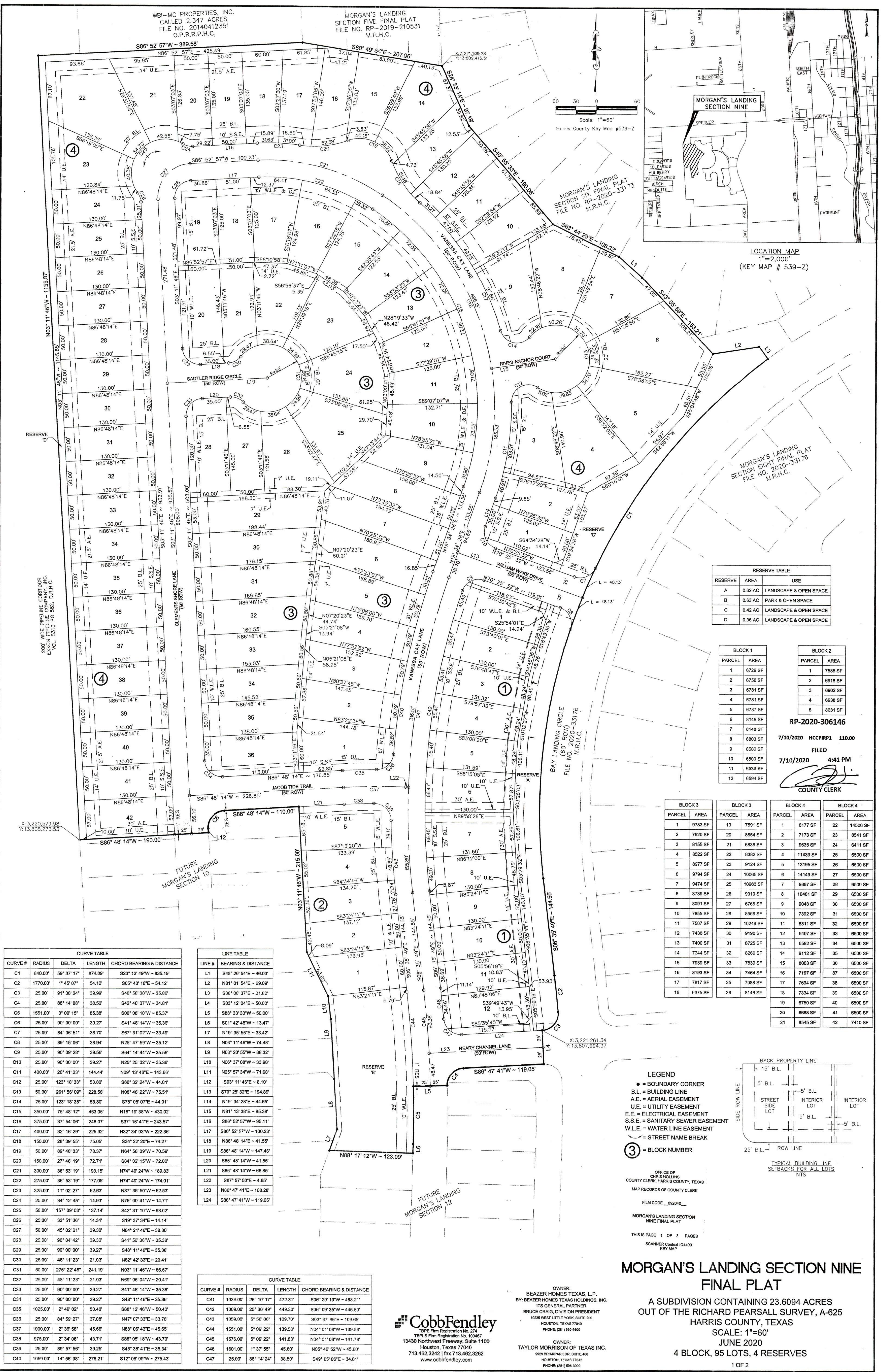
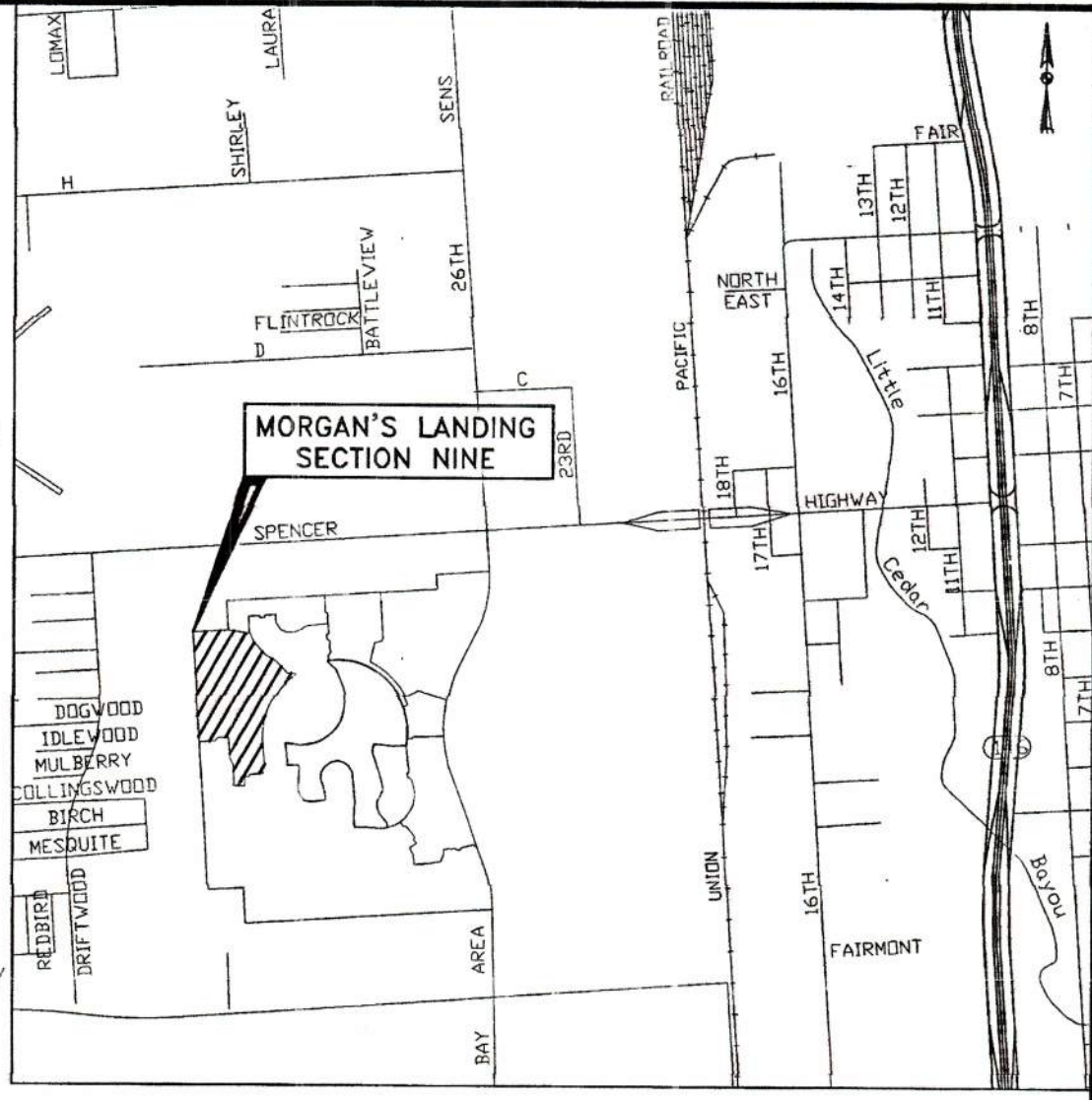
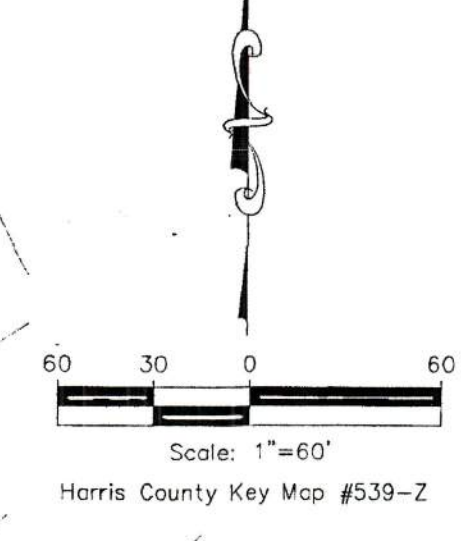


