

A METES & BOUNDS description of a certain 12.01 acre tract of land situated in the Talcott Patching Survey, Abstract No. 620 in Harris County, Texas, being out of the remainder of a called 107.208 acre tract of land (Tract 2) conveyed to Lennar Homes of Texas Land and Construction, Ltd dba Friendswood Development Company by Special Warranty Deed with Vendor's Lien recorded in Clerk's File No. RP-2018-74736 of the Harris County Official Public Records of Real Property, said 11.97 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

**BEGINNING** at a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]") for the northwest corner of Ashbel Crossing Section 4, plat of which is recorded in Film Code No. 693187 of the Harris County Map Records, being in the northwesterly line of the remainder of said 107.208 acre tract, common with the southeasterly line of a called 36.93 acre tract of land conveyed to Coastal Industrial Water Authority recorded in Clerk's File No. D833008 of the Harris County Deed Records;

**THENCE**, North 36°02'26" East, along said common line, 595.69 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]") at the beginning of a non-tangent curve to the right;

**THENCE**, continuing along said common line and along the arc of said non-tangent curve to the right having a radius of 815.00 feet, a central angle of 36°29'18", an arc length of 519.03 feet, and a long chord bearing North 5°17'26" East, 510.30 feet to a found 5/8-inch iron rod for the northernmost corner of the remainder of said 107.208 acre tract;

**THENCE**, South 60°51'06" East, along the easterly line of the remainder of said 107.208 acre tract, common with a south line of said 36.93 acre tract, 56.73 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]");

**THENCE**, South 10°54'06" East, along said easterly line, 893.16 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]") for the northeast corner of Ashbel Crossing Section 2, plat of which is recorded in Film Code No. 69628 of the Harris County Map Records;

**THENCE**, along the north line of said Ashbel Crossing Section 2, the following four (4) courses and distances:

1. South 79°05'54" West, 34.07 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]");
2. North 83°23'13" West, 124.35 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]") at the beginning of a non-tangent curve to the right;
3. Along the arc of said non-tangent curve to the right having a radius of 230.00 feet, a central angle of 26°36'28", an arc length of 106.81 feet, and a long chord bearing South 19°55'11" West, 105.85 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]");
4. North 56°46'46" West, 60.00 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]") at the beginning of a non-tangent curve to the left for an angle point in the north line of said Ashbel Crossing Section 2, common with an angle point in the east line of the aforementioned Ashbel Crossing Section 4;

**THENCE**, along said east line and the arc of said non-tangent curve to the left having a radius of 170.00 feet, a central angle of 44°07'21", an arc length of 130.91 feet, and a long chord bearing North 11°09'34" East, 127.70 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]");

**THENCE**, North 10°54'06" West, continuing along said east line, 24.42 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]") for the northeast corner of said Ashbel Crossing Section 4;

**THENCE**, along the north line of said Ashbel Crossing Section 4, the following four (4) courses and distances:

1. North 87°12'16" West, 113.23 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]");
2. South 85°09'46" West, 150.84 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]");
3. South 79°05'54" West, 283.48 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]");
4. North 66°24'29" West, 238.37 feet to the POINT OF BEGINNING, CONTAINING 12.01 acres of land in Harris County, Texas.

