

STATE OF TEXAS COUNTY OF BRAZORIA

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION/DEVELOPMENT AND GREG COLEMAN, LD MANAGER-HOUSTON, BEING OFFICERS OF BEAZER HOMES TEXAS HOLDING, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED, IN THE PLAT OF BLUEWATER LAKES SECTION 6, 27.457 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND 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 EACH 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 AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

IN TESTIMONY HERETO, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDING, INC., ITS GENERAL PARTNER, BY JEFF ANDERSON, ITS VICE PRESIDENT LAND ACQUISITION AND DEVELOPMENT, ATTESTED HERETO, BY ITS LD MANAGER-HOUSTON, GREG COLEMAN, THIS 18th DAY OF March, 2019.

BEAZER HOMES TEXAS, L.P. A DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES TEXAS HOLDING, INC., ITS GENERAL PARTNER
JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION AND DEVELOPMENT

ATTEST: GREG COLEMAN, LD MANAGER-HOUSTON

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION AND DEVELOPMENT OF BEAZER HOMES TEXAS HOLDING, 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 HE EXECUTED THE INSTRUMENT AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18th DAY OF March, 2019.

KATHRYN DAW Notary Public, State of Texas Comm. Expires 03-15-2021 Notary ID 2284140

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG COLEMAN, LD MANAGER-HOUSTON OF BEAZER HOMES TEXAS HOLDING, 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18th DAY OF March, 2019.

KATHRYN DAW Notary Public, State of Texas Comm. Expires 03-15-2021 Notary ID 2284140

WE, BROAD REACH PARTNERS II, L.P., A TEXAS LIMITED PARTNERSHIP, AND BROAD REACH PARTNERS III, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS BLUEWATER LAKES SECTION 6, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2016050422 OF THE O.P.R.O.P. OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BROAD REACH PARTNERS II, L.P., A TEXAS LIMITED PARTNERSHIP AND BROAD REACH PARTNERS III, L.P., A TEXAS LIMITED PARTNERSHIP
BY: PARRISH HOLDINGS GP, LLC, A TEXAS LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

R.A. Parrish, Manager

STATE OF TEXAS COUNTY OF HARRIS

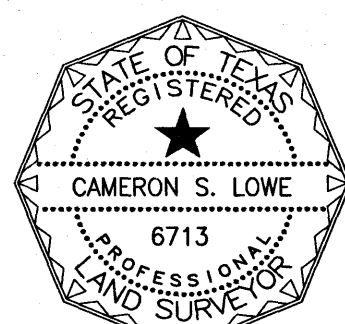
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R.A. PARRISH, MANAGER OF PARRISH HOLDINGS GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF BROAD REACH PARTNERS II, L.P., A TEXAS LIMITED PARTNERSHIP, AND BROAD REACH PARTNERS III, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN 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 PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18th DAY OF March, 2019.

ERNEST REINE RODRIGUEZ Notary Public, State of Texas Comm. Expires 05-01-2022 Notary ID 10463030

I, CAMERON S. LOWE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8" INCH DIAMETER IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" THREE FEET LONG OR AS SHOWN ON THE PLAT.

CAMERON S. LOWE, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6713



BRAZORIA COUNTY C & R DISTRICT NO. 3 DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HERON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF BLUEWATER LAKES SECTION 6 AS SHOWN HEREON.

EXECUTED THIS 5th DAY OF March, 2019.
RICKY KUBSEZKA, COMMISSIONER
ALFRED FROBER, COMMISSIONER
DONG NGUYEN, P.E., C.F.M., DISTRICT ENGINEER

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BLUEWATER LAKES SECTION 6 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 12th DAY OF March, 2019.

GEORGE GRIFFITH, JASON RAINS, DEBBIE HARRISON, STEPHEN DAVISON, DOROTHY WYNN

MUHAMMED ALAM

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BLUEWATER LAKES SECTION 6 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 10th DAY OF May, 2019.

