

PLAT RECORDING SHEET

PLAT NAME: Tamarron Section 83

PLAT NO: _____

ACREAGE: 25.206

LEAGUE: J.G. Bennett Survey

ABSTRACT NUMBER: 611

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 136

NUMBER OF RESERVES: 1

OWNERS: D.R. Horton-Texas, LTD.,

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, ERNIE S. LOEB, VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, OWNERS OF THE 25.206 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TAMARRON SECTION 83, 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 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 FIVE 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 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 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, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE 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 CERTIFY THAT WE ARE THE OWNER(S) OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON SECTION 83 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 ACREAGE.

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, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20____

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

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

BY: _____
ERNIE S. LOEB
VICE PRESIDENT

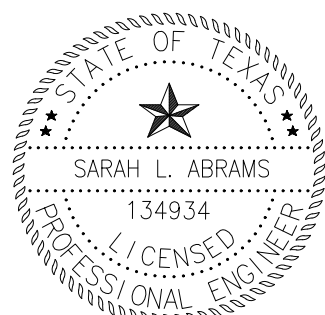
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNIE S. LOEB, VICE PRESIDENT OF D.R. HORTON-TEXAS, 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

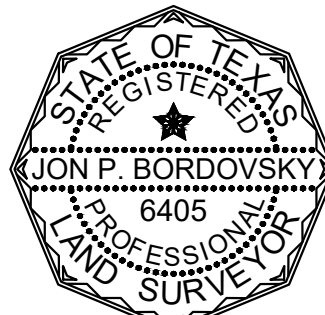
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE FOR 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

CERTIFICATE FOR SURVEYOR
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 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
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

M&B'S DESCRIPTION:

BEING A TRACT CONTAINING 25.206 ACRES LOCATED IN THE J.G. BENNETT SURVEY, ABSTRACT NUMBER 611, IN FORT BEND COUNTY, TEXAS; SAID 25.206 ACRE TRACT BEING CALL 25.206 ACRE TRACT OF LAND RECORDED IN THE NAME OF D.R. HORTON - TEXAS, LTD ON FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NUMBER 2025124511; SAID 25.206 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS):

BEGINNING AT A 1/2-INCH IRON PIPE FOUND ON THE WESTERLY LINE OF SAID 25.206 ACRE TRACT, THE NORTHEASTERLY CORNER OF A CALL 187.244 ACRE TRACT RECORDED IN THE NAME OF 187 MUSKE INVESTMENTS, LTD. IN F.B.C.C.F. NUMBER 2020179946 AND THE SOUTHEASTERLY CORNER OF JORDAN RANCH SECTION 35, A SUBDIVISION INVESTED IN PLAT NUMBER 20220281 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.);

THENCE, WITH SAID WESTERLY LINE AND THE EASTERLY LINE OF SAID JORDAN RANCH SECTION 35, NORTH 01 DEGREE 11 MINUTES 56 SECONDS WEST, A DISTANCE OF 47.58 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND FOR THE NORTHWESTERLY CORNER OF SAID 25.206 ACRE TRACT;

THENCE, WITH THE NORTHERLY AND EASTERLY LINE OF SAID 25.206 ACRE TRACT, THE FOLLOWING EIGHTEEN (18) COURSES:

- 1) NORTH 88 DEGREES 48 MINUTES 52 SECONDS EAST, A DISTANCE OF 120.01 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 2) SOUTH 01 DEGREE 11 MINUTES 08 SECONDS EAST, A DISTANCE OF 3.75 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 3) NORTH 88 DEGREES 48 MINUTES 52 SECONDS EAST, A DISTANCE OF 60.00 FEET; TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 4) NORTH 87 DEGREES 56 MINUTES 17 SECONDS EAST, A DISTANCE OF 236.45 FEET; TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 5) NORTH 88 DEGREES 30 MINUTES 53 SECONDS EAST, A DISTANCE OF 57.47 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 6) 22.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 00 DEGREES 54 MINUTES 05 SECONDS, A RADIUS OF 1455.00 FEET AND A CHORD WHICH BEARS NORTH 05 DEGREES 34 MINUTES 36 SECONDS EAST, A DISTANCE OF 22.89 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 7) SOUTH 84 DEGREES 52 MINUTES 26 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 8) SOUTH 84 DEGREES 52 MINUTES 26 SECONDS EAST, A DISTANCE OF 124.98 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 9) SOUTH 04 DEGREES 22 MINUTES 32 SECONDS WEST, A DISTANCE OF 1.51 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 10) SOUTH 84 DEGREES 49 MINUTES 16 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 11) 30.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 00 DEGREES 58 MINUTES 55 SECONDS, A RADIUS OF 1760.00 FEET AND A CHORD WHICH BEARS NORTH 04 DEGREES 41 MINUTES 16 SECONDS EAST, A DISTANCE OF 30.16 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 12) SOUTH 85 DEGREES 48 MINUTES 11 SECONDS EAST, A DISTANCE OF 210.00 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 13) 62.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEGREE 49 MINUTES 50 SECONDS, A RADIUS OF 1970.00 FEET AND A CHORD WHICH BEARS SOUTH 05 DEGREES 06 MINUTES 44 SECONDS WEST, A DISTANCE OF 62.94 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 14) SOUTH 06 DEGREES 01 MINUTE 39 SECONDS WEST, A DISTANCE OF 426.34 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 15) 147.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 04 DEGREES 17 MINUTES 49 SECONDS, A RADIUS OF 1970.00 FEET AND A CHORD WHICH BEARS SOUTH 08 DEGREES 10 MINUTES 33 SECONDS WEST, A DISTANCE OF 147.71 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 16) SOUTH 10 DEGREES 19 MINUTES 28 SECONDS WEST, A DISTANCE OF 363.01 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 17) 152.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 04 DEGREES 17 MINUTES 49 SECONDS, A RADIUS OF 2030.00 FEET AND A CHORD WHICH BEARS SOUTH 08 DEGREES 10 MINUTES 33 SECONDS WEST, A DISTANCE OF 152.21 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 18) SOUTH 06 DEGREES 01 MINUTE 39 SECONDS WEST, A DISTANCE OF 87.49 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND AT THE WESTERLY CORNER OF THE NORTHERLY TERMINUS LINE OF RICE HARVEST ROAD (60-FEET WIDE) AS DEDICATED IN TAMARRON RICE HARVEST RD PHASE 1 STREET DEDICATION, A SUBDIVISION RECORDED IN PLAT NUMBER 20250215 OF THE F.B.C.P.R.;

THENCE, WITH THE NORTHWESTERLY INTERSECTION OF SAID RICE HARVEST ROAD AND IVES DAIRY LAND (60- FEET WIDE) AS DEDICATED IN SAID TAMARRON RICE HARVEST RD PHASE 1 STREET DEDICATION AND TAMARRON SEC 81, A SUBDIVISION RECORDED IN PLAT NUMBER 20250216 OF THE F.B.C.P.R., 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS SOUTH 51 DEGREES 01 MINUTE 39 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;

