

## **FINDINGS AND DECLARATIONS:**

**WHEREAS**, Commissioners Court of Harris County, Texas, acting on behalf of the Harris County Flood Control District, has received and reviewed the survey(s) of property to be acquired for the public project known as Clear Creek Federal Flood Risk Management Project – A100-00-00-R008, for the purpose of channel improvements, eleven (11) fee simple tracts in Harris County, Texas (referred to herein as “the Project”), it is **FOUND AND DECLARED** that:

Public necessity exists for the acquisition of the real property identified and/or described in the survey(s) attached hereto as exhibits and any improvements thereon (referred to herein as “the Property”).

**IT IS, THEREFORE, DECLARED** that:

1. Public necessity exists for the Project and for the mandatory acquisition of the Property;
2. The Real Property Division is authorized and directed to obtain appraisal(s), survey(s), title information pertaining to the Property; that official purchase offer(s) be made based on appraised value and to negotiate for the purchase of fees simple in the Property, including, but not necessarily limited to closing costs;
3. The Real Property Division is authorized and directed to provide relocation assistance to displaced property owners or tenants;
4. The Real Property Division is authorized and directed to sign any and all documents required to close the transactions contemplated hereby;
5. The County Attorney of Harris County, Texas, is authorized to use the power of eminent domain to acquire the Property in the event negotiations fail;
6. The County Judge, County Attorney, the County Clerk, the County Auditor, the County Treasurer; and Harris County Engineering Department are authorized and directed to perform any and all necessary acts, within their respective duties, toward the final acquisition of the Property within the Project and the payment of compensation therefor.

<u>Tract No.</u>	<u>Size</u>	<u>Property interest</u>
A100-00-00-37-116.0	0.244 acres	fee simple
A100-00-00-37-117.0	0.374 acres	fee simple
A100-00-00-37-118.0	0.261 acres	fee simple
A100-00-00-37-119.0	0.274 acres	fee simple
A100-00-00-37-104.0	0.376 acres	fee simple
A100-00-00-34-006.0	0.667 acres	fee simple
A100-00-00-37-102.0	0.469 acres	fee simple
A100-00-00-37-103.0	0.351 acres	fee simple
A100-00-00-34-007.0	0.251 acres	fee simple
A100-00-00-37-115.0	0.319 acres	fee simple
A100-00-00-37-124.0	0.313 acres	fee simple

0.667 ACRE  
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

A PARCEL CONTAINING 0.667 ACRE OR 29,033 SQUARE FEET OF LAND BEING A STRIP OF LAND NORTH OF BLOCK 1, CLEAR CREEK MANOR, SECTION THREE AS RECORDED IN VOLUME 8 PAGE 105 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING PART OF THAT CERTAIN TRACT CONVEYED TO TURNER LUMBER CO. AS RECORDED IN VOLUME 752 PAGE 200 OF BRAZORIA COUNTY DEED RECORDS, SITUATED IN H.T.&B. RR. CO. SURVEY, SECTION 6, ABSTRACTS 544, BRAZORIA COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

**COMMENCING** (grid N=13,781,984.07, grid E=3,141,247.89) at a found 1-inch iron pipe in the northeast right-of-way line of Westcreek Drive (60-foot right-of-way as recorded in Volume 8 Page 105 B.C.P.R.) for the southeast corner of Lot 26, Block 1, Clear Creek Manor Section Three and the southwest corner of a certain tract conveyed to Jeannie E. Disisto and Andrew S. Disisto as recorded in Doc 2020078093 of the Official Public Records of Brazoria County (O.P.R.B.C.);

**THENCE** North 02°56'00" West, along the common line of Block 1, Clear Creek Manor Section Three, and said Disisto tract, a certain tract conveyed to Saving Grace Womans Home, Inc. as recorded in Doc 2023028517 O.P.R.B.C., and a certain tract conveyed to Jana Cheri Craig as recorded in Doc 93-023121 O.P.R.B.C., at 309.44 feet passing a found 1/2-inch iron rod for reference, in all a distance of 394.46 feet to a point in the south water's edge of Clear Creek (Harris County Flood Control District Unit A100-00-00) as recorded in Volume 8 Page 105 B.C.P.R., for the northeast corner of Lot 26, Block 1, the **POINT OF BEGINNING** (grid N=13,782,377.96, grid E=3,141,227.71) and the southeast corner of the herein described parcel;