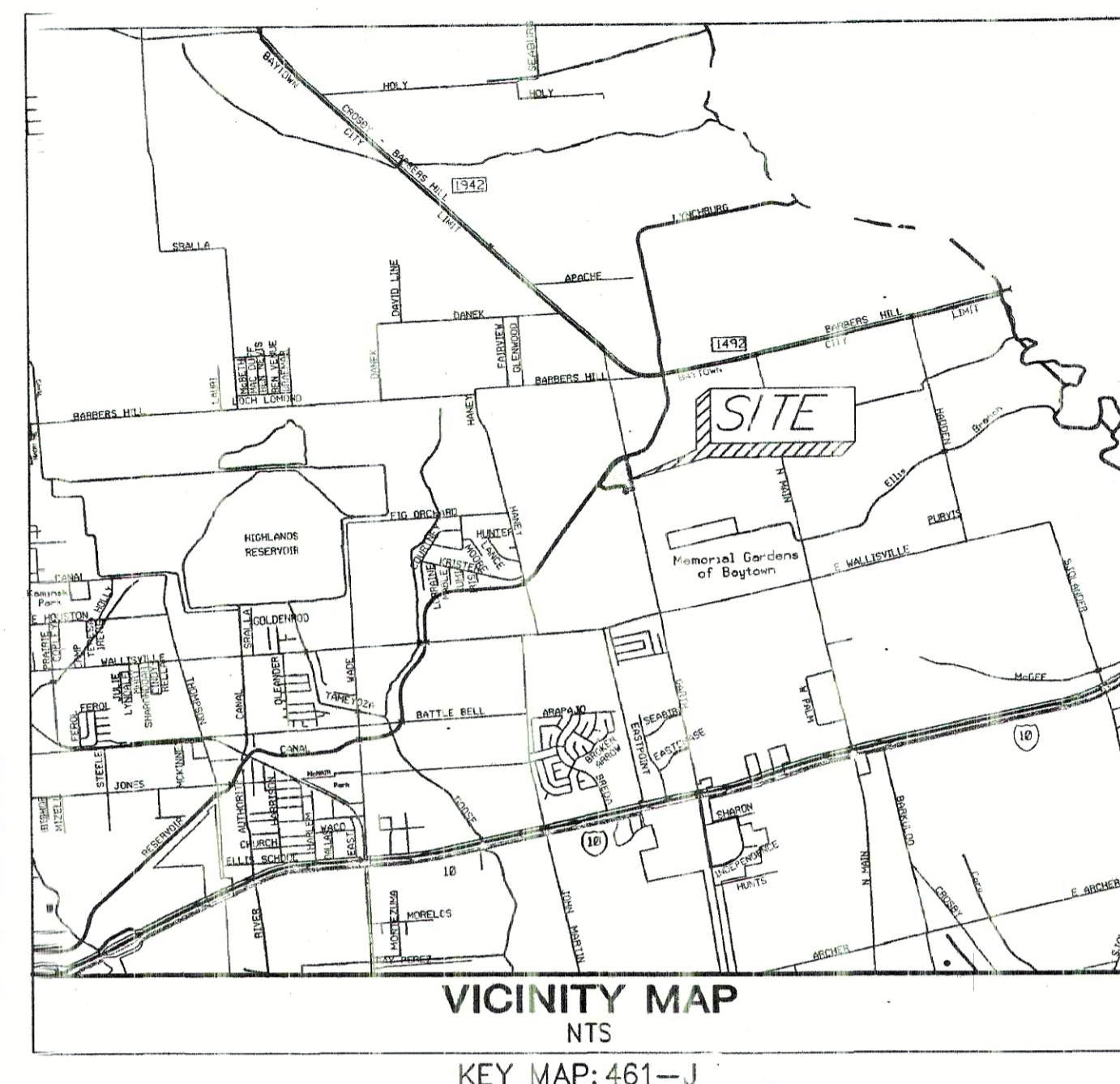
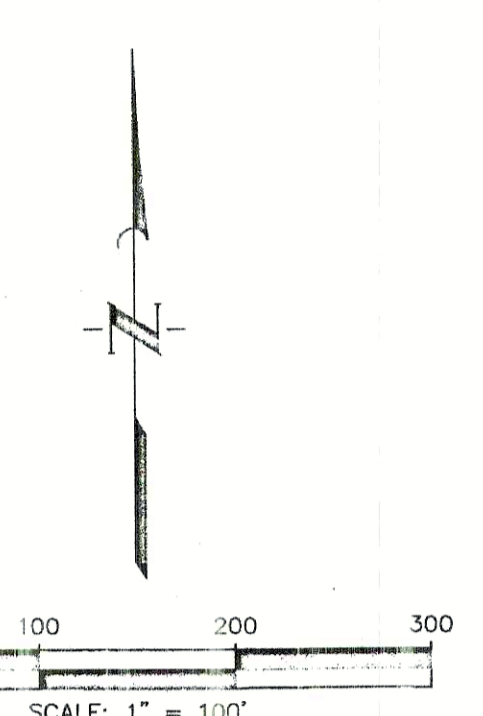
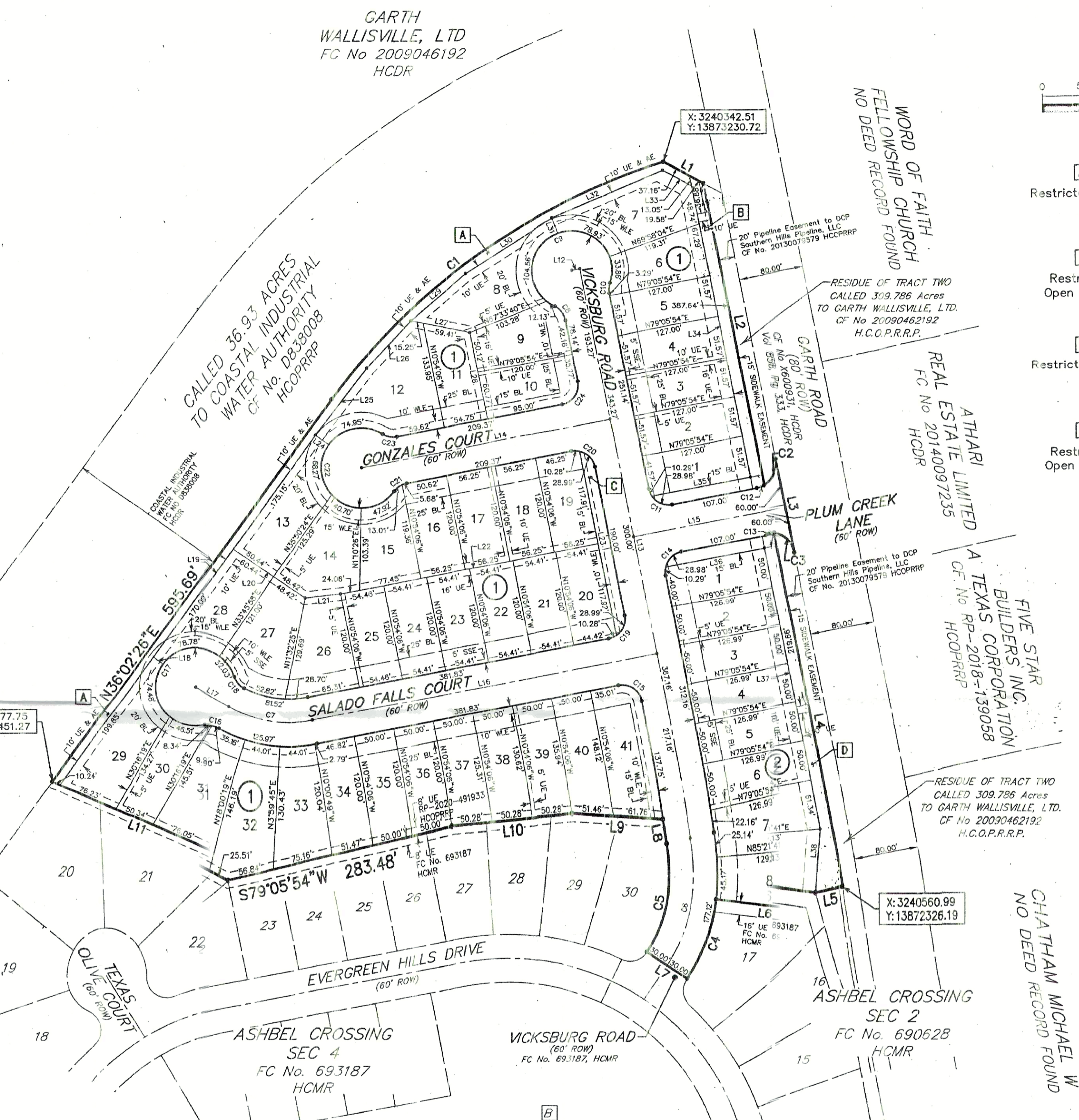


