

STATE OF TEXAS §  
 COUNTY OF HARRIS §

A METES & BOUNDS description of a certain 23.11 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 23.11 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 westernmost corner of Ashbel Crossing Section 2, plot of which is recorded in Film Code No. 690628 of the Harris County Map Records, being in the north line of proposed Ashbel Crossing Section 3;

THENCE, North 54°52'59" West, along said proposed north line, 251.69 feet to a point for corner in the northwest line of the remainder of said 107,208 acre tract, common with the southeast line of a called 36.93 acre tract of land conveyed to Coastal Industrial Water Authority recorded in Clerk's File No. D838008 of the Harris County Deed Records;

THENCE, North 35°07'01" East, along said common line, 1153.07 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');

THENCE, North 53°56'59" West, along said common line, 70.00 feet to a found 5/8-inch iron rod (with cap stamped 'LandTech');

THENCE, North 36°02'26" East, continuing along said common line, 297.11 feet to a point for corner;

THENCE, South 66°24'20" East, 238.37 feet to a point for corner;

THENCE, North 79°05'54" East, 283.48 feet to a point for corner;

THENCE, North 85°09'46" East, 150.84 feet to a point for corner;

THENCE, South 87°12'16" East, 113.23 feet to a point for corner;

THENCE, South 10°54'06" East, 24.42 feet to a point for corner at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right 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 South 11°09'34" West, 127.70 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');

THENCE, along said west line, the following fifteen (15) courses and distances:

1. Along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 81°57'51", an arc length of 35.76 feet, and a long chord bearing South 74°12'10" West, 32.79 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');
2. South 25°11'06" 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 right;
3. Along the arc of said non-tangent curve to the right having a radius of 270.00 feet, a central angle of 53°54'48", an arc length of 254.06 feet, and a long chord bearing South 37°51'30" East, 244.79 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');
4. South 79°05'54" West, 132.00 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');
5. South 10°54'06" East, 310.00 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');
6. South 78°51'35" West, 497.77 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');
7. South 08°22'49" West, 76.03 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');
8. South 60°12'21" West, 165.42 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');
9. North 67°20'03" West, 83.32 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');
10. North 54°52'59" West, 205.63 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');
11. South 35°07'01" West, 382.85 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');
12. North 54°52'59" West, 91.96 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');
13. South 35°07'01" West, 60.00 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');
14. South 54°52'59" East, 9.65 feet to a found 3/4-inch iron rod (with cap stamped 'Jones/Carter Property Corner');
15. South 35°07'01" West, 222.00 feet to the POINT OF BEGINNING, CONTAINING 23.11 acres of land in Harris County, Texas.

Jeremy A. Chandler  
 Registered Professional Land Surveyor  
 Texas Registration No. 5755

**[A] RESTRICTED RESERVE "A"**  
 Restricted to Landscape, Open Space &  
 Utility Purposes Only  
 0.09 Acres  
 40,028 Sq Ft

**[B] RESTRICTED RESERVE "B"**  
 Restricted to Landscape, Open Space &  
 Detention Purposes Only  
 6.69 Acres  
 291,577 Sq Ft