**THENCE** along the south water's edge of Clear Creek and the north line of Block 1, Clear Creek Manor Section Three, the following courses:

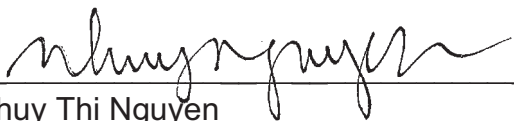
1. North 85°28'00" West, 150.38 feet;
2. North 60°18'00" West, 666.02 feet;
3. North 72°02'00" West, 252.94 feet;
4. North 44°33'00" West, 475.00 feet;

5. North 62°25'11" West, 683.02 feet to a point in the east line of O'Day Road (50-foot right-of-way per Volume 111 Page 115 & 167 of Brazoria County Deed Records, and Volume 8 Page 105 B.C.P.R.) for the northwest corner of Lot 1, Block 1, Clear Creek Manor Section Three, and the southwest corner of the herein described parcel;
6. **THENCE** North 02°56'47" West, along the east right-of-way line of O'Day Road, a distance of 10.47 feet to a point in the center line of Clear Creek for the northwest corner of the herein described parcel;

**THENCE** meandering along the center line of Clear Creek and the county line between Harris County and Brazoria County, the following courses:

7. South 62°25'12" East, 708.83 feet;
8. South 44°33'00" East, 454.62 feet;
9. South 72°02'00" East, 250.89 feet;
10. South 60°18'00" East, 664.21 feet;
11. South 85°28'00" East, 145.08 feet to a point for the northwest corner of said Craig tract and the northeast corner of Clear Creek Manor Section Three and the herein described parcel;
12. South 02°56'00" East, along the west line of said Craig tract, and the east line of Clear Creek Manor Section Three, a distance of 15.00 feet to the **POINT OF BEGINNING**, and containing 0.667 acre (29,033 square feet) of land.

Fieldwork completed in December 2020 and May 2024.

 4/3/2025

Nhuy Thi Nguyen

Texas Registered Professional Land Surveyor 6409

Landtech, Inc.