Line	Bearing	Distance	Line	Bearing	Distance
L1	S60°58'06"E	56.73	L20	N54°49'04"W	108.87
L2	S10°54'06"E	387.64	L21	N83°1'05"E	44.36
L3	S10°54'06"E	120.00	L22	N79°05'54"E	326.51
L4	S10°54'06"E	442.09	L23	N10°54'06"W	235.83
L5	S79°05'54"W	34.07	L24	N53°57'34"W	20.20
L6	N83°23'13"W	124.35	L25	N37°09'12"E	105.94
L7	N56°46'46"W	60.00	L26	N43°04'15"E	81.21
L8	N10°54'06"W	24.42	L27	N78°03'29"W	74.66
L9	N87°12'16"W	113.23	L28	N10°54'06"W	110.89
L10	S85°09'46"W	150.84	L29	N49°03'30"E	90.10
L11	N66°24'29"W	238.37	L30	N58°41'14"E	128.18
L12	N79°05'54"E	10.17	L31	N20°46'07"W	21.05
L13	N10°54'09"W	710.43	L32	N66°50'59"E	150.94
L14	N79°05'54"E	315.36	L33	N60°57'08"W	41.23
L15	N79°05'54"E	192.00	L34	N10°54'06"W	386.93
L16	N79°05'54"E	436.83	L35	N79°05'54"E	124.91
L17	N59°43'41"W	47.18	L36	N79°05'54"E	124.91
L18	N53°57'34"W	15.00	L37	N10°54'06"W	361.31
L19	N36°02'26"E	545.00	L38	N4°52'59"E	70.11