WBI-MC PROPERTIES, INC.
 CALLED 2.347 ACRES
 FILE NO. 20140412351
 O.P.R.P.H.C.

MORGAN'S LANDING
 SECTION FIVE FINAL PLAT
 FILE NO. RP-2019-210531
 M.R.H.C.



RESERVE TABLE		
RESERVE	AREA	USE
A	0.82 AC	LANDSCAPE & OPEN SPACE
B	0.83 AC	PARK & OPEN SPACE
C	0.42 AC	LANDSCAPE & OPEN SPACE
D	0.36 AC	LANDSCAPE & OPEN SPACE

BLOCK 1		BLOCK 2	
PARCEL	AREA	PARCEL	AREA
1	6729 SF	1	7585 SF
2	6750 SF	2	6918 SF
3	6781 SF	3	6902 SF
4	6781 SF	4	6938 SF
5	6787 SF	5	8631 SF
6	8149 SF		
7	8148 SF		
8	6803 SF		
9	6500 SF		
10	6500 SF		
11	6536 SF		
12	6594 SF		

RP-2020-306146
 7/10/2020 HCCPRP1 110.00
 FILED
 7/10/2020 4:41 PM
 COUNTY CLERK

BLOCK 3		BLOCK 3		BLOCK 4		BLOCK 4	
PARCEL	AREA	PARCEL	AREA	PARCEL	AREA	PARCEL	AREA
1	9783 SF	19	7591 SF	1	6177 SF	22	14006 SF
2	7920 SF	20	8554 SF	2	7173 SF	23	8541 SF
3	8155 SF	21	6838 SF	3	9635 SF	24	6411 SF
4	8522 SF	22	8382 SF	4	11439 SF	25	6500 SF
5	8977 SF	23	9124 SF	5	13195 SF	26	6500 SF
6	9794 SF	24	10065 SF	6	14149 SF	27	6500 SF
7	9474 SF	25	10963 SF	7	9887 SF	28	6500 SF
8	8739 SF	26	9010 SF	8	10461 SF	29	6500 SF
9	8091 SF	27	6766 SF	9	9048 SF	30	6500 SF
10	7855 SF	28	8566 SF	10	7852 SF	31	6500 SF
11	7507 SF	29	10249 SF	11	6811 SF	32	6500 SF
12	7436 SF	30	9150 SF	12	6407 SF	33	6500 SF
13	7400 SF	31	8725 SF	13	6592 SF	34	6500 SF
14	7344 SF	32	8260 SF	14	9112 SF	35	6500 SF
15	7839 SF	33	7839 SF	15	8003 SF	36	6500 SF
16	8193 SF	34	7464 SF	16	7107 SF	37	6500 SF
17	7817 SF	35	7088 SF	17	7684 SF	38	6500 SF
18	6375 SF	38	8148 SF	18	7334 SF	39	6500 SF
				19	6780 SF	40	6500 SF
				20	6688 SF	41	6500 SF
				21	8545 SF	42	7410 SF

