

STATE OF TEXAS
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH JEFF ANDERSON, V.P. WEST REGION, BEING AN OFFICER OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., AND WE, GP 344, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH MICHAEL C. BRISCH, CHIEF LEGAL AND ADMINISTRATIVE OFFICER, BEING AN OFFICER OF PSWA, INC., A TEXAS CORPORATION, AS THE SOLE GENERAL PARTNER OF GP 344, LTD., OWNERS HEREAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 48.27 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF AMIRA SEC 9, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN 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, OR PERMANENT ACCESS EASEMENTS), 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, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON 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 FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY 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 EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS 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 (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 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, GIVING THE CITY OF HOUSTON, 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 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 ADJUTING 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, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFF ANDERSON, V.P. WEST REGION, OF BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, THEREUNTO AUTHORIZED,

THIS 11 DAY OF June, 2020.

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

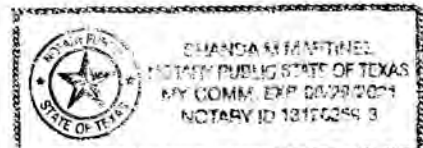
BY: Jeff Anderson
JEFF ANDERSON, V.P. WEST REGION

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, V.P. WEST REGION, BEAZER HOMES TEXAS HOLDINGS, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME HE EXECUTED 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 11 DAY OF June, 2020.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Shanda M Martinez
PRINT NAME
MY COMMISSION EXPIRES: 8/29/21



IN TESTIMONY WHEREOF, GP 344, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL C. BRISCH, CHIEF LEGAL AND ADMINISTRATIVE OFFICER OF PSWA, INC., A TEXAS CORPORATION, AS THE SOLE GENERAL PARTNER, THEREUNTO AUTHORIZED,
THIS 5th DAY OF June, 2020.

BY: GP 344, LTD., A TEXAS LIMITED PARTNERSHIP

BY: PSWA, INC., A TEXAS CORPORATION,
AS THE SOLE GENERAL PARTNER

BY: Michael C. Brisch
MICHAEL C. BRISCH, CHIEF LEGAL AND ADMINISTRATIVE OFFICER

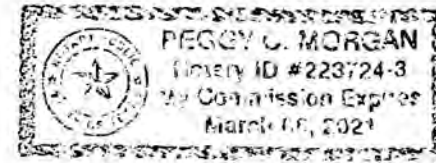
OFFICE OF
CHRIS HOLLINS
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 692581
AMIRA SEC 9
THIS IS PAGE 1 OF 5 PAGES
SCANNER Context IQ4400
KEY MAP

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL C. BRISCH, CHIEF LEGAL AND ADMINISTRATIVE OFFICER, PSWA, INC., A TEXAS CORPORATION, AS THE SOLE GENERAL PARTNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME HE EXECUTED 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 5th DAY OF June, 2020.

Peggy C. Morgan
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Peggy C. Morgan
PRINT NAME
MY COMMISSION EXPIRES: March 8, 2021



I, JOSEPH B. MAY, 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 ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

Joseph B. May
JOSEPH B. MAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5484



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF AMIRA SEC 9, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS 21 DAY OF July, 2020.

BY: Martha L. Stein
MARTHA L. STEIN, CHAIR
M. SONNY GARZA, VICE CHAIR

BY: Margaret Wallace Brown
MARGARET WALLACE BROWN,
AICP, CNU-A, SECRETARY



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.

John R. Blount
JOHN R. BLOUNT, P.E., LEED AP
COUNTY ENGINEER

I, CHRIS HOLLINS, 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 August 25, 2020 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

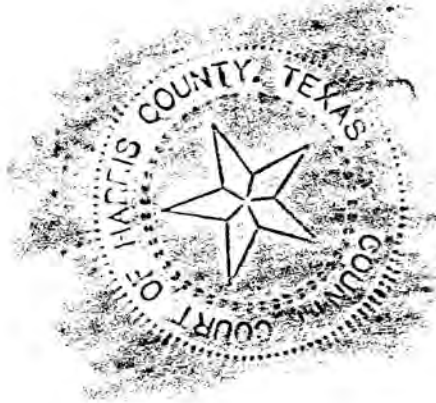
CHRIS HOLLINS
COUNTY CLERK
OF HARRIS COUNTY, TEXAS
BY: Narin Narty
DEPUTY