1315 W Sam Houston Parkway, Suite 100

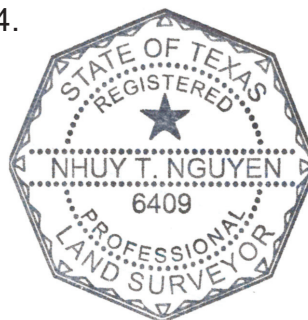
Houston, Texas 77043

Phone: 713-861-7068

TBPELS Firm No. 10019100

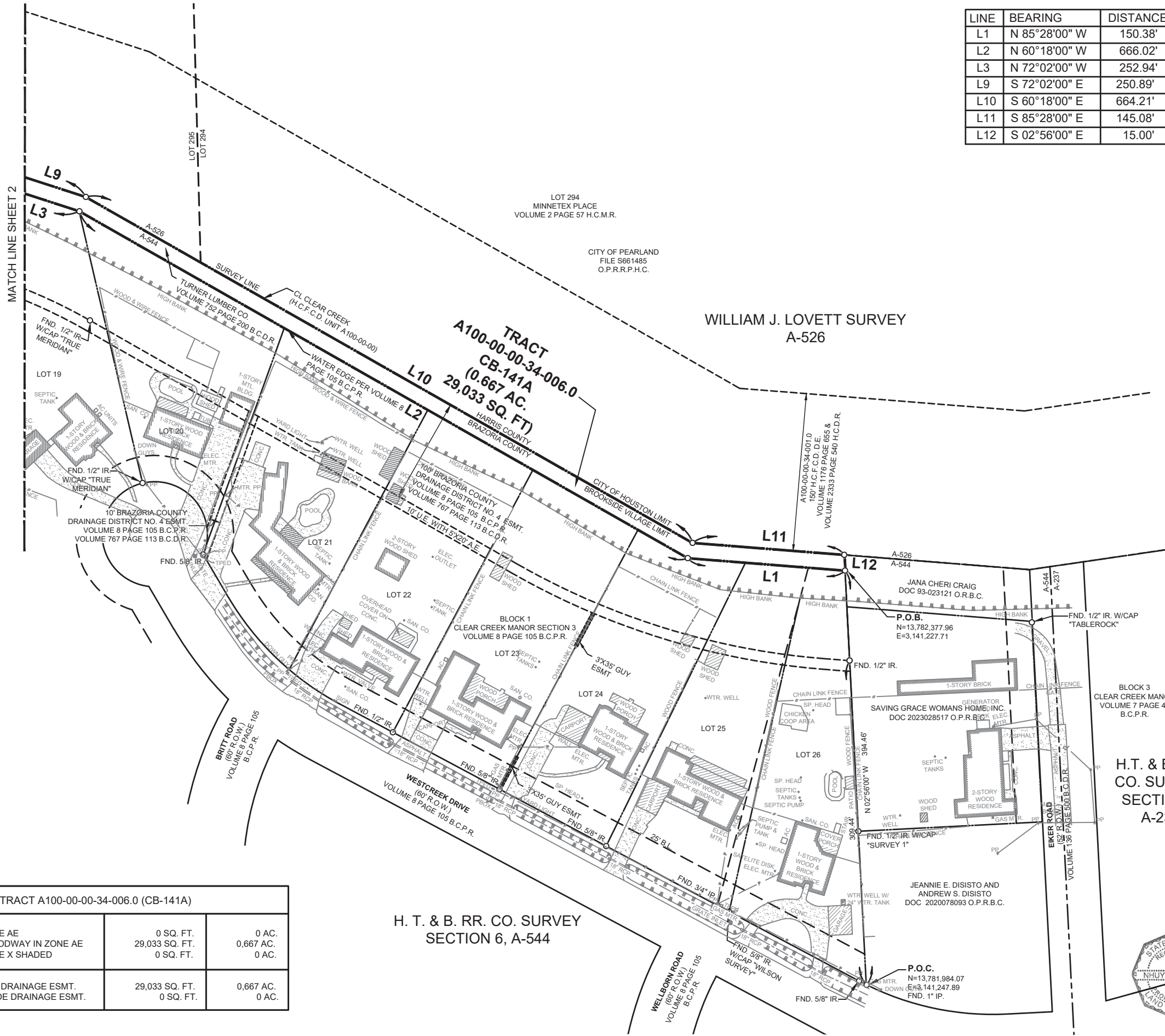
S:\2018\1820204\A100 CLEAR CREEK\SURVEY\BNDY\Parcels\archive\CB-141A

FN.docx | Project No. 24-2-0006 (Ref 18-2-0204)

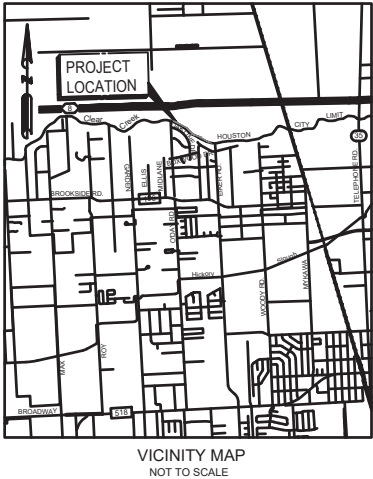
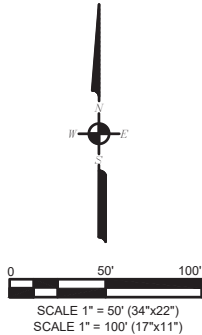


S:\2024\2024006 CLEAR CREEK\A100-00-00-34-006.0 CB141A.DWG | NGUYEN | SAVED: Friday, April 4, 2025 11:37:15 | PLOTTED: Friday, April 4, 2025 11:38:21

TRACT A100-00-00-34-006.0 (CB-141A)			
AREA IN ZONE AE	0 SQ. FT.	0 AC.	
AREA IN FLOODWAY IN ZONE AE	29,033 SQ. FT.	0.667 AC.	
AREA IN ZONE X SHADED	0 SQ. FT.	0 AC.	
AREA INSIDE DRAINAGE ESMT.	29,033 SQ. FT.	0.667 AC.	
AREA OUTSIDE DRAINAGE ESMT.	0 SQ. FT.	0 AC.	