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	840.00'	59° 37' 17"	874.09'
C2	1770.00'	1° 45' 07"	54.12'
C3	25.00'	91° 38' 24"	39.99'
C4	25.00'	88° 14' 08"	38.50'
C5	1551.00'	3° 09' 15"	85.38'
C6	25.00'	90° 00' 00"	39.27'
C7	25.00'	84° 06' 51"	36.70'
C8	25.00'	89° 15' 06"	38.94'
C9	25.00'	90° 39' 28"	39.56'
C10	25.00'	90° 00' 00"	39.27'
C11	400.00'	20° 41' 23"	144.44'
C12	25.00'	123° 18' 38"	53.80'
C13	50.00'	261° 59' 09"	228.58'
C14	25.00'	123° 18' 38"	53.80'
C15	350.00'	75° 48' 12"	463.09'
C16	375.00'	37° 54' 06"	248.07'
C17	400.00'	32° 16' 29"	225.32'
C18	150.00'	28° 39' 58"	75.05'
C19	50.00'	89° 48' 33"	78.37'
C20	150.00'	27° 46' 19"	72.71'
C21	300.00'	36° 53' 19"	193.15'
C22	275.00'	36° 53' 19"	177.05'
C23	325.00'	11° 02' 27"	62.63'
C24	25.00'	34° 12' 45"	14.93'
C25	50.00'	157° 09' 03"	137.14'
C26	25.00'	32° 51' 36"	14.34'
C27	50.00'	45° 02' 21"	39.30'
C28	25.00'	90° 04' 42"	39.30'
C29	25.00'	90° 00' 00"	39.27'
C30	25.00'	48° 11' 23"	21.03'
C31	50.00'	278° 22' 46"	241.19'
C32	25.00'	48° 11' 23"	21.03'
C33	25.00'	90° 00' 00"	39.27'
C34	25.00'	90° 00' 00"	39.27'
C35	1025.00'	2° 49' 02"	50.40'
C36	25.00'	84° 59' 27"	37.08'
C37	1000.00'	2° 36' 58"	45.66'
C38	975.00'	2° 34' 06"	43.71'
C39	25.00'	89° 57' 56"	39.25'
C40	1059.00'	14° 56' 38"	278.21'

LINE TABLE			
LINE #	BEARING & DISTANCE	LINE #	BEARING & DISTANCE
L1	S48° 26' 54"E - 46.03'	L11	N25° 57' 34"W - 71.68'
L2	N81° 01' 54"E - 69.09'	L12	S03° 11' 46"E - 6.10'
L3	S38° 08' 37"E - 21.82'	L13	S70° 25' 32"E - 194.89'
L4	S03° 12' 04"E - 50.00'	L14	N19° 34' 28"E - 44.85'
L5	S80° 33' 33"W - 50.00'	L15	N81° 13' 38"E - 95.38'
L6	S01° 42' 48"W - 13.47'	L16	S86° 52' 57"W - 95.11'
L7	N19° 35' 56"E - 33.42'	L17	S86° 52' 57"W - 100.23'
L8	N25° 47' 59"W - 74.48'	L18	N86° 48' 14"E - 41.55'
L9	N03° 20' 55"W - 88.32'	L19	S86° 48' 14"W - 147.48'
L10	N08° 37' 08"W - 33.98'	L20	S86° 48' 14"W - 41.55'
L11	N25° 57' 34"W - 71.68'	L21	S86° 48' 14"W - 88.85'
L12	S03° 11' 46"E - 6.10'	L22	S87° 57' 50"E - 4.65'
L13	S70° 25' 32"E - 194.89'	L23	N86° 47' 41"E - 168.28'
L14	N19° 34' 28"E - 44.85'	L24	S86° 47' 41"W - 119.05'
L15	N81° 13' 38"E - 95.38'		
L16	S86° 52' 57"W - 95.11'		
L17	S86° 52' 57"W - 100.23'		
L18	N86° 48' 14"E - 41.55'		
L19	S86° 48' 14"W - 147.48'		
L20	S86° 48' 14"W - 41.55'		
L21	S86° 48' 14"W - 88.85'		
L22	S87° 57' 50"E - 4.65'		
L23	N86° 47' 41"E - 168.28'		
L24	S86° 47' 41"W - 119.05'		