CALLED 36.93 ACRES  
 TO COASTAL  
 INDUSTRIAL  
 WATER AUTHORITY  
 FN D838008  
 HCDR

ASHBEL  
 CROSSING  
 SEC 2 FINAL  
 PLAT  
 FC No. 690628  
 HCMR

LINE	BEARING	DISTANCE
L1	S66°24'20"E	238.37'
L2	N79°05'54"E	283.48'
L3	N85°09'46"E	150.84'
L4	S87°12'16"E	113.22'
L5	S10°54'06"E	24.41'
L6	S25°11'06"W	60.00'
L7	S79°05'54"W	132.00'
L8	S10°54'06"E	310.00'
L9	S78°51'35"W	497.77'
L10	S08°22'49"W	76.03'
L11	S60°12'21"W	165.42'
L12	N67°20'03"W	83.32'
L13	N54°52'59"E	205.63'
L14	S35°07'01"W	382.85'
L15	N54°52'59"W	91.96'
L16	S35°07'01"W	60.00'
L17	S54°52'59"E	9.65'
L18	S35°07'01"W	222.00'
L19	N54°52'59"W	242.04'
L20	N35°07'01"E	1153.07'
L21	N53°56'59"W	70.00'
L22	N36°02'26"E	297.11'
L23	N54°52'59"W	15.04'
L24	N80°07'01"E	8.64'
L25	N79°05'54"E	250.00'
L26	N60°25'04"E	97.96'
L27	N35°07'01"E	180.00'
L28	S54°52'59"E	337.63'
L29	N42°06'47"W	84.28'
L30	N08°22'49"E	154.06'
L31	S54°52'59"E	337.63'
L32	N35°07'01"E	122.95'
L33	N35°07'01"E	124.40'
L34	N54°52'59"W	241.69'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	170.00'	44°07'21"	130.92'	S11°09'14"W	127.71'	68.89'
C2	25.00'	81°57'51"	35.76'	S74°12'10"W	32.79'	21.72'
C3	270.00'	53°54'48"	254.06'	S37°51'30"E	244.79'	137.31'
C4	55.00'	90°00'00"	86.39'	N09°52'59"W	77.78'	55.00'
C5	300.00'	43°58'53"	230.29'	N57°06'27"E	224.67'	121.15'
C6	300.00'	36°05'12"	188.95'	S82°51'30"E	185.84'	97.73'
C7	25.00'	29°55'35"	13.06'	N69°50'47"W	12.91'	6.68'
C8	50.00'	149°51'10"	130.77'	N09°52'59"W	96.56'	185.65'
C9	25.00'	29°55'35"	13.06'	N50°04'48"E	12.91'	6.68'
C10	25.00'	113°28'43"	49.51'	N08°17'00"W	41.81'	38.12'
C11	50.00'	247°13'28"	215.74'	N58°35'23"E	83.28'	75.22'
C12	25.00'	113°28'43"	49.51'	S54°32'15"E	41.81'	38.12'
C13	25.00'	90°00'00"	39.27'	S09°52'59"E	35.36'	25.00'
C14	25.00'	42°50'00"	18.69'	S76°17'59"E	18.26'	9.81'
C15	50.00'	265°40'01"	231.84'	S35°07'01"W	73.33'	53.93'
C16	25.00'	42°50'00"	18.69'	N33°27'59"W	18.26'	9.81'
C17	25.00'	90°00'00"	39.27'	S80°07'01"W	35.36'	25.00'

