

STATE OF TEXAS  
COUNTY OF CHAMBERS

I, KIRK BREITENWISCHER, VICE PRESIDENT, RESPECTIVELY OF CASTLEROCK COMMUNITIES, L.P., A TEXAS LIMITED PARTNERSHIP AND I, DAVID JORDAN, SENIOR VICE PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE RESERVE OF CHAMPIONS ESTATES SECTION 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CASTLEROCK COMMUNITIES, L.P., A TEXAS LIMITED PARTNERSHIP AND MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREIN, AND DESIGNATED SAID SUBDIVISION AS RESERVE OF CHAMPIONS ESTATES SECTION 2, IN THE CHARLES TILTON SURVEY, ABSTRACT 242 AND THE CHAMBERS COUNTY SCHOOL LAND SURVEY NO. 3, ABSTRACT 321, AN ADDITION IN CHAMBERS COUNTY TEXAS; AND FOR AND ON BEHALF OF SAID CASTLEROCK COMMUNITIES, L.P., A TEXAS LIMITED PARTNERSHIP AND MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DO DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREETS, AND DO HEREBY WAIVE ANY CLAIM FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE OF THE LAND SO DEDICATED.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNSTRUCTURED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL UTILITY EASEMENTS SHOWN HEREON.

WE DO HEREBY DEDICATE FOREVER TO THE PUBLIC ALL DRAINAGE EASEMENTS INDICATED ON THIS MAP FOR DRAINAGE PURPOSES, DURING THE COUNTY, TRINITY BAY CONSERVATION DISTRICT (AS APPLICABLE), OR ANY PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR ANY PUBLIC PURPOSE.

FURTHER, WE HEREBY RELINQUISH ALL RIGHTS OF ACCESS TO MAJOR STREETS OR THOROUGHFARES SHOWN HEREON EXCEPT BY WAY OF THE PLATED STREETS SHOWN. WE CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE APPLICABLE ORDINANCES, LAWS, AND STATUTES OF CHAMBERS COUNTY, THE STATE OF TEXAS AND THE UNITED STATES OF AMERICA AS THEY MAY APPLY TO THIS PROPERTY.

IN TESTIMONY HERETO, CASTLEROCK COMMUNITIES, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KIRK BREITENWISCHER, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS 25th DAY OF October, 2019.

CASTLEROCK COMMUNITIES, L.P.,  
A TEXAS LIMITED PARTNERSHIP

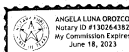
BY: Kirk Breitenwischer  
KIRK BREITENWISCHER, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KIRK BREITENWISCHER, VICE PRESIDENT OF CASTLEROCK COMMUNITIES, 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 SET OUT, AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25 DAY OF October, 2019.

BY: Carla R. Dwyer  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IN TESTIMONY HERETO, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID JORDAN, ITS SENIOR VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS 1st DAY OF November, 2019.

MERITAGE HOMES OF TEXAS, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY

BY: David Jordan  
DAVID JORDAN, SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID JORDAN, SENIOR VICE PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 SET OUT, AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6th DAY OF November, 2019.

BY: Carol Carlson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THIS IS TO CERTIFY THAT THE CITY OF MONT BELVIEU CITY COUNCIL HAS RECEIVED AND APPROVED THIS PLAT OF RESERVE AT CHAMPIONS ESTATES SECTION 2 AND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE OF THE CITY OF MONT BELVIEU, TEXAS THE 25th DAY OF October, 2019.

BY: Nick Dixon  
NICK DIXON, MAYOR

BY: Ken Barnaby  
KEN BARNABY, CITY PLANNER

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MONT BELVIEU, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF RESERVE OF CHAMPIONS ESTATES SECTION 2, AND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE OF THE CITY OF MONT BELVIEU AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF October, 2019.

BY: Nick Dixon  
MAYOR, NICK DIXON

BY: Brady Campbell  
BRADY CAMPBELL

BY: Tim Durre  
TIM DURRE

BY: Arnold Peters  
ARNOLD PETERS

I, LUTHER J. DALY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MARK UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON OR OTHER SUITABLE PERMANENT METAL PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA SURVEY" UNLESS OTHERWISE NOTED.