DEBRA DAVISON, MAYOR
LARRIE AKERT, CLERK
MELISSA SIFUNTE
CHRISTINE HEHN, MAYOR-PRO-TEM
JEROME HUDSON
BRIAN WILMER

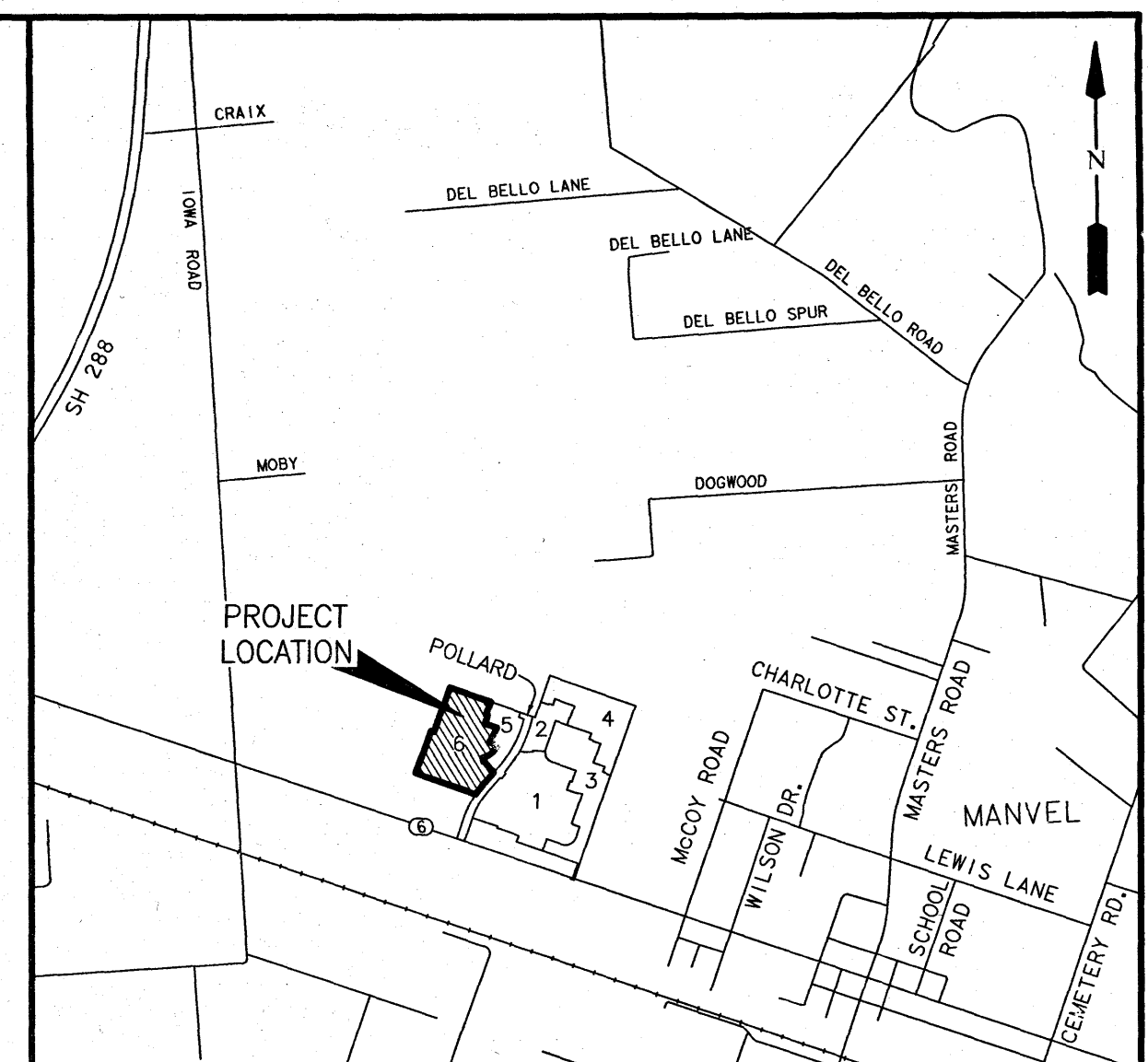
JASON ALBERT

METES AND BOUNDS DESCRIPTION:

A 27.457 ACRE TRACT, LOCATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 483, BRAZORIA COUNTY, TEXAS, OUT OF THE 19.99 ACRE TRACT DESCRIBED AS "TRACT 2", FROM BROAD REACH PARTNERS II, LP, THE 16.76 ACRE TRACT DESCRIBED AS "TRACT 4", AND THE 6.58 ACRE TRACT DESCRIBED AS "TRACT 5", FROM BROAD REACH PARTNERS III, LP, AND THE 5.40 ACRE TRACT DESCRIBED AS "TRACT 7", FROM BROAD REACH PARTNERS II, LP AND BROAD REACH PARTNERS III, LP, ALL IN THE DEED TO BEAZER HOMES TEXAS, L.P., RECORDED UNDER DOCUMENT NUMBER 2016050422, IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, ALSO OUT OF OUTLOTS 179 AND 180 OF THE DR. A.A. LUTHER SUBDIVISION, A SUBDIVISION RECORDED UNDER VOLUME 1, PAGE 711 IN THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT):