I, CHRIS HOLLINS, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE August 28, 2020 AT 3:00 O'CLOCK P. M., AND DULY RECORDED ON August 31, 2020 AT 2:50 O'CLOCK P. M., AND AT FILM CODE NO. 692581 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

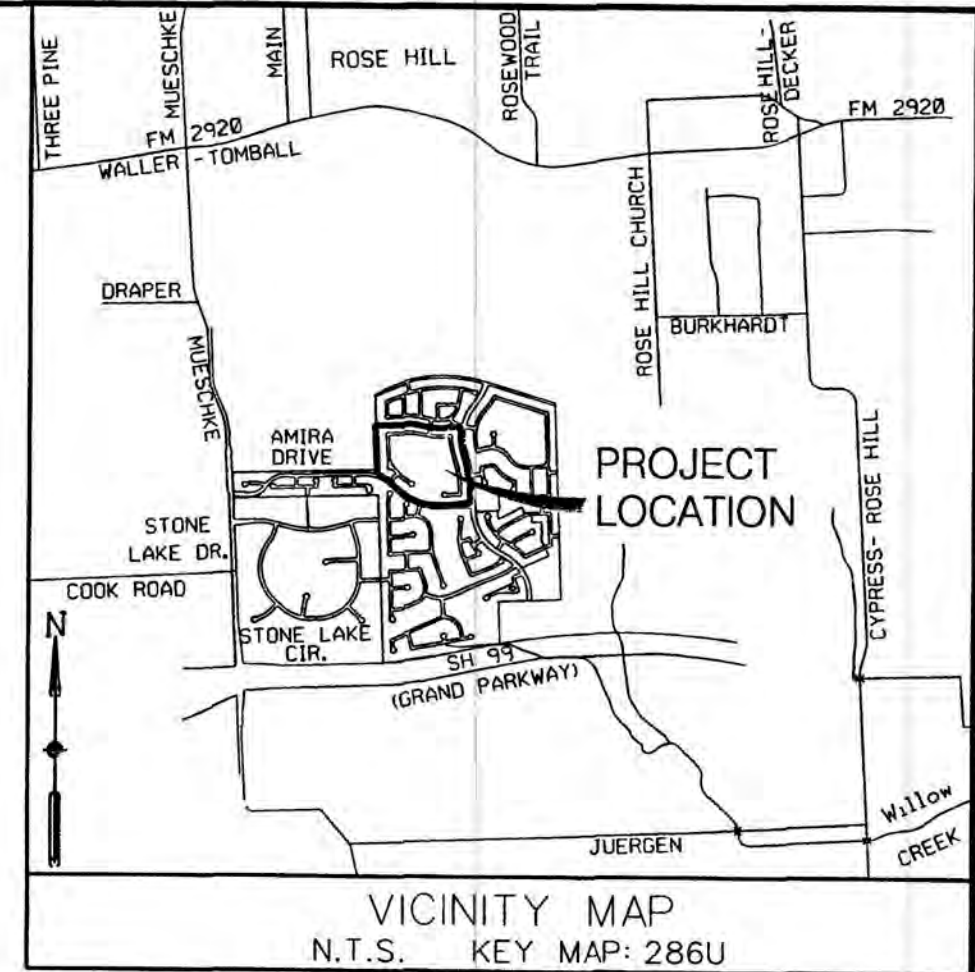
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

CHRIS HOLLINS
COUNTY CLERK OF HARRIS COUNTY, TEXAS
BY: Lisa Pady
DEPUTY LISA PADY



This certificate is valid only as to the instrument on which the original signature is affixed and only from the date that such instrument is not altered or changed after recording.