Curve	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	36°29'18"	815.00'	519.03'	268.66'	S54°17'26"W	510.30'
C2	70°31'44"	30.00'	36.93'	21.21'	N24°21'45"E	34.64'
C3	70°31'44"	30.00'	36.93'	21.21'	N46°09'58"W	34.64'
C4	26°36'28"	230.00'	106.81'	54.39'	S19°55'01"W	105.85'
C5	44°07'21"	170.00'	130.91'	68.90'	N11°09'34"E	127.70'
C6	44°07'21"	200.00'	154.02'	81.06'	N11°09'33"E	150.24'
C7	41°10'26"	150.00'	107.79'	56.34'	S80°18'54"E	105.49'
C8	53°17'16"	25.00'	23.25'	12.54'	N37°32'47"W	22.42'
C9	26°57'36"	50.00'	229.48'	56.55'	S67°17'23"W	74.92'
C10	29°40'20"	25.00'	12.95'	6.62'	S3°56'01"W	12.80'
C11	89°59'57"	25.00'	39.27'	25.00'	S55°54'08"E	35.36'
C12	19°28'16"	30.00'	10.20'	5.15'	N69°21'45"E	10.15'
C13	19°28'16"	30.00'	10.20'	5.15'	S88°50'02"W	10.15'
C14	90°00'03"	25.00'	39.27'	25.00'	S34°05'52"W	35.36'
C15	89°59'57"	25.00'	39.27'	25.00'	N55°54'08"W	35.36'
C16	41°47'56"	25.00'	18.24'	9.55'	N81°42'09"W	17.84'
C17	265°37'30"	50.00'	231.80'	53.97'	S30°12'38"W	73.36'
C18	45°00'01"	25.00'	19.64'	10.36'	S39°28'37"E	19.13'
C19	90°00'03"	25.00'	39.27'	25.00'	N34°05'52"E	35.36'
C20	89°59'57"	25.00'	39.27'	25.00'	N55°54'08"W	35.36'
C21	42°50'00"	25.00'	18.69'	9.81'	S57°40'53"W	18.26'
C22	265°40'01"	50.00'	231.84'	53.93'	S10°54'06"E	73.33'
C23	42°50'00"	25.00'	18.69'	9.81'	S79°29'06"E	18.26'
C24	90°00'03"	25.00'	39.27'	25.00'	N34°05'52"E	35.36'