BEGINNING AT A 1-1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 19.99 ACRE TRACT COMMON TO THE NORTHWEST CORNER OF THE HERIN DESCRIBED TRACT, AND THE SOUTHWEST CORNER OF THE 20.000 ACRE TRACT DESCRIBED AS "FIFTH TRACT" IN THE DEED FROM JOE HODGES, JR., TRUSTEE, TO FOUR FORTY-THREE, LTD, RECORDED UNDER VOLUME 1048, PAGE 760 IN THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, IN THE EAST LINE OF THE 46.35 ACRE TRACT DESCRIBED AS "FOURTH TRACT" THE DEED FROM JOE HODGES, JR. TRUSTEE, TO FOUR FORTY-THREE, LTD, RECORDED UNDER VOLUME 1048, PAGE 760 IN THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE SOUTH 70° 28' 49" EAST - 637.47', ALONG THE NORTH LINE OF SAID 19.99 ACRE TRACT, COMMON TO THE SOUTH LINE OF SAID 20.000 ACRE TRACT, TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE NORTHEAST CORNER OF THE HERIN DESCRIBED TRACT;
THENCE SOUTH 19° 31' 29" WEST - 204.94' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;
THENCE SOUTH 70° 28' 31" EAST - 32.14' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;
THENCE SOUTH 19° 31' 29" WEST - 130.00' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;
THENCE SOUTH 70° 28' 31" EAST - 184.50' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;
THENCE SOUTH 24° 18' 55" WEST - 53.34' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;
THENCE SOUTH 28° 44' 40" WEST - 59.35' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;
THENCE SOUTH 29° 10' 28" WEST - 59.35' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;
THENCE SOUTH 31° 42' 15" WEST - 64.29' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;
THENCE SOUTH 26° 56' 58" 48" EAST - 130.00' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE BEGINNING OF A CURVE;
THENCE 89.53' ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1530.00', A CENTRAL ANGLE OF 03° 21' 10", AND A CHORD WHICH BEARS SOUTH 34° 41' 48" WEST - 89.52' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE BEGINNING OF A COMPOUND CURVE;
THENCE 184.11' ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 245.00', A CENTRAL ANGLE OF 43° 03' 22", AND A CHORD WHICH BEARS SOUTH 57° 54' 02" WEST - 179.81' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE END OF CURVE;
THENCE SOUTH 10° 34' 17" EAST - 60.00' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE BEGINNING OF A CURVE;
THENCE 30.97' ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 70° 59' 20", AND A CHORD WHICH BEARS SOUTH 65° 04' 37" EAST - 29.03' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE BEGINNING OF A REVERSE CURVE;
THENCE 149.86' ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 445.00', A CENTRAL ANGLE OF 19° 17' 41", AND A CHORD WHICH BEARS SOUTH 39° 13' 48" EAST - 149.15' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE END OF CURVE;
THENCE SOUTH 48° 52' 38" EAST - 20.31' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE BEGINNING OF A CURVE;
THENCE 39.27' ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 03° 52' 38" EAST - 35.36' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE END OF CURVE, IN THE WEST LINE OF POLLARD BOULEVARD STREET DEDICATION A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2016017564, IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;
THENCE SOUTH 41° 07' 22" WEST - 254.77' ALONG THE WEST LINE OF SAID POLLARD BOULEVARD STREET DEDICATION (AT 173.39' PASSING A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF AFORESAID 6.58 ACRE TRACT), THEN CONTINUING ALONG THE EAST LINE OF SAID 6.58 ACRE TRACT, COMMON TO THE WEST LINE OF SAID POLLARD BOULEVARD STREET DEDICATION, TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE BEGINNING OF A CURVE;
THENCE 146.72', CONTINUING ALONG SAID COMMON LINE, ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1260.00', A CENTRAL ANGLE OF 06° 40' 18", AND A CHORD WHICH BEARS SOUTH 37° 47' 13" WEST - 146.63' TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF SAID 6.58 ACRE TRACT, COMMON TO THE SOUTHEAST CORNER OF THE HERIN DESCRIBED TRACT;
THENCE NORTH 70° 28' 31" WEST - 839.52', ALONG THE SOUTH LINE OF SAID 6.58 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 6.58 ACRE TRACT, TO THE SOUTHWEST CORNER OF SAID 6.58 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT, IN THE EAST LINE OF THE 18.818 ACRE TRACT DESCRIBED IN THE DEED FROM URANIA G. GARZA TO VINCENT-HUN CORPORATION, RECORDED UNDER DOCUMENT NUMBER 200703152 IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS;
THENCE NORTH 19° 29' 18" EAST - 305.72', ALONG THE EAST LINE OF SAID 18.818 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 6.58 ACRE TRACT, TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE WEST CORNER OF SAID 6.58 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF AFORESAID 16.76 ACRE TRACT;
THENCE NORTH 19° 32' 20" EAST - 368.37', CONTINUING ALONG THE EAST LINE OF SAID 18.818 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 16.76 ACRE TRACT, TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE WEST CORNER OF SAID 16.76 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF SAID 18.818 ACRE TRACT;
THENCE SOUTH 70° 29' 32" EAST - 50.22', ALONG THE NORTH LINE OF SAID 16.76 ACRE TRACT, TO A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR THE WEST CORNER OF AFORESAID 5.40 ACRE TRACT;
THENCE NORTH 19° 29' 54" EAST - 699.83', ALONG A WEST LINE OF SAID 5.40 ACRE TRACT (AT 40.00' PASSING A 1" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF AFORESAID 19.99 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF AFORESAID 46.35 ACRE TRACT, AND A WESTERLY CORNER OF SAID 5.40 ACRE TRACT), THEN CONTINUING ALONG THE EAST LINE OF SAID 46.35 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 19.99 ACRE TRACT, TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED TRACT AND CONTAINING 27.457 ACRES OF LAND.