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



RP-2020-401425
8/28/2020 hccpirp2 160.00
FILED
8/28/2020 3:00 PM
Chris Hollins
COUNTY CLERK

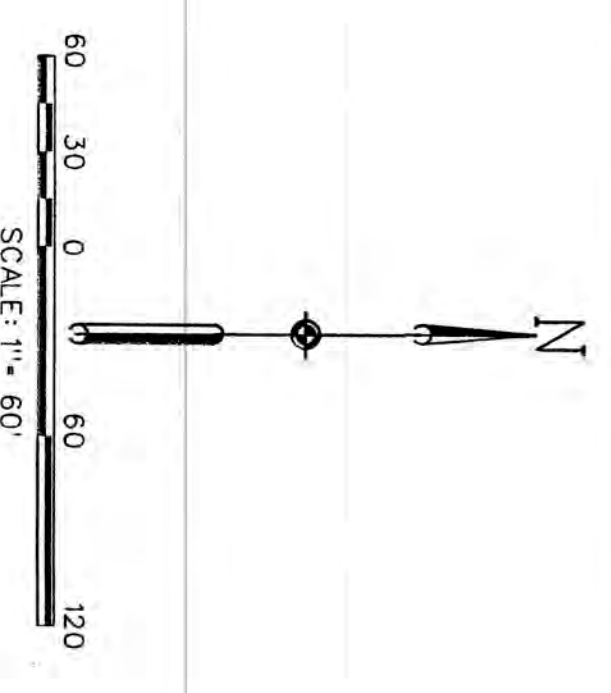
AMIRA SEC 9
A SUBDIVISION OF 48.27 ACRES
LOCATED IN THE
WILLIAM HOBBY SURVEY, A-344
HARRIS COUNTY, TEXAS
106 LOTS 3 BLOCKS 8 RESERVES
DATE: JUNE, 2020

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

GP 344, LTD.
A TEXAS LIMITED PARTNERSHIP
9000 GULF FREEWAY
HOUSTON, TX 77041

ENGINEER/SURVEYOR:
COSTELLO, INC.
Costello
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPLS FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100466

