

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

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...

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...

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...

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF BLUEWATER LAKES SECTION 5 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING 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.

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

BY: 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 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.

KATHRIN DAW Notary Public, State of Texas Comm. Expires 03-15-2021 Notary ID 2984140

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.

KATHRIN DAW Notary Public, State of Texas Comm. Expires 03-15-2021 Notary ID 2984140

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 5, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2016050422 OF THE O.P.R.O.R.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 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, L.L.C., A TEXAS LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

BY: 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, L.L.C., 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 24th DAY OF March, 2019.

René R. Notary Public in and for the State of Texas

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 5' AS SHOWN HEREOF.

EXECUTED THIS 18th DAY OF March, 2019.

RICKY BECZKA COMMISSIONER JODY SCHUBB COMMISSIONER ALFRED FROBERG, JR. 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 5 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 22nd DAY OF April, 2019.

GEORGE GRIFFITH KYLE MARASKIN JASON RAINS STEPHEN DAWSON STEPHEN DAWSON DEBBIE HARRISON DOROTHY WYNE

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 5 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 2nd DAY OF May, 2019.

DEBRA DAWSON, MAYOR LOURAIN HEHN, MAYOR PRO TEM LARRY WOODS BRIAN WILMER JASON ALBERT

METES AND BOUNDS DESCRIPTION:

A 7.865 ACRE TRACT, LOCATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 483, BRAZORIA COUNTY, TEXAS, BEING 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', FROM BROAD REACH PARTNERS III, LP, AND THE 5.40 ACRE TRACT DESCRIBED AS 'TRACT 7' IN THE DEED FROM BROAD REACH PARTNERS II, LP AND BROAD REACH PARTNERS III, LP TO BEAZER HOMES TEXAS, L.P., RECORDED UNDER DOCUMENT NUMBER 2016050422, IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS...

COMMENCING AT A 1-1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 19.99 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF THE 20.000 ACRE TRACT DESCRIBED AS 'TRACT 1' IN THE DEED FROM JOT 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' IN THE DEED FROM JOT 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 THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HERIN DESCRIBED TRACT;

THENCE SOUTH 70° 28' 49" EAST - 472.15', CONTINUING ALONG SAID COMMON LINE, TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA ENG' PREVIOUSLY SET FOR THE NORTHWEST CORNER POLLARD BOULEVARD STREET DEDICATION, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2018017554, IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE SOUTH 19° 31' 11" WEST - 75.00' ALONG THE WEST LINE OF SAID POLLARD BOULEVARD STREET DEDICATION TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA ENG' PREVIOUSLY SET FOR CORNER;

THENCE SOUTH 70° 28' 49" EAST - 79.72' CONTINUING ALONG THE WEST LINE OF SAID POLLARD BOULEVARD STREET DEDICATION TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA ENG' PREVIOUSLY SET FOR CORNER; THE BEGINNING OF A CURVE;

THENCE 823.13' CONTINUING ALONG THE WEST LINE OF SAID POLLARD BOULEVARD STREET DEDICATION AND THE ARC OF A NON-TANGENT CURVE, TO THE RIGHT, HAVING A RADIUS OF 1,740.00', A CENTRAL ANGLE OF 27° 06' 16", AND A CHORD WHICH BEARS SOUTH 27° 34' 13" WEST - 815.48' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA ENG' PREVIOUSLY SET FOR THE END OF CURVE;

THENCE SOUTH 41° 07' 22" WEST - 124.28' CONTINUING ALONG THE WEST LINE OF SAID POLLARD BOULEVARD STREET DEDICATION TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT, COMMON TO THE BEGINNING OF A CURVE;

THENCE 39.27' ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 03° 52' 38" WEST - 35.36' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE END OF CURVE;

THENCE NORTH 48° 52' 38" WEST - 20.31' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE BEGINNING OF A CURVE;

THENCE 149.86' ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 445.00', A CENTRAL ANGLE OF 19° 17' 41", AND A CHORD WHICH BEARS NORTH 39° 13' 48" WEST - 149.15' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE BEGINNING OF A REVERSE CURVE;