VICINITY MAP SCALE: 1" = 2,640' KEY MAP NO. 653T

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- 1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- 2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- 3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- 4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- 5. MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.
- 6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

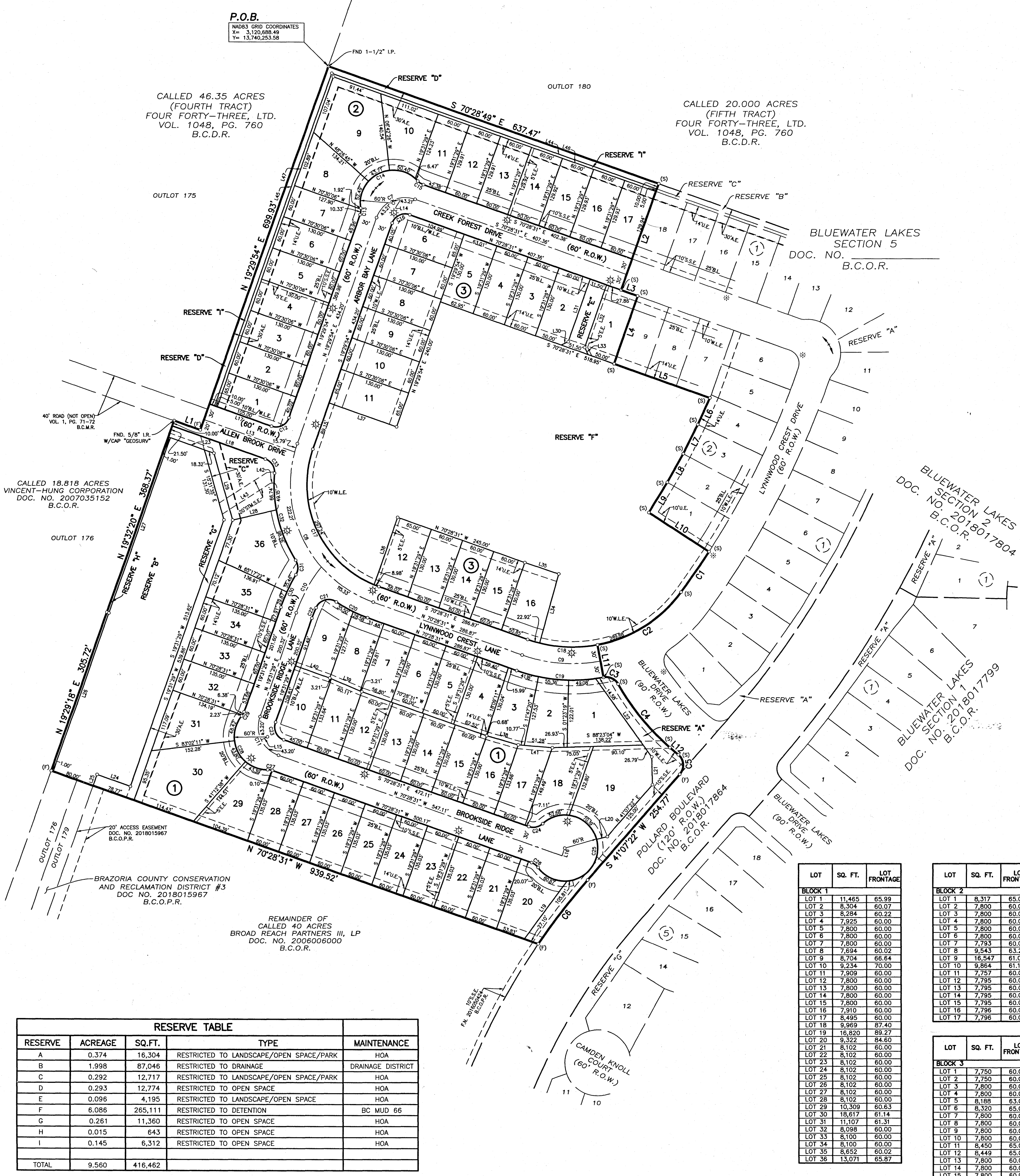
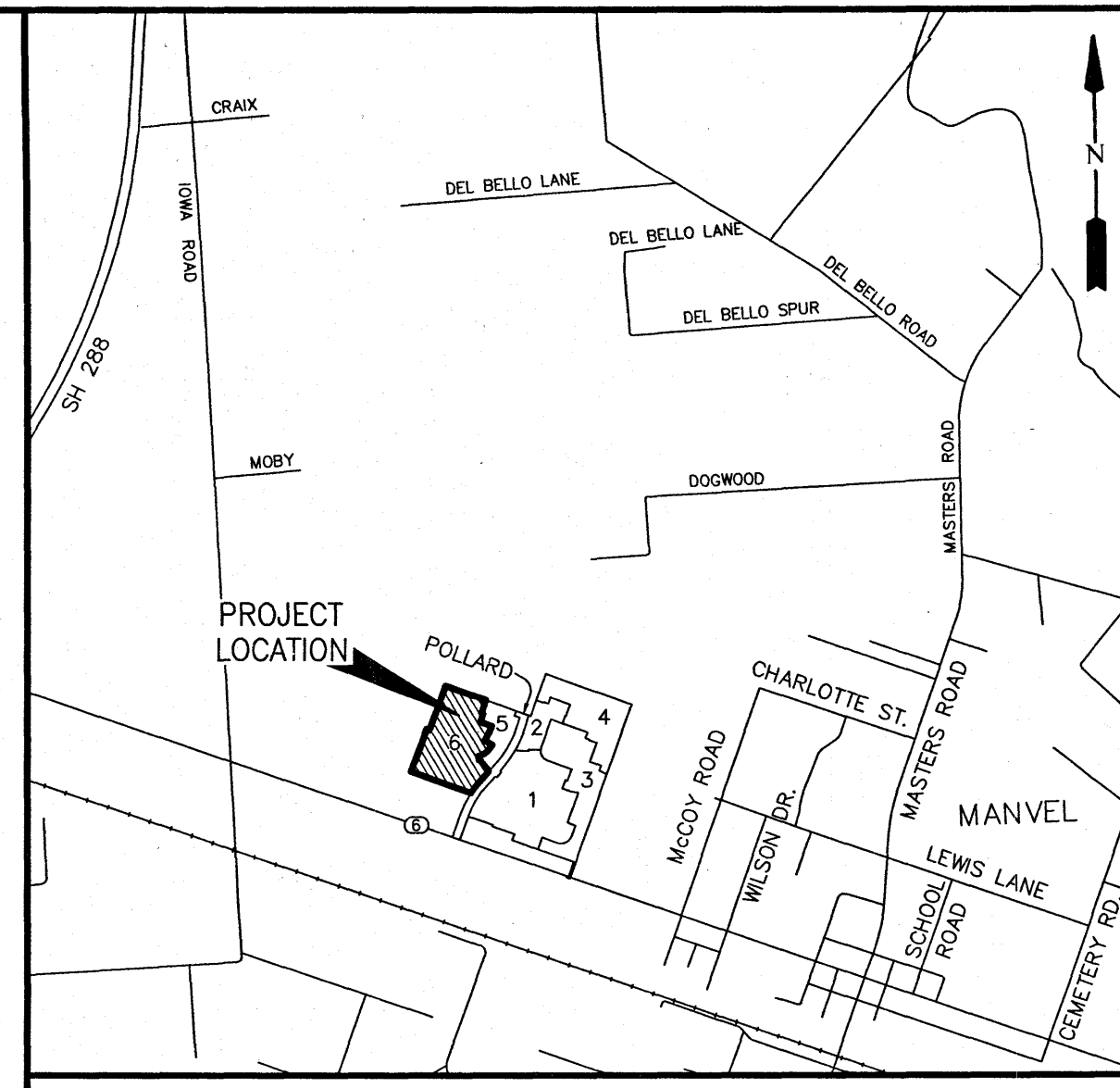
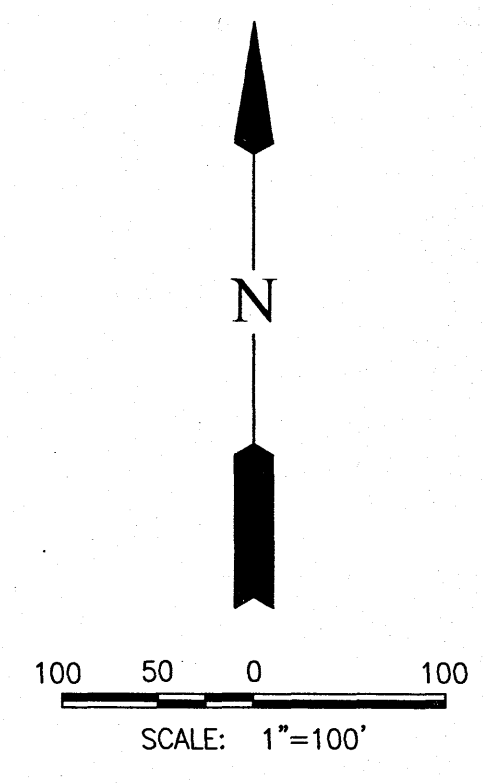
FINAL PLAT OF BLUEWATER LAKES SECTION 6 A SUBDIVISION OF 27.457 ACRES OF LAND SITUATED IN THE H.T. & B. R.R. COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, AND BEING OUT OF OUTLOTS 179-180, DR. A.A. LUTHER SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 71, MAP RECORDS OF BRAZORIA COUNTY, TEXAS.