**LOT AREA SUMMARY**

Block	Lot	Sq. Ft.	Block	Lot	Sq. Ft.	Block	Lot	Sq. Ft.
1	1	6,542	25	6,535	1	6,342		
2	2	6,542	26	8,485	2	6,350		
3	3	6,542	27	9,676	3	6,350		
4	4	6,542	28	8,856	4	6,350		
5	5	6,542	29	10,930	5	6,350		
6	6	6,969	30	6,781	6	6,350		
7	7	10,854	31	8,768	7	6,916		
8	8	10,641	32	8,706	8	7,222		
9	9	7,253	33	7,312				
10	10	7,158	34	6,065				
11	11	6,702	35	6,000				
12	12	12,702	36	6,000				
13	13	9,052	37	6,132				
14	14	9,061	38	6,398				
15	15	7,014	39	6,664				
16	16	6,743	40	7,101				
17	17	6,750	41	9,192				
18	18	6,750						
19	19	6,743						
20	20	6,522						
21	21	6,529						
22	22	6,529						
23	23	6,520						
24	24	6,529						



- A RESTRICTED RESERVE "A"**  
Restricted to Landscape, Open Space & Utility Purposes Only  
0.2814 Acres  
12,256 Sq Ft
- B RESTRICTED RESERVE "B"**  
Restricted to Landscape, Sidewalk, Open Space & Utility Purposes Only  
0.1769 Acres  
7,707 Sq Ft
- C RESTRICTED RESERVE "C"**  
Restricted to Landscape, Open Space & Utility Purposes Only  
1.0768 Acres  
3,346 Sq Ft
- D RESTRICTED RESERVE "D"**  
Restricted to Landscape, Sidewalk, Open Space & Utility Purposes Only  
0.2083 Acres  
9,073 Sq Ft

- GENERAL NOTES**
- 1) AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - Emt ..... "Easement"
  - OF ..... "Of File"
  - FC ..... "Firm Code"
  - FIND ..... "Found"
  - HCMR ..... "Harris County Map Records"
  - HCMRD ..... "Harris County Municipal Utility District"
  - HCOFRPD ..... "Harris County Official Public Records of Real Property"
  - No. .... "Number"
  - ROW ..... "Right-of-Way"
  - Sq Ft ..... "Square Feet"
  - SSE ..... "Sanitary Sewer Easement"
  - Stm SE ..... "Storm Sewer Easement"
  - UE ..... "Utility Easement"
  - Vol ..... "Volume and Pipe"
  - W ..... "With"
  - WLE ..... "Waterline Easement"
  - Block Number
  - ..... Set 3/4-inch iron rod (with Cap Stamped "Jones[Carter]") as Per Certification
  - 2) The coordinates shown herein are based on the Texas South Central Zone No. 4204 (NAD83) and may be brought to surface by applying the following Scale Factor of 0.999901678.
  - 3) Drainage easements shall be kept clear of fences, building, planting and other obstructions to the operations and maintenance of drainage facility, and existing structure shall not be permitted to drain into this easement except by means of an approved structure. Drainage easements shall be a minimum of 10 feet wide.
  - 4) Absent written authorization by the affected utilities, all CenterPoint Energy and City of Baytown utility 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 the 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 lot 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 fences back up, but generally will not replace new fencing.
  - 5) Any new development within this subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
  - 6) This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure."
  - 7) The proposed development shall not hinder surface flow from adjacent property, nor cause flooding to adjacent property.
  - 8) **City of Baytown Benchmark Note:**  
Harris County Floodplain Reference Marker No. 140075, being a brass disk on the north side of East Wallisville Road on bridge over Goose Creek. Elev=36.28', NAVD83 ADJ.
  - 9) **Floodplain Statement:**  
According to Map No. 48201C075M of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas dated January 6, 2017, the subject tract is located within Zone "X", defined as Areas of Minimal Flood Hazard (no shading).