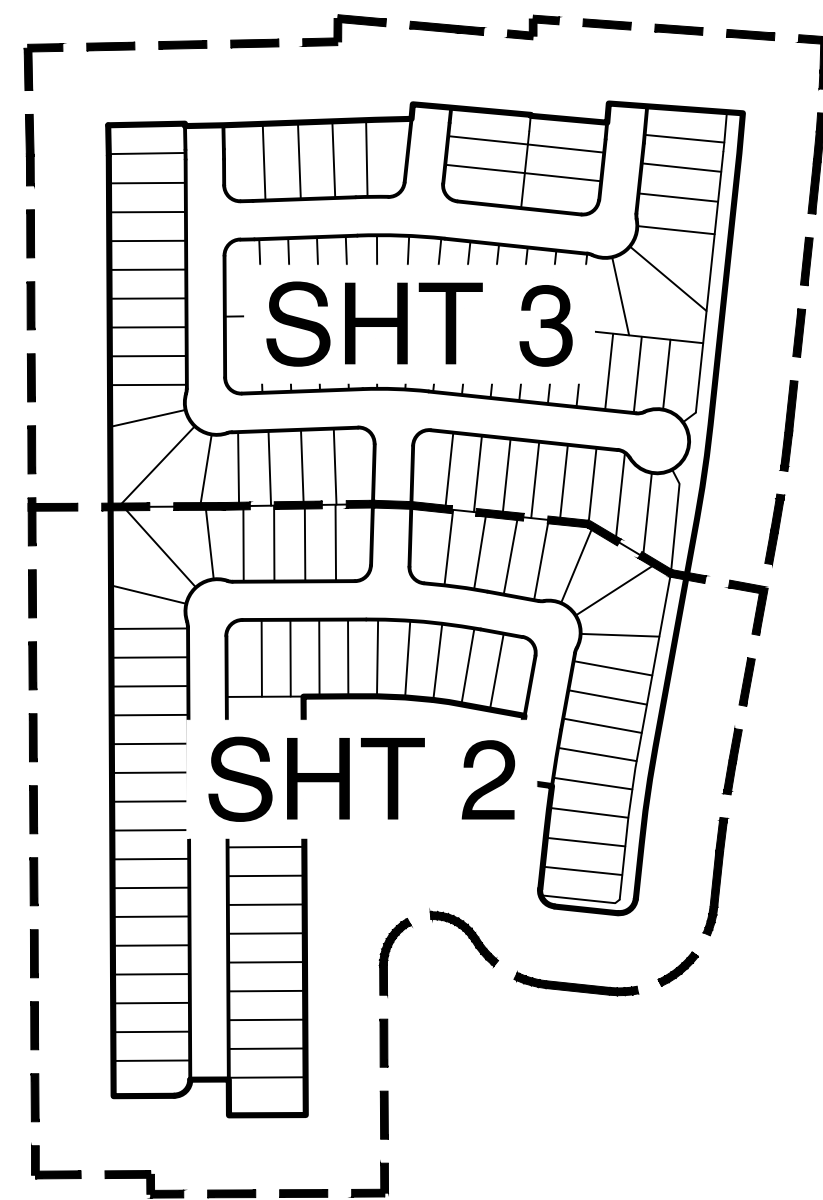
THENCE, WITH THE NORTHERLY LINE OF SAID TAMARRON SEC 81, THE FOLLOWING NINETEEN (19) COURSES:

- 1) NORTH 83 DEGREES 58 MINUTES 21 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND ;
- 2) 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS NORTH 38 DEGREES 58 MINUTES 21 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 3) NORTH 06 DEGREES 01 MINUTE 39 SECONDS EAST, A DISTANCE OF 87.49 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 4) 74.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEGREE 57 MINUTES 09 SECONDS, A RADIUS OF 2180.00 FEET AND A CHORD WHICH BEARS NORTH 07 DEGREES 00 MINUTES 13 SECONDS EAST, A DISTANCE OF 74.29 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND ;
- 5) NORTH 82 DEGREES 01 MINUTE 12 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 6) 91.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEGREES 20 MINUTES 40 SECONDS, A RADIUS OF 2240.00 FEET AND A CHORD WHICH BEARS NORTH 09 DEGREES 09 MINUTES 08 SECONDS EAST, A DISTANCE OF 91.65 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 7) NORTH 10 DEGREES 19 MINUTES 28 SECONDS EAST, A DISTANCE OF 11.05 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 8) NORTH 79 DEGREES 40 MINUTES 32 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 9) NORTH 82 DEGREES 25 MINUTES 45 SECONDS WEST, A DISTANCE OF 24.88 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 10) NORTH 84 DEGREES 45 MINUTES 08 SECONDS WEST, A DISTANCE OF 44.04 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 11) NORTH 87 DEGREES 43 MINUTES 10 SECONDS WEST, A DISTANCE OF 43.98 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND ;
- 12) SOUTH 89 DEGREES 54 MINUTES 18 SECONDS WEST, A DISTANCE OF 44.67 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND ;
- 13) SOUTH 89 DEGREES 42 MINUTES 27 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND ;
- 14) SOUTH 00 DEGREES 17 MINUTES 33 SECONDS EAST, A DISTANCE OF 653.78 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 15) SOUTH 89 DEGREES 42 MINUTES 35 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 16) NORTH 00 DEGREES 17 MINUTES 33 SECONDS WEST, A DISTANCE OF 55.97 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND ;
- 17) SOUTH 89 DEGREES 42 MINUTES 27 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 18) 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 01 SECOND, A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS SOUTH 44 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND;
- 19) SOUTH 89 DEGREES 42 MINUTES 29 SECONDS WEST, A DISTANCE OF 95.00 FEET TO A 5/8-INCH IRON ROD WITH GBI PARTNERS CAP FOUND AT THE NORTHWESTERLY CORNER OF SAID TAMARRON SEC 81 AND THE SOUTHWESTERLY CORNER OF AFORESAID 25.206 ACRE TRACT;