69 LOTS 9 RESERVES (9.560 ACRES) 3 BLOCKS
FEBRUARY 20, 2019 JOB NO. 1406-3860C.310

OWNERS: BEAZER HOMES TEXAS, L.P. BY: BEAZER HOMES TEXAS HOLDINGS, INC. ITS GENERAL PARTNER JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION AND DEVELOPMENT 10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040 PH. (281) 560-6600

ENGINEER/SURVEYOR: LJA Engineering, Inc. 2929 Briarpark Drive Suite 600 Houston, Texas 77042 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386 T.B.P.L.S. Firm No. 10110501

- NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1750306CPL, DATED FEBRUARY 7, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - FIVE EIGHTH INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "A SURVEY" WILL BE SET AT ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
 - PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED +/- 336 FEET SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.
 - ELEVATION = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
 - SURFACE COORDINATES: N 13737256.595 E 3127396.634
 - SITE T.B.M.-A: A 5/8" IRON ROD WITH AN ALUMINUM TxDOT DISC LOCATED AT THE NORTHWESTERLY CORNER OF THE INTERSECTION OF A GRAVEL ACCESS ROAD AND SH 6. THE POINT IS LOCATED +/- 515 FEET WEST OF THE INTERSECTION OF CORPORATE DRIVE AND SH 6.
 - ELEVATION = 52.08 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
 - SURFACE COORDINATES: N 13739263.393 E 3122941.268
 - THIS PROPERTY LIES IN ZONE X (NO SHADING), DEFINED BY FEMA AS AREAS OUTSIDE THE 500-YEAR FLOODPLAIN, AS SCALED FROM FIRM MAP NUMBER 480390130 H, COMMUNITY NUMBER 480076 (CITY OF MANVEL), MAPS EFFECTIVE DATE JUNE 5, 1989. THE FLOODPLAIN BOUNDARY DEPICTED HEREON SHOULD BE CONSIDERED APPROXIMATE. CONTACT THE LOCAL FLOODPLAIN ADMINISTRATOR AND/OR EQUIVALENT PRIOR TO ENGAGING IN ACTIVITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION, DESIGN, EXCAVATION AND/OR FILL.
 - SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT. IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 - THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
 - ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, 1993 ADJUSTMENT.
 - BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
 - THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE FIRST AMENDMENT TO DEVELOPMENT AND UTILITY AGREEMENT EFFECTIVE MARCH 13, 2017.
 - THIS PROPERTY IS LOCATED WHOLLY WITHIN THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3, AND PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 66, AT THE TIME OF PLATING.
 - THERE ARE 14 PROPOSED STREET LIGHTS ON THIS PLAT.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTAINED 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.
 - TRACT IS SUBJECT TO A BLANKET EASEMENT TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC., RECORDED UNDER FILE NUMBER 2017027417 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
 - RESERVE "C" IS SUBJECT TO A 10' BUILDING LINE SETBACK ALONG ALLEN BROOK DRIVE RIGHT-OF-WAY AND A 25' BUILDING LINE SETBACK ALONG ARBOR BAY LANE RIGHT-OF-WAY.



P.O.B.
NAD83 GRID COORDINATES
X = 3120688.49
Y = 15740263.98

FN0 1-1/2" I.P.

CALLLED 46.35 ACRES
(FOURTH TRACT)
FOUR FORTY-THREE, LTD.
VOL. 1048, PG. 760
B.C.D.R.

OUTLOT 175

CALLLED 20.000 ACRES
(FIFTH TRACT)
FOUR FORTY-THREE, LTD.
VOL. 1048, PG. 760
B.C.D.R.

BLUEWATER LAKES
SECTION 5
DOC. NO. ...
B.C.O.R.

BLUEWATER LAKES
SECTION 2
DOC. NO. 2018017804
B.C.O.R.

BLUEWATER LAKES
SECTION 1
DOC. NO. 2018017799
B.C.O.R.

CALLLED 18.818 ACRES
VINCENT-HUNG CORPORATION
DOC. NO. 2007035152
B.C.O.R.

BRAZORIA COUNTY CONSERVATION
AND RECLAMATION DISTRICT #3
DOC. NO. 2018015967
B.C.O.P.R.

REMAINDER OF
CALLLED 40 ACRES
BROAD REACH PARTNERS III, LP
DOC. NO. 2006006000
B.C.O.R.