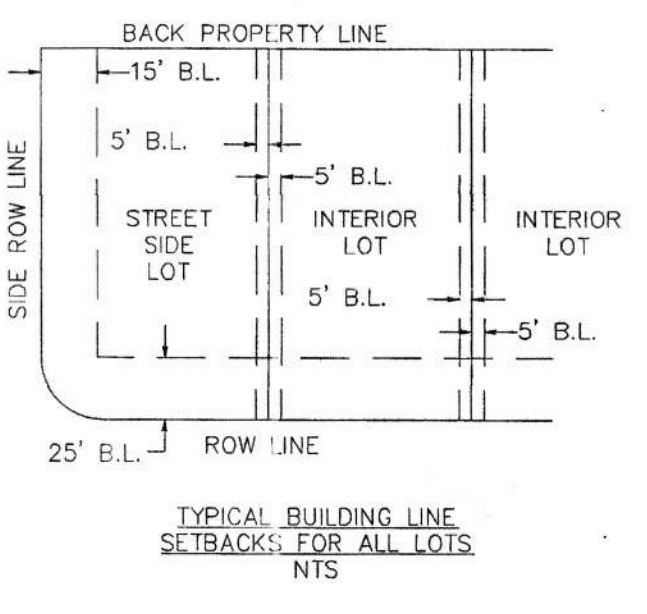
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C41	1034.00'	26° 10' 17"	472.31'
C42	1009.00'	28° 30' 49"	449.30'
C43	1059.00'	5° 58' 06"	109.70'
C44	1551.00'	5° 09' 22"	139.58'
C45	1576.00'	5° 09' 22"	141.83'
C46	891.00'	1° 37' 55"	45.60'
C47	25.00'	88° 14' 24"	38.50'

CobbFendley
 TBP Firm Registration No. 274
 TBP S Firm Registration No. 100461
 13430 Northwest Freeway, Suite 1100
 Houston, Texas 77040
 713.462.3242 | fax 713.462.3262
 www.cobbendley.com

OWNER:
 BEAZER HOMES TEXAS, L.P.
 BY: BEAZER HOMES TEXAS HOLDINGS, INC.
 ITS GENERAL PARTNER
 BRUCE CRAIG, DIVISION PRESIDENT
 1805 WEST LITTLE YORK BLVD 200
 HOUSTON, TEXAS 77040
 PHONE: (281) 563-6800

OWNER:
 TAYLOR MORRISON OF TEXAS INC.
 2829 BRANFORD PARK, SUITE 400
 HOUSTON, TEXAS 77042
 PHONE: (281) 981-9000

**MORGAN'S LANDING SECTION NINE
 FINAL PLAT**
 A SUBDIVISION CONTAINING 23.6094 ACRES
 OUT OF THE RICHARD PEARSALL SURVEY, A-625
 HARRIS COUNTY, TEXAS
 SCALE: 1"=60'
 JUNE 2020
 4 BLOCK, 95 LOTS, 4 RESERVES
 1 OF 2



LEGEND
 ● = BOUNDARY CORNER
 B.L. = BUILDING LINE
 A.E. = AERIAL EASEMENT
 U.E. = UTILITY EASEMENT
 E.E. = ELECTRICAL EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT
 W.L.E. = WATER LINE EASEMENT
 --- = STREET NAME BREAK

③ = BLOCK NUMBER

OFFICE OF
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 FILM CODE: 682040
 MORGAN'S LANDING SECTION
 NINE FINAL PLAT
 THIS IS PAGE 1 OF 3 PAGES
 SCANNER: Context 10400
 KEY MAP