BY: Luther J. Daly  
LUTHER J. DALY, R.P.L.S.,  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS, REGISTRATION NO. 6150



A 24.596 ACRE TRACT, LOCATED IN THE CHAMBERS COUNTY SCHOOL LAND SURVEY NO. 3, A-321 AND THE CHARLES TILTON SURVEY, A-242, CHAMBERS COUNTY, TEXAS, OUT OF THE 24.75 ACRE TRACT DESCRIBED AS TRACT 1 IN THE DEED FROM GATEWAY DRIVE PROPERTIES, LLC TO COTTONREE, LTD., RECORDED UNDER VOLUME 1525, PAGE 353, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, AND THE 22.55 ACRE TRACT DESCRIBED AS "TRACT 6" IN THE DEED FROM FAMILY INTERESTS, LTD. TO COTTONREE, LTD., RECORDED UNDER VOLUME 733, PAGE 130, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, 2001 ADJUSTMENT):

BEGINNING A 5/8" IRON ROD WITH CAP STAMPED WILSON SURVEY GROUP FOUND FOR THE SOUTHEAST CORNER OF SAID 24.75 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO AN ANGLE CORNER OF THE 8.46 ACRE TRACT DESCRIBED IN THE DEED TO MICHAEL PETERSON, JR., RECORDED UNDER VOLUME 151, PAGE 105 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, IN THE NORTH LINE OF THE F C RECTOR SURVEY, A-210, COMMON TO THE SOUTH LINE OF SAID CHARLES TILTON SURVEY, FROM WHICH A FOUND 3/4" IRON ROD BEARS NORTH 37° 47' 55" WEST - 1.43'

THENCE SOUTH 57° 59' 49" WEST - 1,138.61' ALONG THE NORTH LINE OF SAID 24.75 ACRE TRACT, COMMON TO A NORTH LINE OF SAID 8.46 ACRE PETERSON TRACT, THE NORTH LINE OF THE 57.469 ACRE TRACT DESCRIBED AS TRACT 6 IN THE DEED TO ROGER AND EMILY HEWITT LIVING TRUST, RECORDED UNDER VOLUME 1228, PAGE 73, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, THE SOUTH LINE OF SAID CHARLES TILTON SURVEY, AND THE NORTH LINE OF SAID F C RECTOR SURVEY TO A 3/4" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 24.75 ACRE TRACT, COMMON TO THE SOUTHEAST CORNER OF AFORESAID 22.55 ACRE TRACT;

THENCE SOUTH 58° 07' 53" WEST - 66.07' ALONG THE NORTH LINE OF SAID 57.469 ACRE TRACT, COMMON TO THE SOUTH LINE OF SAID 22.55 ACRE TRACT TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 31° 52' 07" WEST - 197.69' TO A POINT FOR CORNER;

THENCE NORTH 17° 13' 54" WEST - 75.20' TO A POINT FOR CORNER;

THENCE NORTH 13° 04' 02" WEST - 305.00' TO A POINT FOR CORNER;

THENCE SOUTH 76° 55' 58" WEST - 105.00' TO A POINT FOR CORNER;

THENCE NORTH 13° 04' 02" WEST - 50.00' TO A POINT FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE 39.27' ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 80° 00' 00", AND A CHORD WHICH BEARS NORTH 58° 04' 02" WEST - 35.35' TO A POINT FOR CORNER;

THENCE NORTH 13° 04' 02" WEST - 140.00' TO A POINT FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE 39.27' ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 80° 00' 00", AND A CHORD WHICH BEARS NORTH 31° 55' 58" EAST - 35.35' TO A POINT FOR CORNER;

THENCE NORTH 13° 04' 02" WEST - 50.00' TO A POINT FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

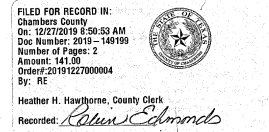
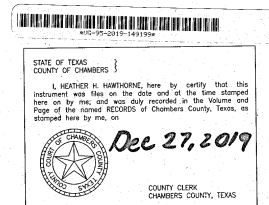
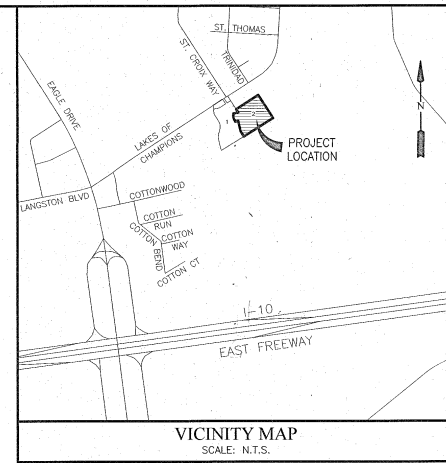
THENCE NORTH 76° 55' 58" EAST - 155.25' TO A POINT FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE 19.29' ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00', A CENTRAL ANGLE OF 03° 41' 03", AND A CHORD WHICH BEARS NORTH 75° 05' 26" EAST - 19.29' TO A POINT FOR CORNER;