OFFICE OF  
TENESHA HUDSPETH  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 666206  
ASHBEL CROSSING SECTION 5 FINAL PLAT  
THIS IS PAGE 2 OF 3 PAGES  
SCANNER Contex 104400  
KEY MAP

# ASHBEL CROSSING SECTION 5 FINAL PLAT

A SUBDIVISION OF 12.01 ACRES OF LAND  
OUT OF THE  
TALCOTT PATCHING SURVEY, A-620  
CITY OF BAYTOWN ETJ, HARRIS COUNTY, TEXAS  
49 LOTS 4 RESERVES 2 BLOCKS  
MARCH 2021

OWNER:  
LENNAR HOMES TEXAS, L.P.  
A DELAWARE LIMITED PARTNERSHIP  
10235 WEST LITTLE YORK, SUITE 200  
HOUSTON, TEXAS 77040  
PHONE (281) 560-6600

OWNER:  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
d/b/o FRIENDSWOOD DEVELOPMENT COMPANY  
681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067  
PHONE (281) 875-1552



**RECORDER'S MEMORANDUM:**  
At the time of recording, this instrument was found to be facsimile for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All initials, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS  
COUNTY OF HARRIS

We, Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, acting by and through Michael W. Johnson, Vice President of U.S. Home Corporation, a Delaware Corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, and Beazer Homes Texas, L.P., a Delaware limited partnership, acting by and through Jeff Anderson, Vice President, and Greg Coleman, Authorized Signatory - West Region of Beazer Homes Texas Holdings, Inc., General Partner of Beazer Homes Texas, L.P., a Delaware limited partnership, owners of the 12.01 acre tract described in the above and foregoing map of Ashbel Crossing Section 5 Final Plat in the Talcott Patching Survey A-620 Harris County, Texas and dedicate to public use as such the streets, alleys, parks and easements shown hereon forever and do hereby waive any claims for damages occasioned by the surface of any portion of streets or alleys, to conform to such grades; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title of the land so dedicated.

This Ashbel Crossing Sec 5 Final Plat accurately represents the proposed plans and type of development of that certain 12.01 acre tract of land shown hereon. We do further dedicate to the public all easements and public utilities therein, and we hereby covenant and restrict the land shown on hereon this plat to the uses as shown on the plat, and no use of such land, different from that shown on the recorded plat shall be made unless and until all ordinance requirements of the City of Baytown and the laws of the state of Texas to such proposed uses shall have first been complied with.

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 designed 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 designed 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, owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the centerline 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 Baytown, Harris 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 the 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, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, d/b/a FRIENDSWOOD DEVELOPMENT COMPANY, has caused these presents to be signed by U.S. Home Corporation, a Delaware Corporation, its General Partner, by Michael W. Johnson, its Vice President,

thereunto authorized, this 11th day of March, 2021.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,  
a Texas limited partnership  
d/b/a FRIENDSWOOD DEVELOPMENT COMPANY,

By: U.S. Home Corporation,  
a Delaware Corporation,  
its General Partner

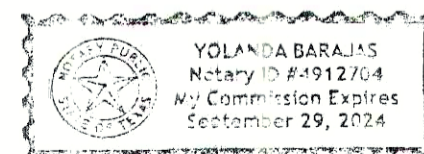
[Signature]  
By: Michael W. Johnson  
Vice President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael W. Johnson, Vice President of U.S. Home Corporation, a Delaware Corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, 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 11th day of March, 2021.

[Signature]  
Notary Public in and for the State of Texas  
[Signature]  
Print Name



My commission expires: 9-29-2024

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., a Delaware limited partnership, by Beazer Homes Texas Holdings, Inc. Company, its General Partner has caused these presents to be signed by Jeff Anderson, its Vice President, thereunto authorized, attested by its Authorized Signatory - West Region, Greg Coleman

thereunto authorized, this 23 day of March, 2021.

BEAZER HOMES TEXAS, L.P.,  
a Delaware limited partnership

By: Beazer Homes Texas Holdings, Inc.  
its General Partner

[Signature]  
By: Jeff Anderson  
Vice President

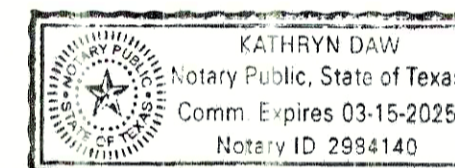
Attest: [Signature]  
Greg Coleman  
Authorized Signatory - West Region

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Anderson, Vice President, and Greg Coleman, Authorized Signatory - West Region of Beazer Homes Texas Holdings, Inc., General Partner of Beazer Homes Texas, L.P., a Delaware 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 23 day of March, 2021.