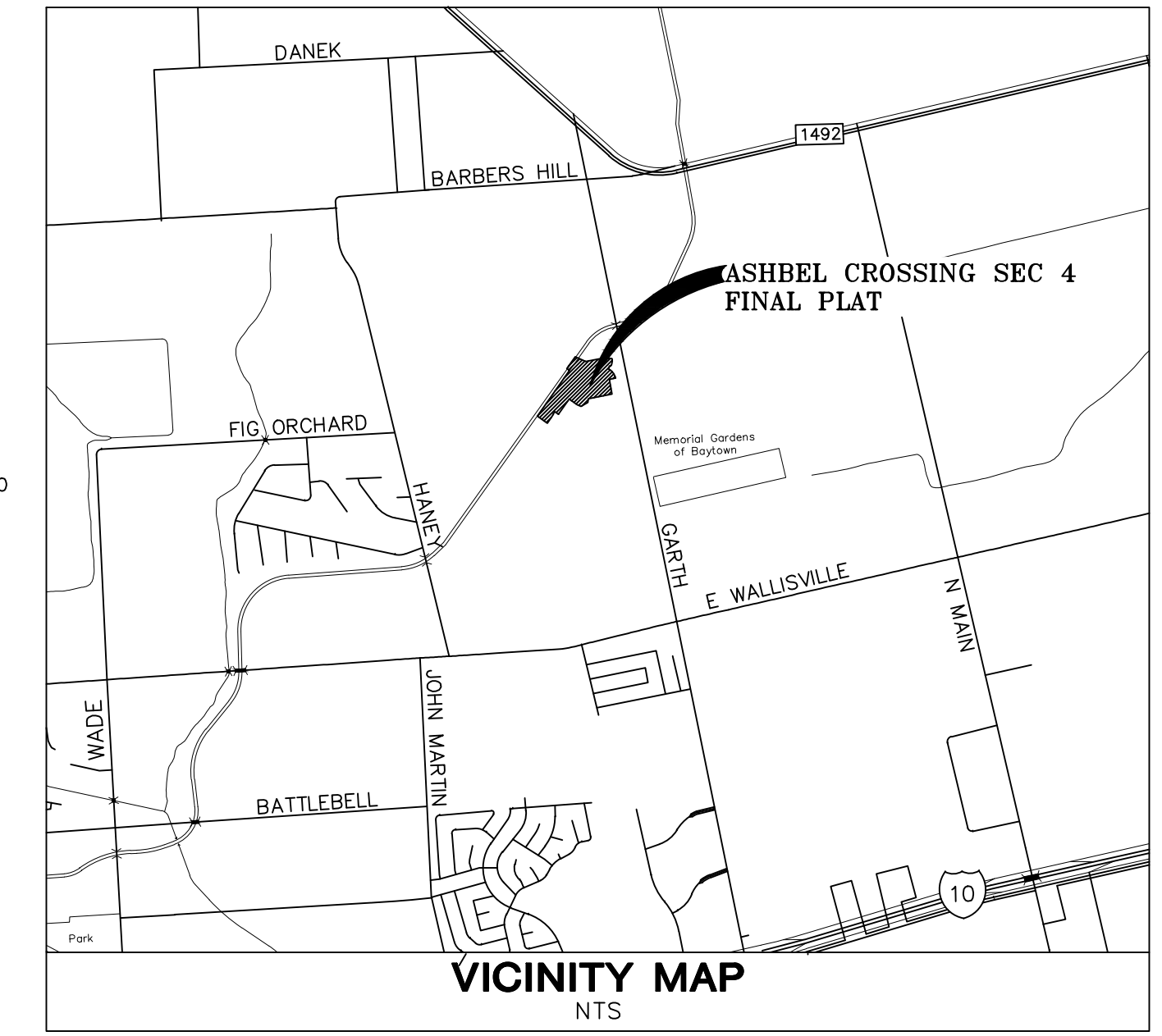
OWNER:  
 BEAZER HOMES TEXAS, L.P.  
 A DELAWARE LIMITED PARTNERSHIP  
 10235 WEST LITTLE YORK, SUITE 200  
 HOUSTON, TEXAS 77040  
 PHONE (281) 560-6600

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

ENGINEER/SURVEYOR:  
  
 JONES CARTER  
Texas Board of Professional Engineering Registration No. 1488  
 Texas Board of Professional Land Surveying Registration No. 28862-02  
 6500 West Loop South, Suite 200-2600, TX 77040-1117

# ASHBEL CROSSING SEC 4 FINAL PLAT

A SUBDIVISION OF 23.11 ACRES OF LAND  
 OUT OF THE  
 TALCOTT PATCHING SURVEY, A-620  
 CITY OF BAYTOWN, HARRIS COUNTY, TEXAS  
 58 LOTS      2 RESERVES      2 BLOCKS  
 AUGUST 2020



- GENERAL NOTES
- 1) AE ..... "Aerial Easement"  
 BL ..... "Building Line"  
 Emt ..... "Easement"  
 CF ..... "Clerk's File"  
 FC ..... "Film Code"  
 HCDR ..... "Harris County Deed Records"  
 HCMR ..... "Harris County Map Records"  
 HOMUD ..... "Harris County Municipal Utility District"  
 HCOPRRP ..... "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 - Pg ..... "Volume and Page"  
 WLE ..... "Waterline Easement"  
 ① ..... "Block Number"  
 ● ..... Set 3/4-inch iron rod (with Cap Stamped 'Jones/Carter') as Per Certification
  - 2) The coordinates shown hereon 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 clear of fences, building, planting and other obstructions to the operations and maintenance of drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved structure. Drainage easements shall be a minimum of 16 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 backup, 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) Detention capacity for this plat is provided within Reserve "B" shown hereon. The drainage plan for the plat was approved by the Harris County Engineering Department and Harris County Flood Control District on March 22, 2019 under Project No. 1804020120 titled "Ashbel Crossing Drainage Analysis".
  - 8) The proposed development shall not hinder surface flow from adjacent property, nor cause flooding to adjacent property.
  - 9) 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.
  - 10) Floodplain Statement:  
 According to Map No. 48201C0755M of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas dated January 5, 2017, the subject tract is located within Zone "X", defined as Areas of Minimal Flood Hazard (no shading).