THENCE NORTH 33° 00' 24" WEST - 127.79' TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE 1.43 ACRE TRACT DESCRIBED AS "TRACT 2" IN THE DEED FROM GATEWAY DRIVE PROPERTIES, LLC TO COTTONREE, LTD., RECORDED UNDER VOLUME 1525, PAGE 353, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, COMMON TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED TO MIKE STUBBS, RECORDED UNDER VOLUME 1581, PAGE 176, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, SAME POINT COMMON TO THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHEAST CORNER OF LOT 2 OF THE PETERSON PARTITION, RECORDED UNDER VOLUME 74, PAGE 210, OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS;

THENCE NORTH 58° 50' 39" EAST - 913.12' ALONG THE NORTH LINE OF SAID 24.75 ACRE TRACT, COMMON TO THE SOUTH LINES OF LOTS 3, 4, 5, 6, 7, 8, 9, AND 10 OF SAID PETERSON PARTITION TO A 5/8" IRON ROD WITH CAP STAMPED WILSON SURVEY GROUP FOUND FOR THE NORTHEAST CORNER OF SAID 24.75 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF LOT 10, IN THE WEST LINE OF THE 8.46 ACRE TRACT DESCRIBED IN THE DEED TO LAURA WILLIAMS, RECORDED UNDER VOLUME 148, PAGE 167 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS;

THENCE SOUTH 32° 55' 06" EAST - 957.64' ALONG THE EAST LINE OF SAID 24.75 ACRE TRACT, COMMON TO THE WEST LINES OF SAID 8.46 ACRE WILLIAMS TRACT AND AFORESAID 8.46 ACRE PETERSON JR. TRACT TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 24.596 ACRES OF LAND.



## RESERVE OF CHAMPIONS ESTATES SECTION 2

A SUBDIVISION OF 24.596 ACRES OF LAND SITUATED IN THE CHAMBERS COUNTY SCHOOL LAND SURVEY NO. 3, ABSTRACT 321 AND THE CHARLES TILTON SURVEY, ABSTRACT 242, CHAMBERS COUNTY, TEXAS.

65 LOTS 5 RESERVES (2,447 ACRES) 2 BLOCKS

OCTOBER 15, 2019

JOB NO. 2435-1015C.310

OWNERS:

CASTLEROCK COMMUNITIES, L.P.  
A TEXAS LIMITED PARTNERSHIP  
KIRK BREITENWISCHER, VICE PRESIDENT  
7670 WOODWAY DRIVE, SUITE 300, HOUSTON, TEXAS 77063  
PH. (713) 600-7000

MERITAGE HOMES OF TEXAS, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY  
DAVID JORDAN, SENIOR VICE PRESIDENT  
3250 BRIARPARK DRIVE, SUITE 100, HOUSTON, TEXAS 77042  
PH. (713) 690-1166

SURVEYOR:

LJA Surveying, Inc.  
2929 Briarpark Drive  
Suite 170  
Houston, Texas 77042

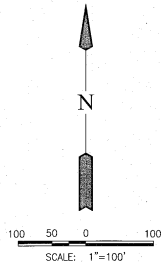
Phone 713.953.5200  
Fax 713.953.5020  
T.B.P.L.S. Firm No. 10194362

ENGINEER:

LJA Engineering, Inc.  
2929 Briarpark Drive  
Suite 800  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5020  
FRN - F-1386