[Signature]  
Kathryn Daw  
Notary Public in and for the State of Texas



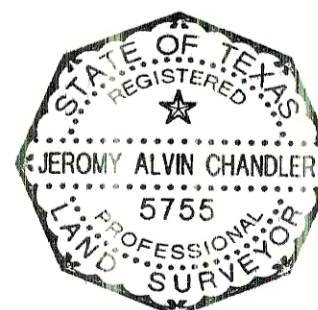
My commission expires: 3/15/25

This is to certify that the Planning and Zoning Commission of the City of Baytown, Texas has approved this map of the plot of Ashbel Crossing Section 5 Final Plat in conformance with the laws of the State of Texas and the ordinances of the City of Baytown as shown hereon and authorized the recording of this plat this 20th day of APRIL, 2021.

[Signature]  
Tracey Wheeler  
Chairman of Planning  
Commission and Zoning

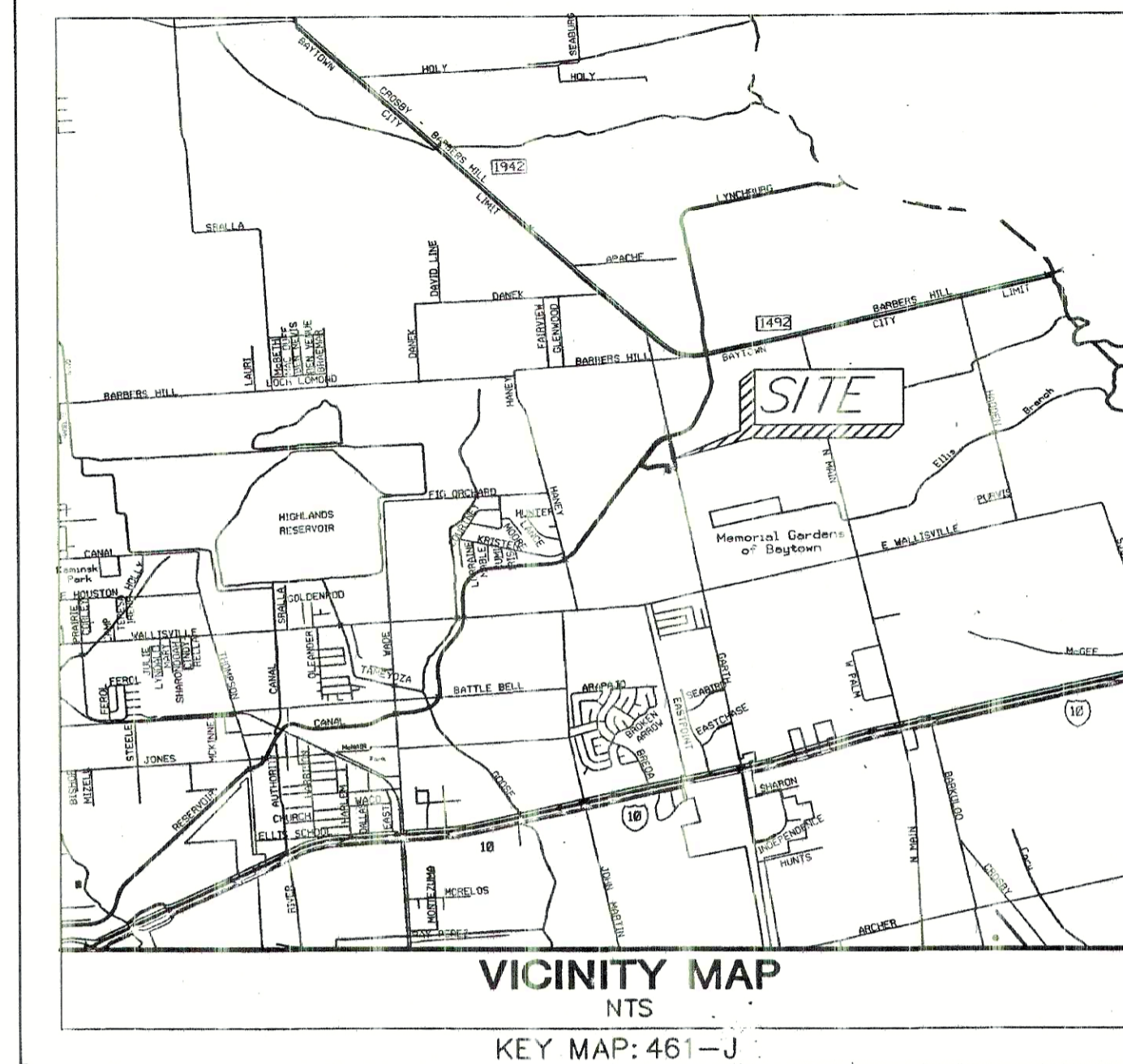
[Signature]  
By: Martin Scriber  
Secretary of the Commission