343.61 ACRES
 BEAZER HOMES TEXAS, L.P.
 AND GP-344 LTD.
 C.F. NO. 2019-205663
 O.P.R.R.P.H.C.



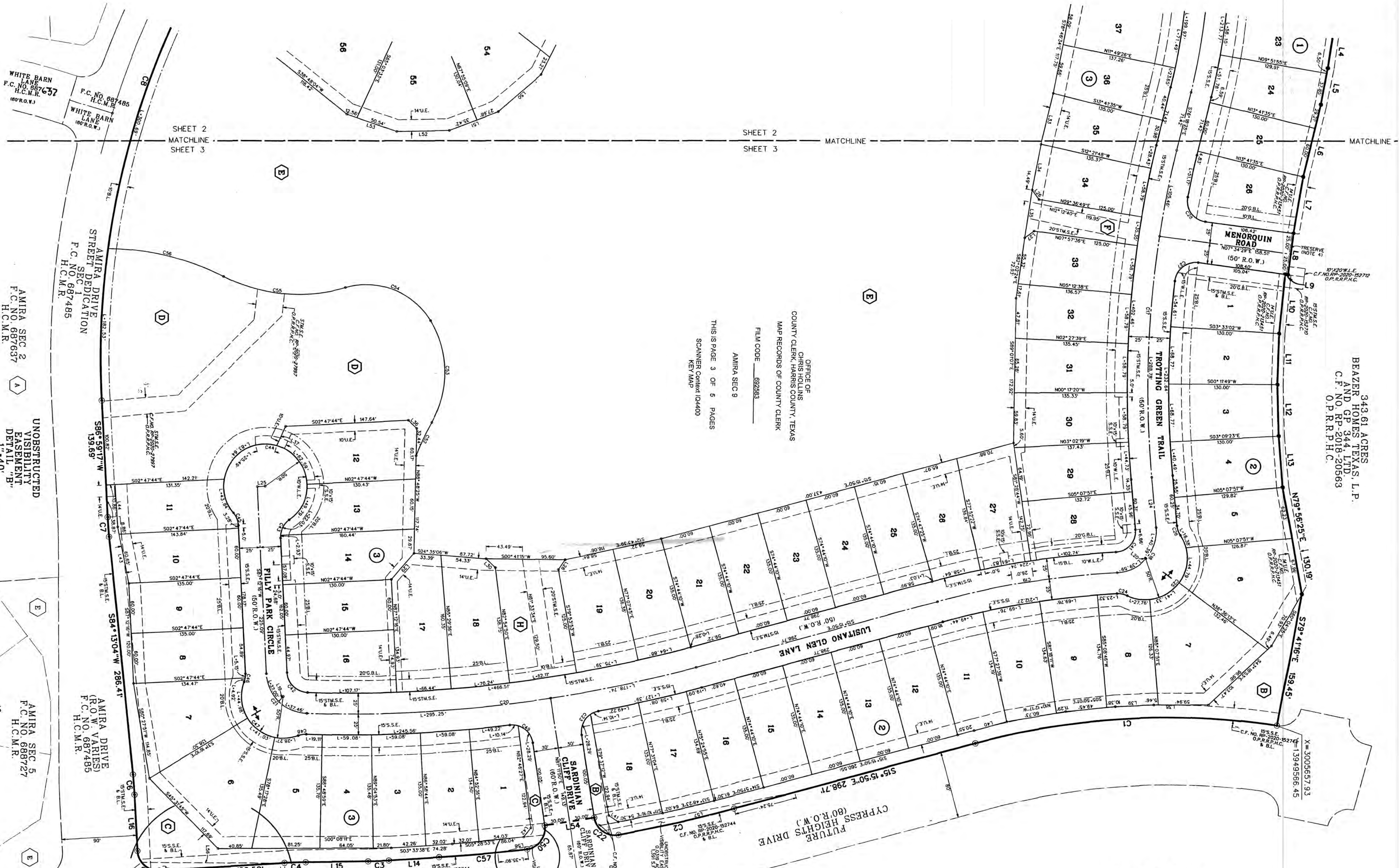
LEGEND

- SET 5/8" - INCH IRON ROD WITH PLASTIC CAP STAMPED
- CASTLED INCH (UNLESS OTHERWISE NOTED)
- ⊙ FOUND 5/8" - INCH IRON ROD (UNLESS OTHERWISE NOTED)
- ① INDICATES BLOCK NUMBER
- Ⓐ INDICATES RESERVE
- ⊥ INDICATES STREET NAME BREAK

ABBREVIATION	LEGEND
B.L.	BUILDING LINE
C.I. - NO.	CLIENTS FILE NUMBER
H.C.M.R.	HARRIS COUNTY MAP RECORDS
O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY
R.F.C.	RECORDS OF HARRIS COUNTY
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.S.F.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
R.O.W.	RIGHT-OF-WAY
EASEM.	EASEMENT
F.C. - NO.	FILM CODE NUMBER
SQ.FT.	SQUARE FEET
AC.	ACRES

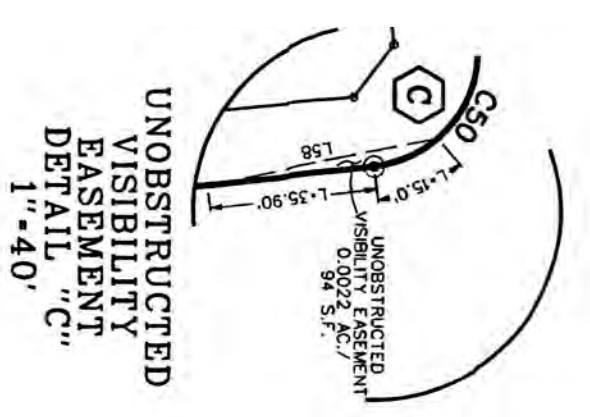
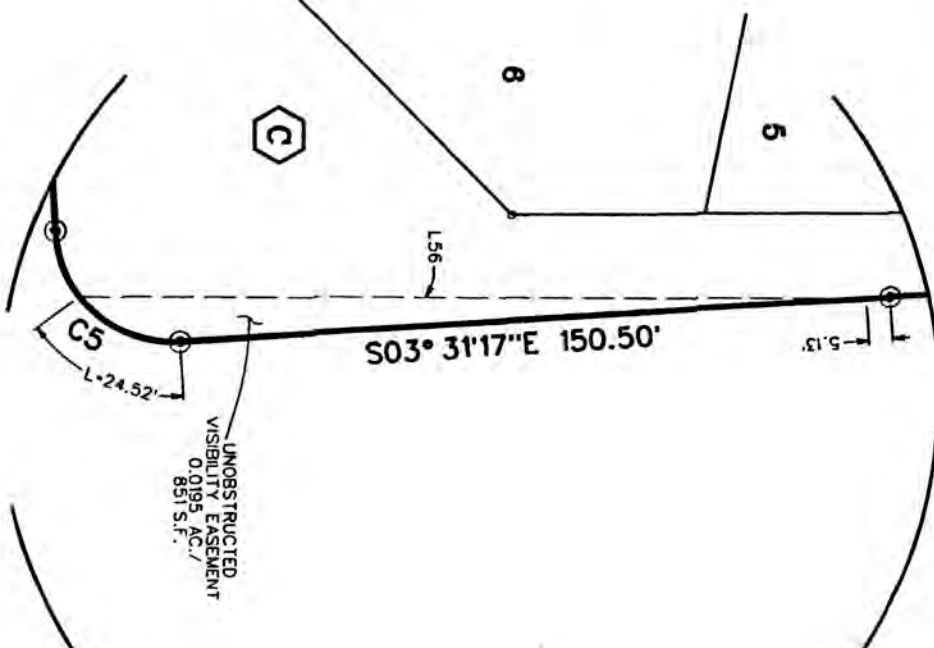
OFFICE OF
 CHRISTOPHER
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 FILM CODE 892883
 AMIRA SEC 9