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - STMS.E. INDICATES STORM SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - B.C.M.R. INDICATES BRAZORIA COUNTY MAP RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - ☼ INDICATES PROPOSED STREET LIGHT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - FND. INDICATES FUND
 - I.P. INDICATES IRON PIPE
 - A.E. INDICATES AERIAL EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 70°29'32" E	50.22'
L2	S 19°31'29" W	204.94'
L3	S 70°28'31" E	32.14'
L4	S 19°31'29" W	130.00'
L5	S 70°28'31" E	184.50'
L6	S 24°18'55" W	53.34'
L7	S 28°44'40" W	59.35'
L8	S 29°10'26" W	59.35'
L9	S 31°42'15" W	64.29'
L10	S 56°58'48" E	130.00'
L11	S 10°34'17" E	60.00'
L12	S 48°52'38" E	20.31'
L13	S 70°29'32" E	175.55'
L14	N 25°29'18" W	5.49'
L15	S 64°31'29" W	12.57'
L16	S 19°31'29" W	15.00'
L17	S 70°29'32" E	120.00'
L18	N 70°29'32" W	179.32'
L19	N 36°56'57" E	130.82'
L20	N 74°54'40" E	20.00'
L21	N 01°22'52" E	50.36'
L22	N 35°31'19" W	148.46'
L23	S 70°29'32" E	87.79'
L24	N 70°28'31" W	63.77'
L25	S 19°31'29" W	21.50'
L26	N 19°29'18" E	305.72'
L27	N 19°32'20" E	336.87'
L28	S 76°54'31" W	81.61'
L29	S 15°31'35" E	125.52'
L30	N 64°31'29" E	14.14'
L31	N 19°31'29" E	120.00'
L32	S 19°31'29" W	120.00'
L33	S 25°28'31" E	14.14'
L34	N 15°37'23" E	130.00'
L35	N 71°14'05" W	64.89'
L36	S 19°31'29" W	129.79'
L37	S 70°30'06" E	130.00'
L38	N 73°57'51" W	60.11'
L39	N 67°00'17" W	60.11'
L40	N 70°28'31" W	66.80'
L41	S 85°15'36" E	62.05'
L42	N 82°45'11" E	6.69'
L43	N 57°33'04" E	103.69'
L44	N 70°28'49" W	627.46'
L45	S 19°29'54" W	639.93'
L46	N 70°28'49" W	622.46'
L47	S 19°29'54" W	634.93'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1530.00'	3°21'10"	89.53'	89.52'	S 34°41'46" W
C2	245.00'	4°30'22"	184.11'	179.81'	S 57°54'02" W
C3	25.00'	70°59'20"	30.97'	29.03'	S 65°04'37" E
C4	445.00'	19°17'41"	149.86'	149.15'	S 39°13'48" E
C5	25.00'	90°00'00"	39.27'	35.36'	S 03°52'38" E
C6	1260.00'	6°40'18"	146.72'	146.63'	S 37°47'13" W
C7	55.00'	90°01'35"	86.42'	77.80'	S 64°30'42" W
C8	225.00'	89°58'25"	353.33'	318.12'	S 25°29'18" E
C9	275.00'	30°05'46"	144.45'	142.80'	S 85°31'24" W
C10	300.00'	18°10'45"	95.19'	94.79'	S 28°36'52" W
C11	55.00'	90°00'00"	86.39'	77.78'	S 25°28'31" E
C12	25.00'	90°00'34"	39.27'	35.36'	N 64°30'11" E
C13	25.00'	28°04'21"	12.25'	12.13'	N 05°27'44" E
C14	60.00'	146°10'17"	153.07'	114.81'	N 64°30'42" E
C15	25.00'	28°04'21"	12.25'	12.13'	S 56°28'20" E
C16	25.00'	90°01'35"	39.28'	35.36'	S 64°30'42" W
C17	195.00'	89°58'25"	306.22'	275.71'	S 25°29'18" E
C18	245.00'	30°05'46"	128.69'	127.22'	S 85°31'24" E
C19	305.00'	30°05'46"	160.21'	158.37'	N 85°31'24" W
C20	255.00'	14°23'54"	64.08'	63.91'	N 63°16'54" W
C21	25.00'	100°04'25"	43.67'	38.32'	S 73°53'11" W
C22	270.00'	4°19'29"	20.38'	20.37'	S 21°44'14" W
C23	25.00'	90°00'00"	39.27'	35.36'	S 25°28'31" E
C24	25.00'	61°55'39"	27.02'	25.72'	N 78°33'40" E
C25	60.00'	27°52'18"	289.54'	79.92'	S 05°50'28" W
C26	25.00'	34°33'37"	15.08'	14.85'	N 53°11'42" W
C27	25.00'	19°45'00"	8.62'	8.57'	N 80°21'01" W
C28	60.00'	129°29'59"	135.61'	108.53'	N 25°28'31" W
C29	25.00'	19°45'00"	8.62'	8.57'	N 29°23'59" E
C30	330.00'	11°20'38"	65.33'	65.23'	N 28°11'47" E
C31	25.00'	63°04'57"	27.52'	26.16'	N 00°40'23" W
C32	255.00'	37°04'23"	165.00'	162.13'	N 13°40'40" W
C33	25.00'	75°21'03"	32.88'	30.56'	N 32°48'00" W