[Signature]  
Jeromy A. Chandler  
Registered Professional Land Surveyor  
Texas Registration No. 5755



FILED  
6/11/2021 8:45 AM  
[Signature]  
COUNTY CLERK

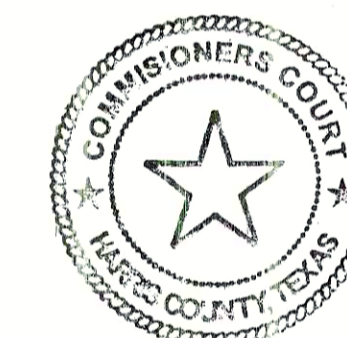
RP-2021-326925  
6/11/2021 HCCPIRP2 110.00



I, John R. Blount, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable Provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

[Signature]  
John R. Blount, P.E., LEED AP  
County Engineer

I, Tenehia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on June 8, 2021 by an order entered into the minutes of the court.

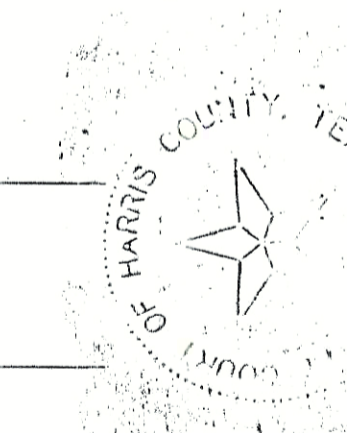


Tenehia Hudspeth  
County Clerk  
Of Harris County, Texas  
By: [Signature]  
Deputy

I, Tenehia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration of Harris County, do hereby certify that the within instrument with its certificate of authentication and duly recorded on June 11 in my office on June 11, 2021 at 8:45 o'clock A.M., and at 695295 of the 11, 2021 at 3:27 o'clock P.M., and at Film Code Number

Witness my hand and seal of office at Map Records of Harris County for said county.

TENEHIA HUDSPETH  
County Clerk  
Of Harris County, Texas  
By: [Signature]  
Deputy CHRISTIAN ORONA



OFFICE OF  
TENEHIA HUDSPETH  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK

FILM CODE 695295  
ASHBEL CROSSING SECTION 5 FINAL PLAT  
THIS IS PAGE 1 OF 3 PAGES  
SCANNER Context IQ4400  
KEY MAP

# ASHBEL CROSSING

## SECTION 5 FINAL PLAT

A SUBDIVISION OF 12.01 ACRES OF LAND  
OUT OF THE  
TALCOTT PATCHING SURVEY, A-620  
CITY OF BAYTOWN ETJ, HARRIS COUNTY, TEXAS  
49 LOTS 4 RESERVES 2 BLOCKS  
MARCH 2021

OWNER:  
BEAZER HOMES TEXAS, L.P.  
A DELAWARE LIMITED PARTNERSHIP  
10235 WEST LITTLE YORK, SUITE 200  
HOUSTON, TEXAS 77040  
PHONE (281) 560-6600

OWNER:  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
d/b/a FRIENDSWOOD DEVELOPMENT COMPANY  
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