STATE OF TEXAS
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDINGS, INC., ACTING BY AND THROUGH JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, AND GREG COLEMAN, AUTHORIZED SIGNATORY - WEST REGION, BEING OFFICERS OF BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, AND TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HERIN REFERRED TO AS OWNERS WHETHER ONE OR MORE OF THE 23.6094 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION NINE DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE 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, OURS HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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 RESIDENCES THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE FOREGOING PLAT OF MORGAN'S LANDING SECTION NINE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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") PERMETER GROUND EASEMENTS OF SEVEN FEET (7' 0") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET (5' 0") FOR SIXTEEN FEET (16' 0") PERMETER 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 WHEREOF, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY JEFF ANDERSON, ITS VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, ATTESTED HERETO, BY ITS AUTHORIZED SIGNATORY - WEST REGION, GREG COLEMAN, AND ITS COMMON SEAL HERUNTO AFFIXED BY THIS DAY OF June, 2020.

BY: BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION,
BEAZER HOMES TEXAS HOLDINGS, INC.,
ITS GENERAL PARTNER

BY: Jeff Anderson
JEFF ANDERSON, VICE PRESIDENT
LAND ACQUISITION & DEVELOPMENT - HOUSTON

BY: Greg Coleman
GREG COLEMAN,
AUTHORIZED SIGNATORY - WEST REGION

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT THIS 17th DAY OF June, 2020.

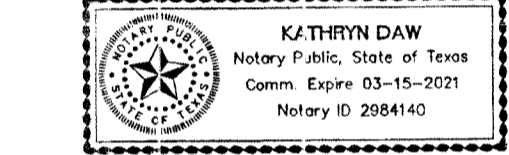
BY: TAYLOR MORRISON OF TEXAS, INC.,
A TEXAS CORPORATION

BY: Robert L. Skinner
ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, OF BEAZER HOMES TEXAS HOLDINGS, INC., A DELAWARE CORPORATION, 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 June, 2020.



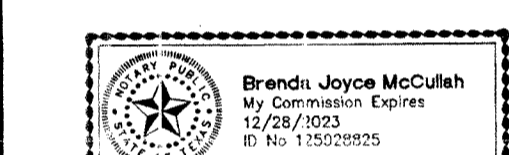
MY COMMISSION EXPIRES 3/15/21

Kathryn Daw
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT, OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, 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 17th DAY OF June, 2020.



MY COMMISSION EXPIRES 12/28/23

Brenda Joyce McCutah
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY OF LA PORTE

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MORGAN'S LANDING SECTION NINE IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF LA PORTE, TEXAS, AND AUTHORIZED THE RECORDING OF THIS PLAT ON 22nd DAY OF June, 2020.

BY: Hal Lawler
HAL LAWLER
CHAIRMAN, LA PORTE PLANNING AND
ZONING COMMISSION

ATTEST:
BY: Trey Kendrick
TREY KENDRICK
SECRETARY, LA PORTE PLANNING AND
ZONING COMMISSION

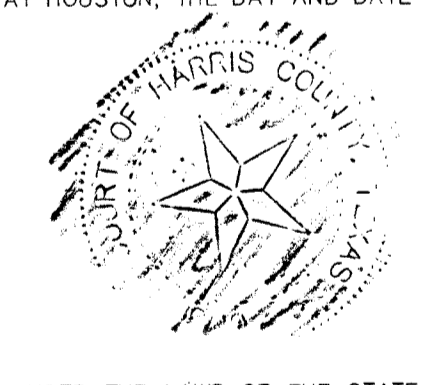
BY: Ian Elowes
IAN ELOWES
LA PORTE CITY PLANNER

I, CHRIS HOLLINS, CLERK OF COUNTY OF HARRIS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON July 10, 2020, AT 10:10 O'CLOCK A.M. AND IN FILE NO. 692040.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