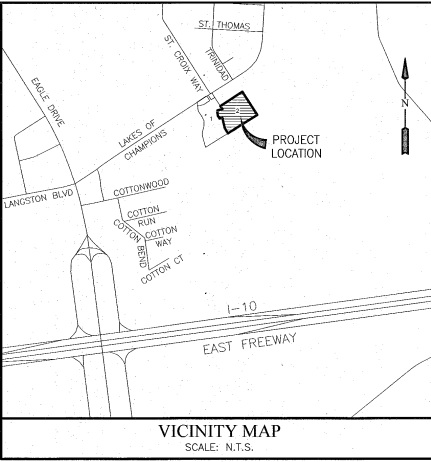
- LEGEND
- B.L. INDICATES BUILDING LINE  
D.E. INDICATES DRAINAGE EASEMENT  
U.E. INDICATES UTILITY EASEMENT  
S.S.E. INDICATES SANITARY SEWER EASEMENT  
S.T.M.S.E. INDICATES STORM SEWER EASEMENT  
W.L.E. INDICATES WATER LINE EASEMENT  
H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS  
H.C.O.P.R.R.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
VOL. INDICATES VOLUME  
PG. INDICATES PAGE  
RES. INDICATES RESERVE  
INDICATES STREET NAME CHANGE  
R.O.W. INDICATES RIGHT OF WAY  
(S) INDICATES SET 5/8" IRON ROD W/CAP  
STAMPED "LJA SURVEY"



LOT	SQ. FT.
BLOCK 1	
LOT 1	11,239
LOT 2	10,500
LOT 3	10,500
LOT 4	10,500
LOT 5	10,500
LOT 6	10,500
LOT 7	10,500
LOT 8	10,500
LOT 9	10,500
LOT 10	10,500
LOT 11	10,500
LOT 12	11,245

LOT	SQ. FT.
BLOCK 2	
LOT 1	10,266
LOT 2	9,750
LOT 3	9,787
LOT 4	10,150
LOT 5	11,180
LOT 6	20,027
LOT 7	17,469
LOT 8	17,365
LOT 9	10,374
LOT 10	9,929
LOT 11	9,750
LOT 12	10,266
LOT 13	10,266
LOT 14	10,783
LOT 15	10,191
LOT 16	14,816
LOT 17	19,789
LOT 18	21,038
LOT 19	12,104
LOT 20	10,970
LOT 21	10,266
LOT 22	11,149
LOT 23	13,066
LOT 24	21,944
LOT 25	11,788
LOT 26	11,185
LOT 27	17,815
LOT 28	19,573

LOT	SQ. FT.
BLOCK 2	
LOT 29	11,471
LOT 30	16,294
LOT 31	9,581
LOT 32	9,750
LOT 33	9,750
LOT 34	9,750
LOT 35	9,750
LOT 36	9,750
LOT 37	9,750
LOT 38	9,750
LOT 39	9,750
LOT 40	9,750
LOT 41	9,750
LOT 42	9,750
LOT 43	9,750
LOT 44	10,266
LOT 45	9,785
LOT 46	11,842
LOT 47	13,131
LOT 48	9,750
LOT 49	10,266
LOT 50	12,856
LOT 51	16,110
LOT 52	12,853
LOT 53	13,142



- NOTES:
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99990347.
  - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 336015, DATED SEPTEMBER 27, 2019. THE SURVEYOR HAS NOT ASSUMED THE ABOVE PROPERTY.
  - NO BUILDING SHALL BE COMMENCED AND NO BUILDING PERMIT ISSUED UNTIL A LOT IN A SUBDIVISION SHALL BE GRADED OR CONFIGURED TO BE ONE FOOT ABOVE THE HIGHEST POINT OF THE CROWN OR PEAK OF THE ROAD ABUTTING SUCH PROPERTY OR THE EXISTING LOT ELEVATION, IF THE SAME IS GREATER THAN THE ONE-FOOT REQUIREMENT AS HEREON SET OUT.
  - LOTS SHALL HAVE A FRONT YARD SETBACK OF 25 FEET AND A REAR SETBACK OF 25 FEET. THE SIDE YARD SETBACK SHALL BE 10 FEET.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	25.00	80°00'00"	39.27	35.36
C2	25.00	80°00'00"	39.27	35.36
C3	300.00	341°03'17"	19.29	19.29
C4	325.00	20°05'18"	113.95	113.37
C5	50.00	70°08'56"	61.22	57.46
C6	50.00	90°54'56"	79.34	71.27
C7	50.00	92°31'47"	80.75	72.25
C8	300.00	16°24'22"	85.90	85.61
C9	800.00	7°11'13"	100.35	100.28
C10	500.00	16°48'45"	164.17	163.43
C11	300.00	20°05'18"	105.18	104.64
C12	25.00	80°00'00"	39.27	35.36
C13	25.00	80°00'00"	39.27	35.36
C14	50.00	77°06'30"	237.46	69.40
C15	25.00	62°10'55"	27.13	25.82
C16	25.00	80°00'00"	39.27	35.36
C17	350.00	20°05'18"	122.71	122.09
C18	25.00	29°55'59"	13.00	12.91
C19	50.00	100°04'31"	87.33	76.65
C20	50.00	120°00'31"	105.40	86.97
C21	25.00	29°55'59"	13.00	12.91
C22	25.00	28°15'30"	12.77	12.63
C23	50.00	151°02'28"	131.81	96.82
C24	25.00	20°10'12"	12.73	12.59
C25	325.00	13°18'19"	75.47	75.30
C26	25.00	80°00'00"	39.27	35.36
C27	25.00	80°00'00"	39.27	35.36
C28	475.00	120°32'25"	89.95	99.77
C29	25.00	51°38'25"	22.54	21.78
C30	50.00	27°01'30"	24.05	20.77
C31	25.00	48°10'06"	16.73	19.27
C32	50.00	124°00'00"	116.39	116.15
C33	25.00	80°00'00"	39.27	35.36
C34	25.00	80°00'00"	39.27	35.36
C35	775.00	7°11'13"	97.21	97.19
C36	25.00	48°11'23"	21.03	20.41
C37	50.00	27°02'46"	24.10	16.67
C38	25.00	48°11'23"	21.03	20.41
C39	825.00	7°11'13"	103.48	103.42
C40	25.00	80°00'00"	39.27	35.36
C41	25.00	80°00'00"	39.27	35.36
C42	25.00	70°08'56"	30.61	28.73
C43	25.00	90°54'56"	39.67	35.64
C44	25.00	92°31'47"	40.37	36.13
C45	275.00	121°10'11"	58.48	58.37