LINE	BEARING	DISTANCE
L1	N 85°28'00" W	150.38'
L2	N 60°18'00" W	666.02'
L3	N 72°02'00" W	252.94'
L9	S 72°02'00" E	250.89'
L10	S 60°18'00" E	664.21'
L11	S 85°28'00" E	145.08'
L12	S 02°56'00" E	15.00'



LEGEND:

- A.E. AERIAL EASEMENT  
B.C.D.D. BRAZORIA COUNTY DRAINAGE DISTRICT  
B.C.D.R. BRAZORIA COUNTY DEED RECORDS  
B.C.P.R. BRAZORIA COUNTY PLAT RECORDS  
B.L. BUILDING LINE  
D.E. DRAINAGE EASEMENT  
H.C.M.R. HARRIS COUNTY MAP RECORDS  
O.R.B.C. OFFICIAL RECORDS OF BRAZORIA COUNTY  
O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY  
O.P.R.R.P.H.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY  
SET O SET 3/8" IRON ROD WITH CAP "LANDTECH"  
U.E. UTILITY EASEMENT

NOTES:

- BEARINGS AND COORDINATES REFER TO TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE
- DISTANCES ARE SURFACE IN US SURVEY FOOT, AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999870017.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
- FLOOD ZONES ARE APPROXIMATELY SCALED FROM NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) 48039C0030K & 48039C0035K, REVISED DEC 30, 2020, CREATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- FIELD WORK COMPLETED IN DECEMBER 2020 & MAY 2024.
- THERE IS A SEPARATE METES AND BOUNDS ACCOMPANIES THIS PLAT.



I HEREBY CERTIFY THAT THIS RETRACEMENT SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY.

*Nhuy T. Nguyen* 4/4/2025  
NHUY THI NGUYEN  
TEXAS REG. PROF. LAND SURVEYOR NO. 6409

APPR	DATE	DESCRIPTION	REV	ADDED TRACT NO.
	04/03/2025		1	
HCFCF PROJECT ID # A100-00-00-G002				
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT				
BOUNDARY SURVEY FOR TRACT A100-00-00-34-006.0 (CB-141A)				
PREPARED:	KTN	CHECKED:	NN	APPROVED:
LANDTECH 1315 West Sam Houston Parkway North, Suite 100 Houston, Texas 77043 T: 713-861-7068 F: 713-861-4131 TBPELS No. 10019100				
US Army Corps of Engineers Galveston District				
HARRIS COUNTY FLOOD CONTROL DISTRICT 9900 Northwest Freeway Houston, Texas 77092				
DATE:	4/4/2025	SCALE:	AS SHOWN	DRAWING NUMBER
1 OF 2				





0.251 ACRE  
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

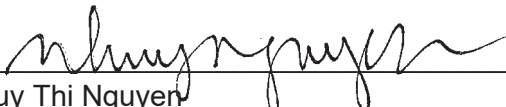
A PARCEL CONTAINING 0.251 ACRE OR 10,918 SQUARE FEET OF LAND OUT OF LOT 3 OF BLOCK 1, CLEAR CREEK MANOR, SECTION THREE AS RECORDED IN VOLUME 8 PAGE 105 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO ALLISON W. WILLIAMS AS RECORDED IN DOC 99 029289 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, SITUATED IN H.T.&B. RR. CO. SURVEY, SECTION 6, ABSTRACTS 544, BRAZORIA COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

**COMMENCING** (grid N=13,782,969.62, grid E= 3,139,659.68) at a found 5/8-inch iron rod in the northeast right-of-way line of Oakline Drive (60-foot right-of-way as recorded in Volume 8 Page 105 B.C.P.R.), for the south corner of Lot 3 and the west corner of Lot 4 of Block 1, Clear Creek Manor, Section Three;

**THENCE** North 27°38'00" East, along the common line of Lots 3 and 4, a distance of 179.87 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the **POINT OF BEGINNING** (grid N=13,783,128.96, grid E=3,139,743.10) and the south corner of the herein described parcel;