RESERVE TABLE

RESERVE	ACREAGE	SQ. FT.	TYPE	MAINTENANCE
A	0.374	16,304	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
B	1.998	87,046	RESTRICTED TO DRAINAGE	DRAINAGE DISTRICT
C	0.292	12,717	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
D	0.293	12,774	RESTRICTED TO OPEN SPACE	HOA
E	0.096	4,195	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
F	6.086	265,111	RESTRICTED TO DETENTION	BC MUD 66
G	0.261	11,360	RESTRICTED TO OPEN SPACE	HOA
H	0.015	643	RESTRICTED TO OPEN SPACE	HOA
I	0.145	6,312	RESTRICTED TO OPEN SPACE	HOA
TOTAL	9.560	416,462		

LOT SQ. FT. LOT FRONTAGE

LOT	SQ. FT.	LOT FRONTAGE
LOT 1	11,465	65.99
LOT 2	8,304	60.07
LOT 3	8,294	60.22
LOT 4	7,925	60.00
LOT 5	7,800	60.00
LOT 6	7,800	60.00
LOT 7	7,800	60.00
LOT 8	7,694	60.02
LOT 9	8,704	66.84
LOT 10	9,234	70.00
LOT 11	7,909	60.00
LOT 12	7,800	60.00
LOT 13	7,800	60.00
LOT 14	7,800	60.00
LOT 15	7,800	60.00
LOT 16	7,910	60.00
LOT 17	8,495	60.00
LOT 18	9,969	87.40
LOT 19	16,820	89.27
LOT 20	9,322	64.60
LOT 21	8,102	60.00
LOT 22	8,102	60.00
LOT 23	8,102	60.00
LOT 24	8,102	60.00
LOT 25	8,102	60.00
LOT 26	8,102	60.00
LOT 27	8,102	60.00
LOT 28	8,102	60.00
LOT 29	10,309	60.63
LOT 30	18,617	61.14
LOT 31	11,107	61.31
LOT 32	8,098	60.00
LOT 33	8,100	60.00
LOT 34	8,100	60.00
LOT 35	8,432	60.02
LOT 36	13,071	65.87

LOT SQ. FT. LOT FRONTAGE

LOT	SQ. FT.	LOT FRONTAGE
LOT 1	6,317	65.02
LOT 2	7,800	60.00
LOT 3	7,800	60.00
LOT 4	7,800	60.00
LOT 5	7,800	60.00
LOT 6	7,800	60.00
LOT 7	7,793	60.00
LOT 8	6,543	63.21
LOT 9	16,547	61.00
LOT 10	9,864	61.15
LOT 11	7,757	60.03
LOT 12	7,795	60.00
LOT 13	7,795	60.00
LOT 14	7,795	60.00
LOT 15	7,795	60.00
LOT 16	7,795	60.00
LOT 17	7,796	60.00
LOT 18	7,796	60.00
LOT 19	7,796	60.00
LOT 20	7,796	60.00
LOT 21	7,796	60.00
LOT 22	7,796	60.00
LOT 23	7,796	60.00
LOT 24	7,796	60.00
LOT 25	7,796	60.00
LOT 26	7,796	60.00
LOT 27	7,796	60.00
LOT 28	7,796	60.00
LOT 29	7,796	60.00
LOT 30	7,796	60.00
LOT 31	7,796	60.00
LOT 32	7,796	60.00
LOT 33	7,796	60.00
LOT 34	7,796	60.00
LOT 35	7,796	60.00
LOT 36	7,796	60.00
LOT 37	7,796	60.00
LOT 38	7,796	60.00
LOT 39	7,796	60.00
LOT 40	7,796	60.00
LOT 41	7,796	60.00
LOT 42	7,796	60.00
LOT 43	7,796	60.00
LOT 44	7,796	60.00
LOT 45	7,796	60.00
LOT 46	7,796	60.00
LOT 47	7,796	60.00

FINAL PLAT OF BLUEWATER LAKES SECTION 6

A SUBDIVISION OF 27.457 ACRES OF LAND SITUATED IN THE H.T. & B. R.R. COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, AND BEING OUT OF OUTLOTS 179-180, DR. A.A. LUTHER SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 71, MAP RECORDS OF BRAZORIA COUNTY, TEXAS.

69 LOTS 9 RESERVES (9.560 ACRES) 3 BLOCKS

FEBRUARY 20, 2019 JOB NO. 1406-3860C.310

OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER
JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION AND DEVELOPMENT
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
PH. (281) 560-6600

ENGINEER/SURVEYOR:
LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386
T.B.P.L.S. Firm No. 10110501