THENCE 30.97' ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 70° 58' 20", AND A CHORD WHICH BEARS NORTH 65° 04' 37" WEST - 29.03' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE END OF CURVE;

THENCE NORTH 10° 34' 17" WEST - 60.00' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT COMMON TO THE BEGINNING OF A CURVE;

THENCE 184.11' ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 245.00', A CENTRAL ANGLE OF 43° 03' 22", AND A CHORD WHICH BEARS NORTH 57° 54' 02" EAST - 179.81' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE BEGINNING OF A COMPOUND CURVE;

THENCE 89.53' ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 1530.00', A CENTRAL ANGLE OF 03° 21' 10", AND A CHORD WHICH BEARS NORTH 34° 41' 46" EAST - 89.52' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR THE END OF CURVE;

THENCE NORTH 56° 58' 48" 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 NORTH 31° 42' 15" EAST - 64.29' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;

THENCE NORTH 29° 10' 26" EAST - 59.35' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;

THENCE NORTH 26° 44' 40" EAST - 59.35' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;

THENCE NORTH 24° 18' 55" EAST - 53.34' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;

THENCE NORTH 70° 28' 31" WEST - 184.50' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;

THENCE NORTH 19° 31' 29" EAST - 130.00' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;

THENCE NORTH 70° 28' 31" WEST - 32.14' TO A 5/8" IRON ROD WITH CAP STAMPED 'LJA SURVEY' SET FOR AN ANGLE CORNER OF THE HERIN DESCRIBED TRACT;

THENCE NORTH 19° 31' 29" EAST - 204.94' TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED TRACT AND CONTAINING 7.865 ACRES OF LAND.

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 CULVERT STRUCTURES MUST BE REINFORCED CONCRETE.

FINAL PLAT OF BLUEWATER LAKES SECTION 5

A SUBDIVISION OF 7.865 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS.

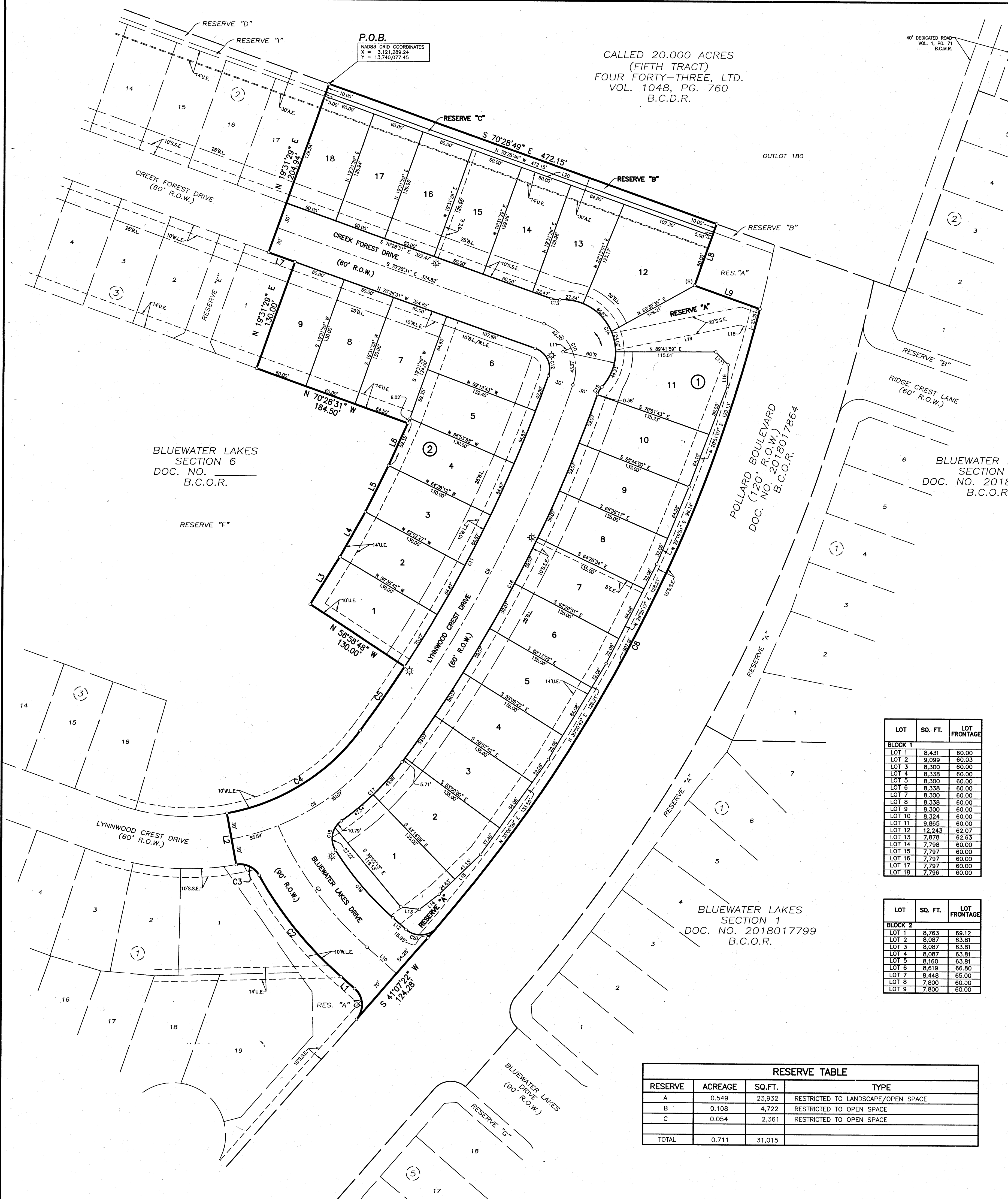
27 LOTS 3 RESERVES (0.711 ACRES) 2 BLOCKS

