61	N 46°10'11" E	43.71'
L62	N 31°06'36" E	42.77'
L63	N 09°30'05" E	42.49'
L64	N 01°17'19" E	41.50'
L65	N 08°34'48" W	43.35'
L66	N 12°54'20" W	17.90'
L67	S 06°05'26" E	73.96'
L68	N 03°45'32" E	50.09'
L69	N 00°49'33" E	49.78'
L70	N 03°37'18" E	49.76'
L71	N 05°50'02" E	46.76'
L72	N 06°01'39" E	45.03'
L73	N 06°01'39" E	45.03'
L74	N 59°56'08" E	56.73'
L75	S 89°42'27" W	13.27'
L76	S 00°17'33" E	13.98'
L77	N 59°56'08" E	49.01'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2,240.00'	2°20'40"	91.66'	S 09°09'08" W	91.65'
C2	2,180.00'	1°57'09"	74.29'	S 07°00'13" W	74.29'
C3	25.00'	90°00'00"	39.27'	S 38°58'21" E	35.36'
C4	25.00'	90°00'00"	39.27'	S 38°58'21" E	35.36'
C5	690.00'	6°13'35"	74.98'	S 02°54'51" W	74.95'
C6	25.00'	84°34'33"	36.90'	S 42°05'20" W	33.64'
C7	25.00'	86°35'58"	37.79'	S 52°19'25" E	34.29'
C8	690.00'	27°46'10"	334.42'	S 22°54'30" E	331.16'
C9	35.00'	90°00'00"	54.98'	S 08°12'25" W	49.50'
C10	1,950.00'	25°56'59"	883.17'	S 66°10'54" W	875.64'
C11	25.00'	90°00'01"	39.27'	N 44°42'28" E	35.36'
C12	2,210.00'	1°57'09"	75.31'	N 07°00'13" E	75.31'
C13	870.00'	21°38'35"	328.64'	N 04°47'39" W	326.69'
C14	315.00'	11°27'30"	645.76'	N 43°06'48" E	538.48'
C15	55.00'	77°51'54"	74.75'	S 39°13'30" E	69.12'
C16	55.00'	85°01'13"	81.61'	S 47°11'51" W	74.33'
C17	55.00'	94°58'47"	91.17'	S 42°48'09" E	81.09'
C18	25.00'	90°00'00"	39.27'	S 51°01'39" W	35.36'
C19	840.00'	6°53'37"	101.06'	S 02°34'50" W	101.00'
C20	25.00'	94°45'25"	41.35'	S 48°14'41" E	36.79'
C21	25.00'	92°58'59"	40.57'	S 37°53'07" W	36.26'
C22	840.00'	7°00'34"	102.76'	S 12°06'39" E	102.70'
C23	345.00'	11°27'30"	707.26'	S 43°06'48" W	589.76'
C24	85.00'	77°51'54"	115.52'	N 39°13'30" W	106.83'
C25	25.00'	89°59'59"	39.27'	N 45°17'32" W	35.36'
C26	25.00'	90°00'00"	39.27'	S 45°17'33" E	35.36'
C27	25.00'	13°47'56"	6.02'	N 82°48'29" E	6.01'
C28	50.00'	122°34'40"	106.97'	S 42°48'09" E	87.71'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C29	25.00'	13°47'56"	6.02'	S 11°35'13" W	6.01'
C30	25.00'	22°10'04"	9.67'	S 06°23'47" E	9.61'
C31	50.00'	129°21'20"	112.88'	S 47°11'51" W	90.39'
C32	25.00'	22°10'04"	9.67'	N 79°12'31" W	9.61'
C33	25.00'	90°00'00"	39.27'	S 44°42'27" W	35.36'
C34	25.00'	90°00'00"	39.27'	S 45°17'33" E	35.36'
C35	25.00'	42°50'00"	18.69'	N 68°17'27" E	18.26'
C36	50.00'	265°40'01"	231.84'	S 00°17'33" E	73.33'
C37	25.00'	42°50'00"	18.69'	N 68°52'33" W	18.26'
C38	25.00'	90°00'00"	39.27'	S 44°42'27" W	35.36'
C39	25.00'	77°51'54"	33.98'	S 39°13'30" E	31.42'
C40	285.00'	11°27'30"	584.26'	N 43°06'48" E	487.19'
C41	900.00'	21°38'35"	339.97'	N 04°47'39" W	337.95'
C42	25.00'	90°00'00"	39.27'	N 38°58'21" W	35.36'
C43	25.00'	42°50'00"	18.69'	S 74°36'39" W	18.26'
C44	50.00'	265°40'01"	231.84'	N 06°01'39" E	73.33'
C45	25.00'	42°50'00"	18.69'	S 62°33'21" E	18.26'
C46	25.00'	90°00'00"	39.27'	S 51°01'39" E	35.36'
C47	25.00'	89°26'20"	39.03'	N 38°41'31" W	35.18'
C48	25.00'	42°50'00"	18.69'	S 75°10'18" W	18.26'
C49	50.00'	265°40'01"	231.84'	N 06°35'19" E	73.33'
C50	25.00'	42°50'00"	18.69'	S 61°59'41" E	18.26'
C51	25.00'	88°36'31"	38.66'	S 52°17'03" E	34.92'
C52	25.00'	90°00'00"	39.27'	N 44°42'27" E	35.36'
C53	25.00'	94°58'47"	41.44'	S 42°48'09" E	36.86'
C54	25.00'	85°01'13"	37.10'	S 47°11'51" W	33.79'
C55	25.00'	90°00'00"	39.27'	N 45°17'33" W	35.36'



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.461	20,090	RESTRICTED TO LANDSCAPE/ OPEN SPACE/ UTILITIES
B	2.368	103,152	RESTRICTED TO LANDSCAPE/ OPEN SPACE/ UTILITIES
C	0.146	6,381	RESTRICTED TO LANDSCAPE/ OPEN SPACE/ UTILITIES
TOTAL	2.975	129,623	

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
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- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.C.F. NO. INDICATES FORT BEND COUNTY CLERKS FILE NUMBER
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.N. INDICATES FILE NUMBER
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- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- R.O.W. INDICATES RIGHT-OF-WAY
- P.O.B. INDICATES POINT OF BEGINNING
- INDICATES STREET NAME CHANGE

TAMARRON SECTION 81

A SUBDIVISION OF 28.203 ACRES OF LAND LOCATED IN THE J. G. BENNETT SURVEY, ABSTRACT 611, FORT BEND COUNTY, TEXAS.

119 LOTS 3 RESERVES (2.975 ACRES) 4 BLOCKS

JUNE 30, 2025 JOB NO. 1931-6081

OWNERS:
D.R. HORTON - TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: D.R. HORTON INC., A DELAWARE CORPORATION

ERNEST S. LOEB, VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR: ENGINEER:

GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

LJA
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