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°03'53" W	66.07
L2	N 17°13'54" W	75.20
L3	S 76°55'58" W	105.00
L4	N 12°04'02" W	50.00
L5	N 12°04'02" W	140.00
L6	N 12°04'02" W	50.00
L7	N 76°55'58" E	155.25
L8	N 37°00'24" W	127.79
L9	N 80°00'30" E	10.00
L10	N 37°00'30" W	16.63
L11	N 12°04'02" W	31.59
L12	N 68°30'15" E	12.32
L13	S 68°08'40" E	6.66
L14	S 20°15'10" E	69.67
L15	N 12°04'02" W	95.81
L16	N 37°00'21" W	110.47
L17	S 32°55'06" E	80.22
L18	S 57°59'49" W	100.30
L19	S 12°04'02" E	45.81
L20	N 12°04'02" W	45.81
L21	S 20°15'15" E	13.77
L22	N 20°15'15" W	13.77
L23	N 76°55'58" E	110.43
L24	S 32°55'06" E	16.63
L25	S 57°59'49" W	112.68
L26	S 12°04'02" E	9.35
L27	N 12°04'02" W	41.13
L28	S 12°04'02" E	130.00
L29	N 12°04'02" W	130.00
L30	S 12°04'02" E	64.84

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.649	71,822	RESTRICTED TO OPEN SPACE/TRAIL
B	0.433	18,860	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.003	120	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.080	2,850	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.302	13,135	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.447	106,557	

## RESERVE OF CHAMPIONS ESTATES SECTION 2

A SUBDIVISION OF 24.596 ACRES OF LAND SITUATED IN THE CHARLES TILTON SURVEY, ABSTRACT 242 AND THE CHAMBERS COUNTY SCHOOL LAND SURVEY NO. 3, ABSTRACT 321, CHAMBERS COUNTY, TEXAS.

65 LOTS      5 RESERVES (2.447 ACRES)      2 BLOCKS  
OCTOBER 15, 2019      JOB NO. 2435-1015C.310

OWNERS:  
**CASTLEROCK COMMUNITIES, L.P.**  
A TEXAS LIMITED PARTNERSHIP  
KIRK BREITENWISCHER, VICE PRESIDENT  
7670 WOODWAY DRIVE, SUITE 300, HOUSTON, TEXAS 77063  
PH. (713) 600-7000

**MERITAGE HOMES OF TEXAS, LLC**  
AN ARIZONA LIMITED LIABILITY COMPANY  
DAVID JORDAN, SENIOR VICE PRESIDENT  
3250 BRIARPARK DRIVE, SUITE 100, HOUSTON, TEXAS 77042  
PH. (713) 690-1166

SURVEYOR:  
**LJA Surveying, Inc.**  
2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5028  
T.B.P.L.S. Firm No. 10194382

ENGINEER:  
**LJA Engineering, Inc.**  
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Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
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FRN - F-1386