THENCE, WITH THE WESTERLY LINE OF SAID 25.206 ACRE TRACT, NORTH 00 DEGREE 17 MINUTES 33 SECONDS WEST, A DISTANCE OF 1469.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.206 ACRES OF LAND.

NOTES:

- 1. BENCHMARK: NGS MONUMENT HGCD 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 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 FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY.
- 5. THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND ESD #4, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND MUD 270, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND FORT BEND COUNTY.
- 6. 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; DHI ENGINEERING DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 151.79' 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.
- 8. ALL DRAINAGE EASEMENT ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 9. ALL PROPERTY IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 10. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 11. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- 12. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 1.00011591065.
- 13. 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.
- 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 SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 15. 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.
- 16. 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 RIGHTS-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- 17. 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.
- 18. 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.
- 19. 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.
- 20. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.



SHEET INDEX
SCALE: 1"=300'

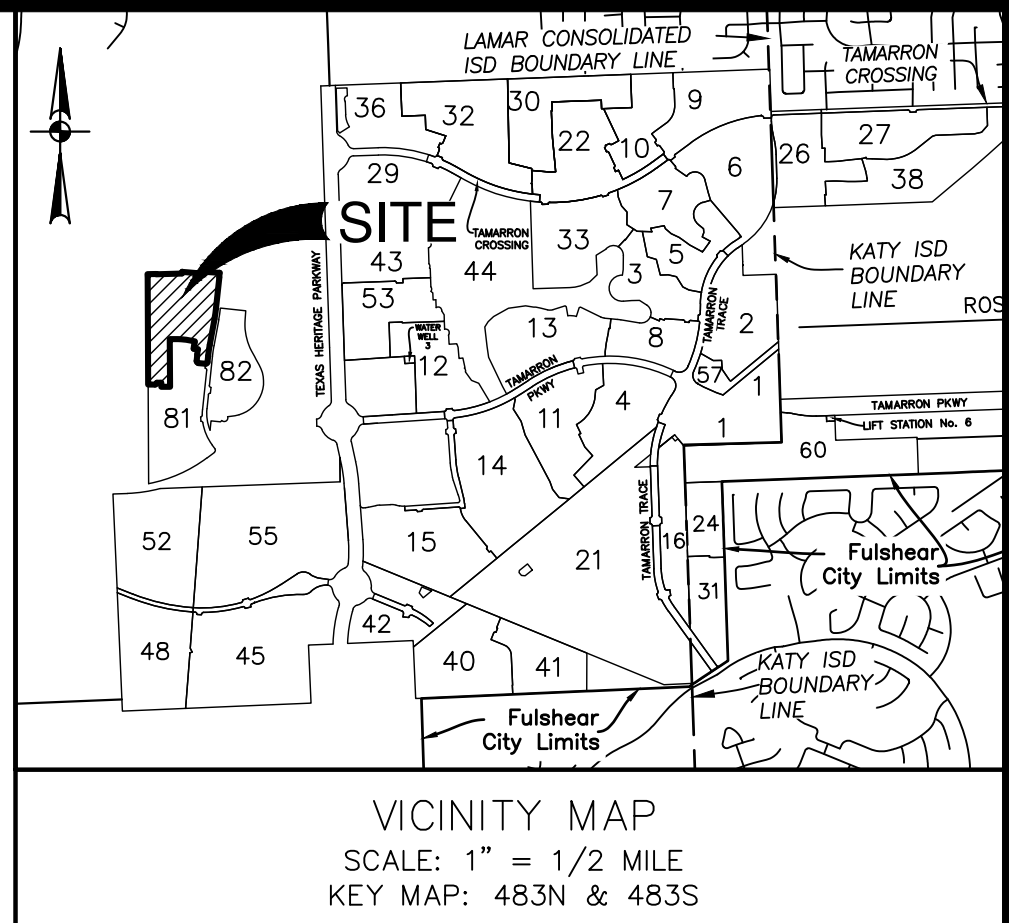


SURVEYOR:

GBI PARTNERS

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

TBPELS FIRM #10130300
www.GBISurvey.com



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP: 483N & 483S

I, J. STACY SLAWNSKI, 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 SLAWNSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 20____