FEBRUARY 20, 2019 JOB NO. 1406-3850C.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

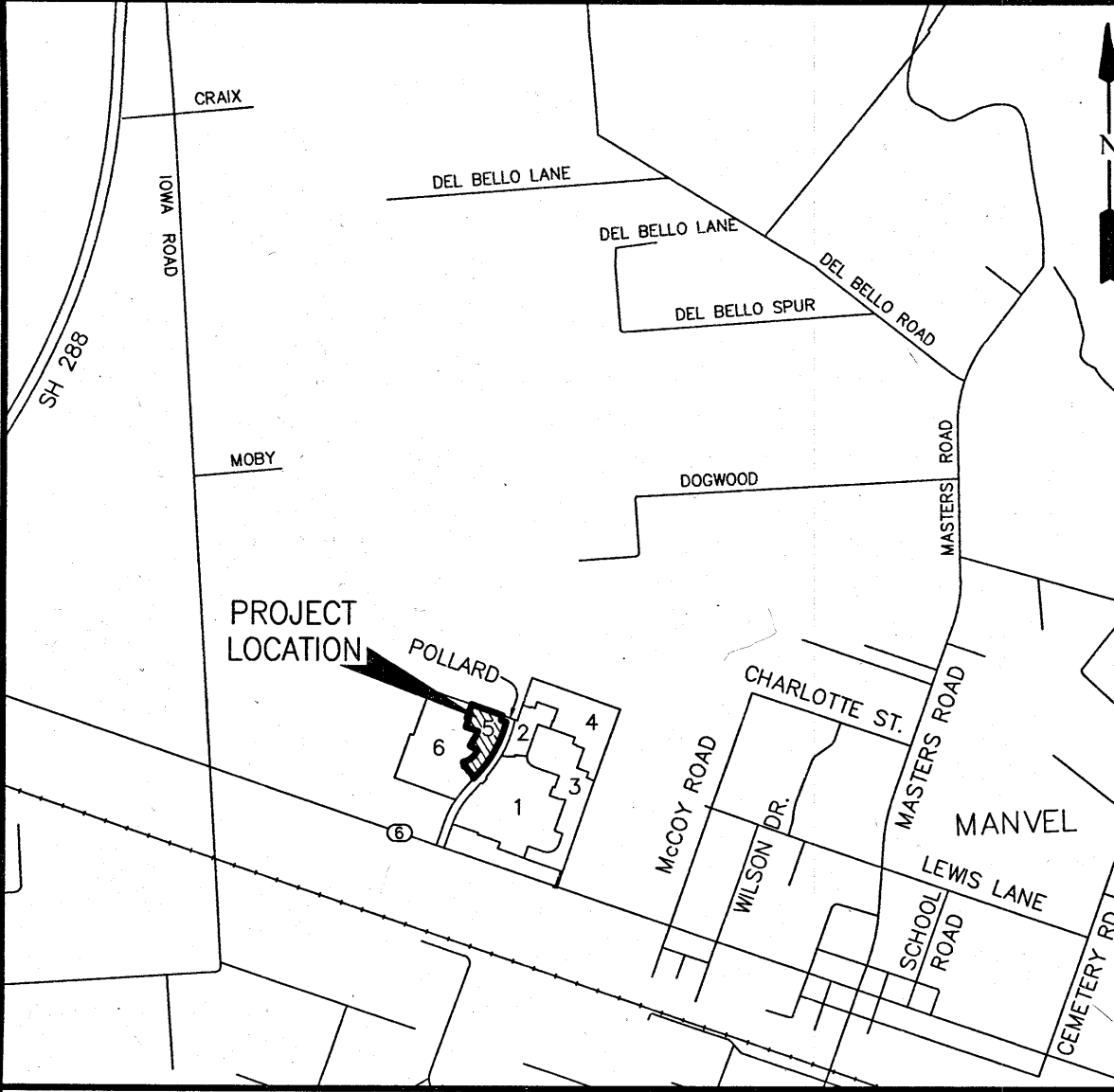
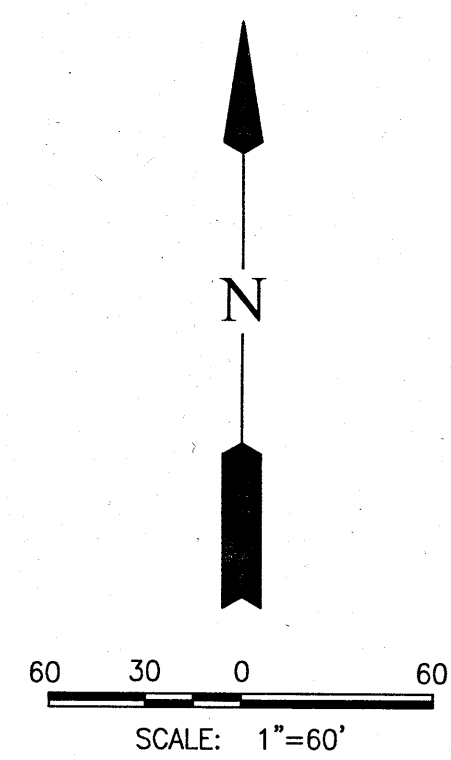
ENGINEER/SURVEYOR:

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



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

P.O.B.
NAD83 GRID COORDINATES
X = 5,121,298.24
Y = 13,740,077.45



VICINITY MAP
SCALE: 1" = 2,640'
KEY MAP NO. 6531/653X

LINE	BEARING	DISTANCE
L1	N 48°52'38" W	20.31'
L2	N 10°34'17" W	60.00'
L3	N 31°42'15" E	64.29'
L4	N 29°10'26" E	59.35'
L5	N 26°44'40" E	59.35'
L6	N 24°18'55" E	53.34'
L7	N 70°28'31" W	32.14'
L8	S 19°31'11" W	75.00'
L9	S 70°28'49" E	79.72'
L10	S 48°52'38" E	45.31'
L11	N 64°00'17" E	10.15'
L12	S 48°52'38" E	20.23'
L13	S 83°34'26" E	21.69'
L14	N 52°43'21" E	28.86'
L15	N 45°45'51" E	65.78'
L16	N 01°52'06" E	24.32'
L17	S 44°12'58" E	20.81'
L18	S 70°28'05" E	17.41'
L19	N 78°14'26" E	145.92'
L20	N 70°28'49" W	472.15'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	35.36'	N 03°52'38" W
C2	445.00'	19°17'41"	149.86'	149.15'	N 39°13'48" W
C3	25.00'	70°59'20"	30.97'	29.03'	N 65°04'37" W
C4	245.00'	43°03'22"	184.11'	179.81'	N 57°54'02" E
C5	1530.00'	37°11'10"	89.53'	89.52'	N 34°41'46" E
C6	1740.00'	27°06'16"	823.13'	815.48'	S 27°34'13" W
C7	400.00'	24°56'04"	174.08'	172.71'	S 36°24'36" E
C8	275.00'	43°03'22"	206.65'	201.83'	N 57°54'02" E
C9	1560.00'	17°17'34"	470.83'	469.05'	N 27°43'34" E
C10	55.00'	89°33'18"	85.97'	77.48'	N 25°41'52" W
C11	1530.00'	17°17'34"	461.78'	460.02'	N 27°43'34" E
C12	25.00'	89°33'18"	39.08'	35.22'	N 25°41'52" W
C13	25.00'	23°24'56"	10.22'	10.16'	S 82°10'59" E
C14	60.00'	135°49'27"	142.23'	111.19'	S 25°58'43" E
C15	25.00'	22°48'32"	9.95'	9.89'	S 30°31'44" W
C16	1590.00'	17°14'53"	478.85'	478.84'	S 27°44'55" W
C17	305.00'	18°19'19"	97.53'	97.12'	S 45°32'01" W
C18	25.00'	87°07'04"	38.01'	34.45'	S 11°08'08" W
C19	355.00'	16°27'14"	101.95'	101.60'	S 40°39'01" E
C20	25.00'	90°31'31"	39.50'	35.52'	N 85°51'36" E

- LEGEND**
- EXIST. INDICATES EXISTING
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - 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.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - ✱ INDICATES PROPOSED STREET LIGHT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - A.E. INDICATES AERIAL EASEMENT

- 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. 1750307CPL, DATED FEBRUARY 7, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" 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.
ELEVATION = 51.98 FEET, NAVD83 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, NAVD83 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 48039C0130 H, COMMUNITY NUMBER 480076 (CITY OF MANVEL), MAPS EFFECTIVE DATE JUNE 5, 1988. THE FLOODPLAIN BOUNDARY DEFINED 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.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986357.
 - 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 PLATTING.
 - THERE ARE 5 PROPOSED STREET LIGHTS ON THIS PLAT.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED 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.

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 1		
LOT 1	8,431	60.00
LOT 2	9,099	60.03
LOT 3	8,300	60.00
LOT 4	8,338	60.00
LOT 5	8,300	60.00
LOT 6	8,338	60.00
LOT 7	8,300	60.00
LOT 8	8,338	60.00
LOT 9	8,300	60.00
LOT 10	8,324	60.00
LOT 11	9,865	60.00
LOT 12	12,243	62.07
LOT 13	7,876	62.63
LOT 14	7,798	60.00
LOT 15	7,797	60.00
LOT 16	7,797	60.00
LOT 17	7,797	60.00
LOT 18	7,796	60.00

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 2		
LOT 1	8,763	69.12
LOT 2	8,087	63.81
LOT 3	8,087	63.81
LOT 4	8,087	63.81
LOT 5	8,160	63.81
LOT 6	8,619	66.80
LOT 7	8,448	65.00
LOT 8	7,800	60.00
LOT 9	7,800	60.00

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.549	23,932	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.108	4,722	RESTRICTED TO OPEN SPACE
C	0.054	2,361	RESTRICTED TO OPEN SPACE
TOTAL	0.711	31,015	

FINAL PLAT OF BLUEWATER LAKES SECTION 5

A SUBDIVISION OF 7.865 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 483,
BRAZORIA COUNTY, TEXAS.

27 LOTS 3 RESERVES (0.711 ACRES) 2 BLOCKS
FEBRUARY 20, 2019 JOB NO. 1406-3850C.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

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