CHRIS HOLLINS
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: Lisa Pady
LISA PADY
DEPUTY



This certificate is valid only as to the instrument on which the original signature is affixed and only when the record of such instrument is not altered or changed after recording.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, USE OR OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

I, GRETCHEN M. HOLLAS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT AND THAT ALL BEARINGS, DISTANCES, ANGLES, CURVE RADII, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

BY: Gretchen M. Hollas
GRETCHEN M. HOLLAS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 129749



I, KYLE CARSON SUNDAY, REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL BOUNDARY CORNERS, SINGLE POINTS AND POINTS OF CURVE HAVE BEEN, OR WILL BE, MARKED WITH FIVE-EIGHTS INCH (5/8") IRON RODS NOT LESS THAN THIRTY (30) INCHES IN LENGTH AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS AS SPECIFIED IN THE CITY OF LA PORTE DEVELOPMENT ORDINANCE.

BY: Kyle Carson Sunday
KYLE CARSON SUNDAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5924

RECORDER'S MEMORANDUM
As the time of recording, this instrument was found to be in compliance with the best photographic reproduction of the original instrument, and no additional changes were present at the time the instrument was filed and recorded.

- GENERAL NOTE:
- LOTS BACKING OF SIDING BAY AREA BLVD. OR MORGAN'S LANDING BLVD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
 - THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 86, CODE OF ORDINANCES, CITY OF LA PORTE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, PARKS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE.
 - "6" INDICATES PROPOSED BENCH MARK
 - CONTROL MONUMENT: BRASS DISK SET ON EXISTING C-INLET, LOCATED ON THE SOUTH SIDE OF SHORE HILL CIRCLE BETWEEN LOT 9 & 10, BLOCK 1 OF MORGAN'S LANDING SECTION ONE.
N = 13,808.516, 20
E = 122,650.624
ELEV = 19.35 (NAVD 88, 2001 ADJ.)
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
 - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
 - DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
 - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
 - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.
 - A ONE FOOT RESERVE IS HEREBY ESTABLISHED WITHIN THE STREET RIGHT OF WAY ADJACENT TO ALL UNRESERVED RESERVES OR UNPLATTED ACREAGE. SAID ONE FOOT RESERVE SHALL BE DEDICATED TO THE PUBLIC AND SHALL BE REMOVED AND THEREAFTER BE VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES ONLY UPON PROPER PLATTING OF THE ADJACENT UNRESTRICTED RESERVE OR ACREAGE.
 - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83, 2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999882536.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No(s). 482010045M, LAST REVISED JANUARY 6, 2017:

SHADED ZONE X - AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES.