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

K.F. 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

FINAL PLAT OF
TAMARRON SECTION 83

A SUBDIVISION OF 25.206 ACRES OF LAND
LOCATED IN THE J.G. BENNETT SURVEY,
ABSTRACT NUMBER 611
FORT BEND COUNTY, TEXAS

136 LOTS 1 RESERVE 5 BLOCKS

SCALE: 1"= 60' JANUARY 2026

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

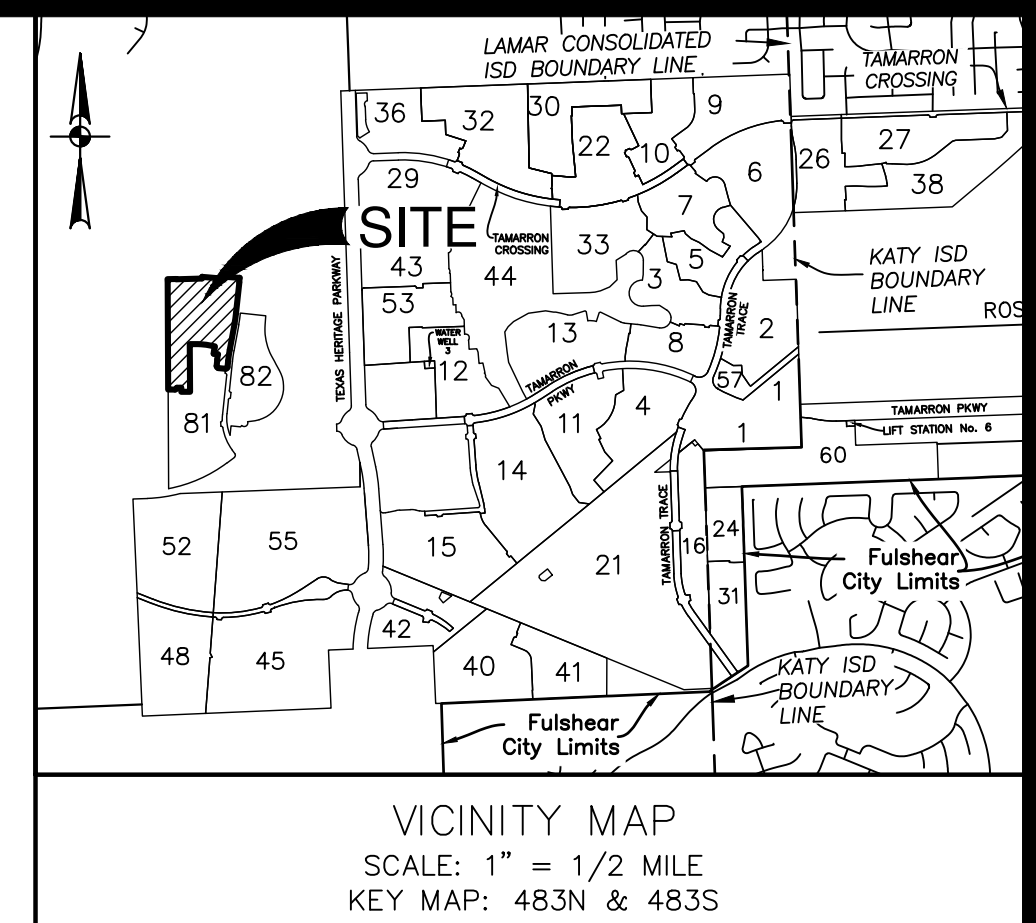
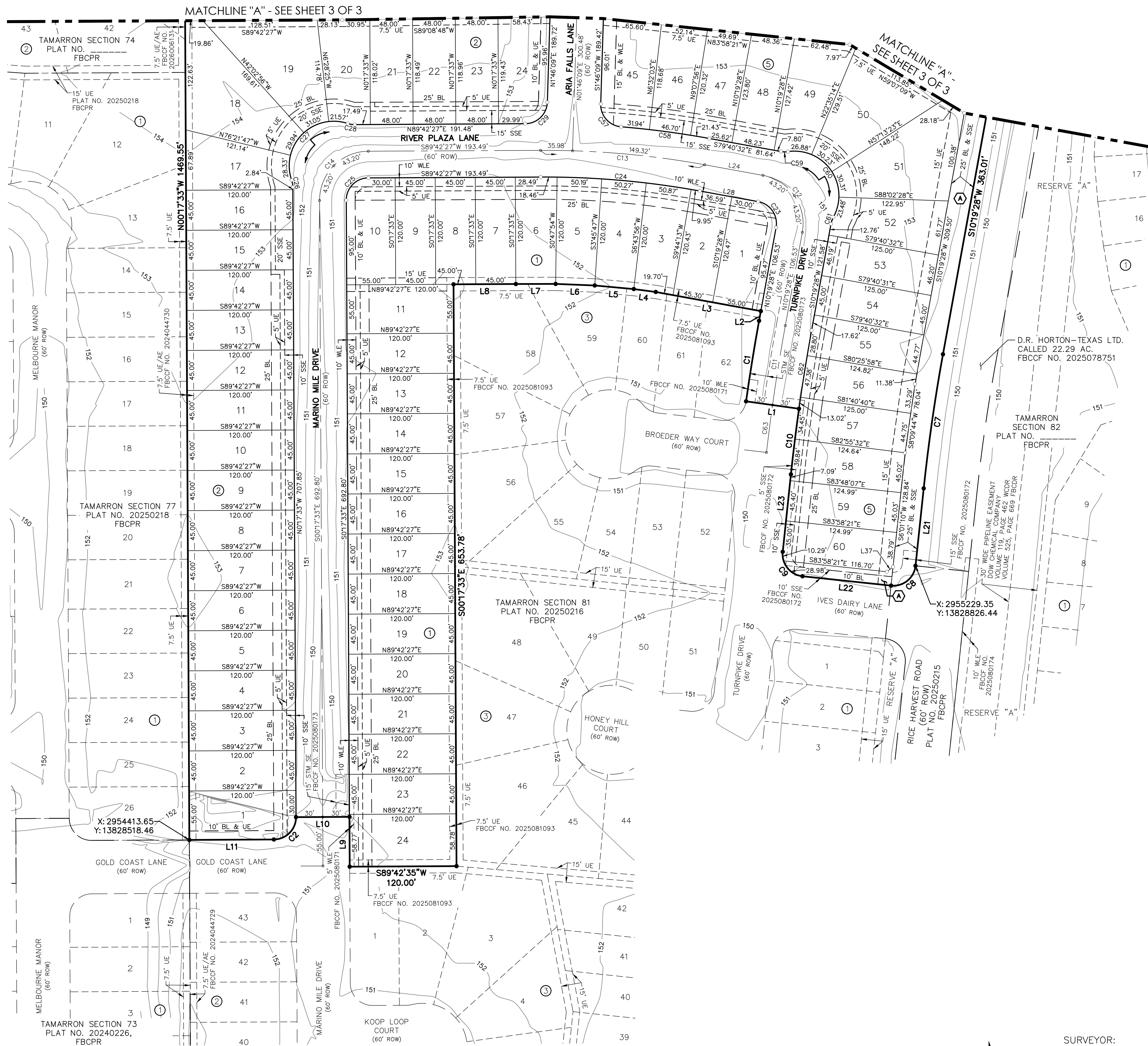
PREPARED BY:



DHI Engineering, LLC

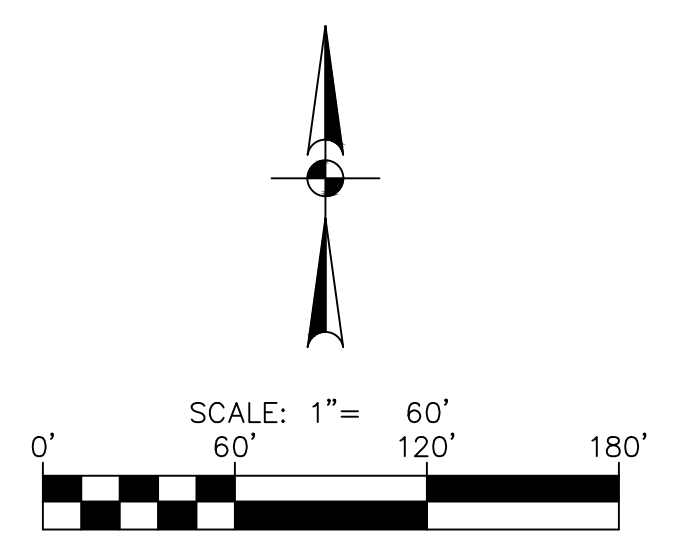
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

Date: Jan 22, 2026, 1:27pm User ID: GMBW123 File: \\horton.com\work\proj\ENGINEERING\CLIENT PROJECTS\DR Horton\Tamarcon\Section 83_Final Plat_R1.dwg



- LEGEND**
- FOUND 5/8" IRON ROD WITH CAP STAMPED
 - "GBI PARTNERS" AS PER CERTIFICATION
 - SET 5/8" IRON ROD
 - AC = ACRE
 - AE = AERIAL EASEMENT
 - BL = BUILDING LINE
 - DE = DRAINAGE EASEMENT
 - ESMT = EASEMENT
 - FBCCR = FORT BEND COUNTY DEED RECORDS
 - FBCCF = FORT BEND COUNTY CLERK'S FILE
 - FBPCR = FORT BEND COUNTY PLAT RECORDS
 - FC = FILM CODE
 - FND = FOUND
 - IR = IRON ROD
 - LE = LANDSCAPE EASEMENT
 - NO = NUMBER
 - POB = POINT OF BEGINNING
 - R = RADIUS
 - ROW = RIGHT-OF-WAY
 - SSE = SANITARY SEWER EASEMENT
 - STM SE = STORM SEWER EASEMENT
 - UE = UTILITY EASEMENT
 - WLE = WATER LINE EASEMENT

- RESERVES**
- RESTRICTED RESERVE
 - (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
 - 0.8125 AC. 35.92 SQ.FT.



FINAL PLAT OF TAMARRON SECTION 83

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PREPARED BY:

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 RICHMOND, TX 77407
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