THIS IS PAGE 3 OF 6 PAGES
 SCANNER CODE 104400
 KEY MAP



RESERVE TABLE

RESERVE "A"	LANDSCAPE / OPEN SPACE	1.49 AC. / 64,708 SQ.FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.45 AC. / 19,719 SQ.FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.48 AC. / 20,776 SQ.FT.
RESERVE "D"	PARK	1.89 AC. / 82,226 SQ.FT.
RESERVE "E"	LINE / ORIENTATION / STORM SEWER DRAINAGE	15.87 AC. / 691,138 SQ.FT.
RESERVE "F"	LANDSCAPE / OPEN SPACE	0.12 AC. / 5,125 SQ.FT.
RESERVE "G"	LANDSCAPE / OPEN SPACE	0.75 AC. / 32,802 SQ.FT.
RESERVE "H"	LANDSCAPE / OPEN SPACE	0.28 AC. / 11,368 SQ.FT.
TOTAL		21.31 AC. / 927,862 SQ.FT.



AMIRA SEC 9

A SUBDIVISION OF 48.27 ACRES
 LOCATED IN THE
 WILLIAM HOBBY SURVEY, A-344
 HARRIS COUNTY, TEXAS

DATE: MAY, 2020

ENGINEER/SURVEYOR:
Costello
 COSTELLO, INC.



Engineering and Surveying
 2101 SHILOH FLOOR
 HOUSTON, TEXAS 77042
 TEL: 713-861-1234
 TPRS FIRM REGISTRATION NO. 280
 TPRS FIRM REGISTRATION NO. 100488

OWNERS:
BEAZER HOMES TEXAS, L.P.
 A DELAWARE LIMITED PARTNERSHIP
 10235 WES HOUSTON, TX 77040
 PHONE: (281) 560-6600

GP 344, LTD.
 A TEXAS LIMITED PARTNERSHIP
 1700 W. WILSON, SUITE 200
 HOUSTON, TX 77017

343.61 ACRES
 BEAZER HOMES TEXAS, L.P.
 AND GP-344 LTD.
 C.F. NO. 2019-205663
 O.P.R.R.P.H.C.

AMIRA RECREATION CENTER
 F.C. NO. 687640
 H.C.M.R.

UNOBSTRUCTED VISIBILITY EASEMENT DETAIL B
 1.40'

AMIRA SEC 5
 F.C. NO. 688727
 H.C.M.R.

AMIRA SEC 2
 F.C. NO. 687637
 H.C.M.R.

AMIRA DRIVE STREET DEDICATION
 F.C. NO. 687485
 H.C.M.R.

WHITE BARN LANE
 F.C. NO. 687485
 H.C.M.R.