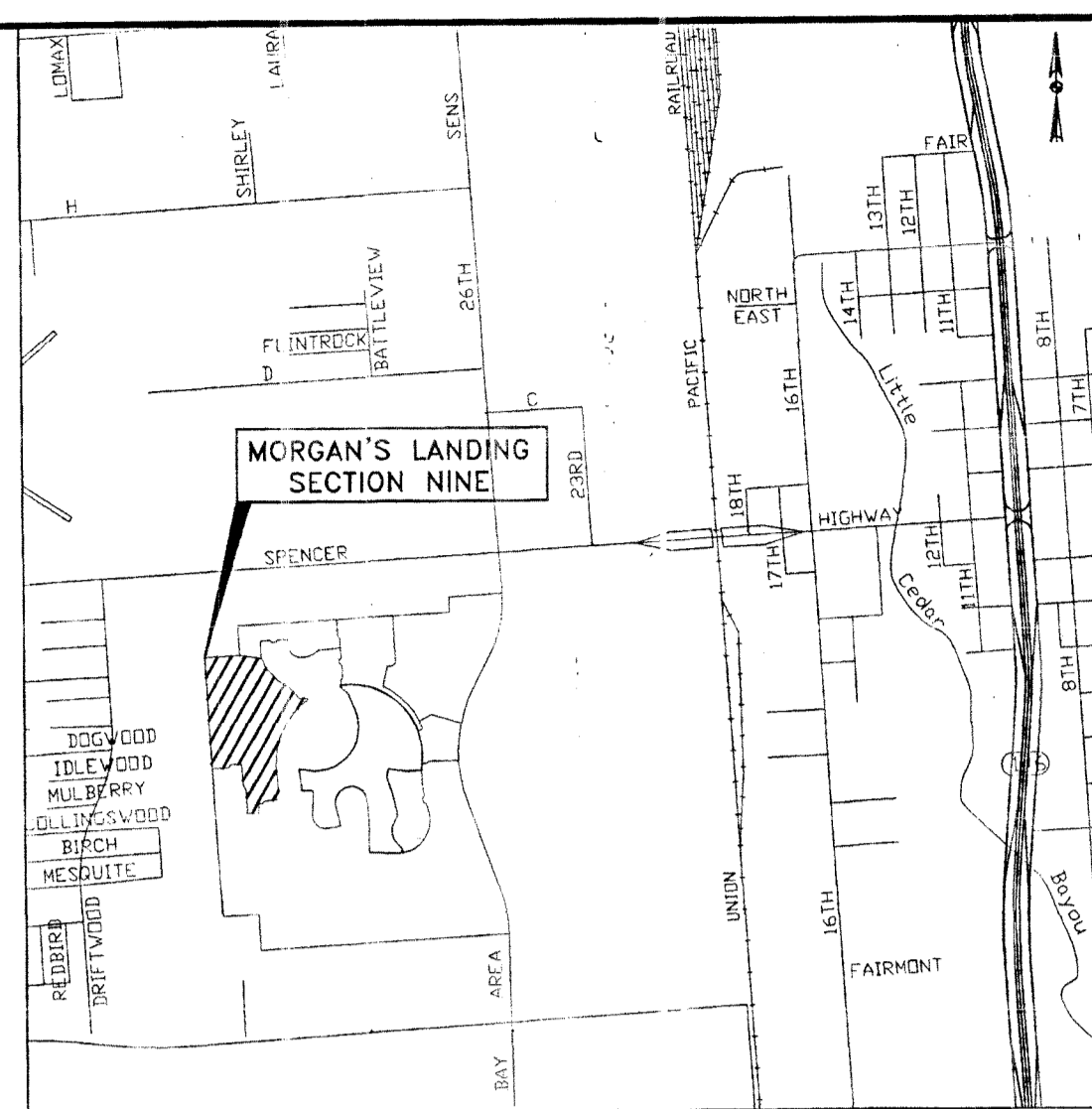
DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS; GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

REFERENCE BENCHMARKS

FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "M243NGS" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL, IN KEY MAP NO. 539-X, IN THE ARMAND BAYOU WATERSHED.

ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT



LOCATION MAP
1"=2,000'
(KEY MAP # 539-2)

OFFICE OF
CHRIS HOLLINS
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

FILM CODE 692041

MORGAN'S LANDING SECTION
NINE FINAL PLAT

THIS IS PAGE 2 OF 3 PAGES

SCANNER Context IQ4400
KEY MAP

MORGAN'S LANDING SECTION NINE FINAL PLAT

A SUBDIVISION CONTAINING 23.6094 ACRES
OUT OF THE RICHARD PEARSALL SURVEY, A-625
HARRIS COUNTY, TEXAS
SCALE: 1"=60'
JUNE 2020
4 BLOCK, 95 LOTS, 4 RESERVES

CobbFendley
TYPE Firm Registration No. 274
TSPS Firm Registration No. 100407
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Houston, Texas 77040
713.462.3242 | fax 713.462.3262
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ITS GENERAL PARTNER
BRUCE CRAIG, DIVISION PRESIDENT
10308 WEST LITTLE YORK, SUITE 200
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