1. **THENCE** North 62°25'12" West, a distance of 120.00 feet to a set 3/8-inch iron rod with cap stamped "Landtech" in the southeast line of Lot 2 and the northwest line of Lot 3 for the west corner of the herein described parcel;
2. **THENCE** North 27°38'00" East, along the common line of Lots 2 and 3, a distance of 90.98 feet to a point in the south water's edge of Clear Creek (Harris County Flood Control District Unit A100-00-00) as recorded in Volume 8 Page 105 B.C.P.R. for the east corner of Lot 2 and the north corner of Lot 3;
3. **THENCE** South 62°25'12" East, along the south water's edge of Clear Creek and the northeast line of Lot 3, a distance of 120.00 feet to the east corner of Lot 3 and the north corner of Lot 4;
4. **THENCE** South 27°38'00" West, along the common line of Lots 3 and 4, a distance of 90.98 feet and containing 0.251 acre (10,918 square feet) of land.

Fieldwork completed in December 2020 and May 2024.

 4/3/2025  
Nhuy Thi Nguyen

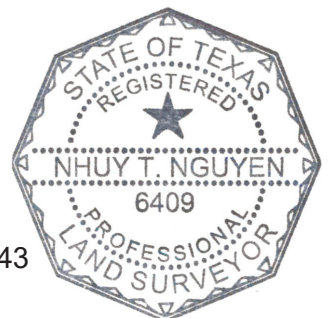
Texas Registered Professional Land Surveyor 6409

Landtech, Inc. | 1315 W Sam Houston Parkway, Suite 100 | Houston, Texas 77043

Phone: 713-861-7068 | TBPELS Firm No. 10019100

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Project No. 24-2-0006 (Ref 18-2-0204)







0.469 ACRE  
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

A PARCEL CONTAINING 0.469 ACRE OR 20,412 SQUARE FEET OF LAND OUT OF LOT 1 OF BLOCK 1, CLEAR CREEK MANOR, SECTION THREE AS RECORDED IN VOLUME 8 PAGE 105 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO CORNERSTONE HOME LENDING, INC. AS RECORDED IN DOC 2019040797 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, SITUATED IN H.T.&B. RR. CO. SURVEY, SECTION 6, ABSTRACTS 544, BRAZORIA COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

**COMMENCING** (grid N=13,783,085.66, grid E=3,139,339.16) at a found 5/8-inch iron rod for the intersection of the northeast right-of-way line of Oakline Drive (60-foot right-of-way as recorded in Volume 8 Page 105 B.C.P.R.) and the east right-of-way line of O'Day Road (50-foot right-of-way per Volume 111 Pages 115 and Volume 111 Page 167 of the Brazoria County Deed Records and Volume 8 Page 105 B.C.P.R.) for the southwest corner of Lot 1;

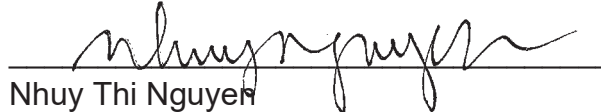
**THENCE** North 02°56'47" West, along the east right-of-way line of O'Day Road and the west line of Lot 1, a distance of 227.00 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the **POINT OF BEGINNING** (grid N=13,783,312.34, grid E=3,139,327.50) and the southwest corner of the herein described parcel;

1. **THENCE** North 02°56'47" West, continuing along the east right-of-way line of O'Day Road and the west line of Lot 1, a distance of 140.32 feet to a point in the south water's edge of Clear Creek (Harris County Flood Control District Unit A100-00-00) as recorded in Volume 8 Page 105 B.C.P.R. for the northwest corner of Lot 1, Block 1;
2. **THENCE** South 62°25'12" East, along the south water's edge of Clear Creek (Harris County Flood Control District Unit A100-00-00) and the northeast line of Lot 1, Block 1, a distance of 227.00 feet to the northeast corner of Lot 1 and the north corner of Lot 2 of Block 1, Clear Creek Manor, Section Three;
3. **THENCE** South 15°37'49" West, along the common line of Lots 1 and 2, a distance of 93.00 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the southeast corner of the herein described parcel;

H.C.F.C.D. Tract No. A100-00-00-37-102.0 (CB-141B)  
Project ID No. A100-00-00-G002  
12203 Oakline Dr  
0.469 Acre

4. **THENCE** North 62°25'12" West, a distance of 104.06 feet to a set 3/8-inch iron rod with cap stamped "Landtech";
5. **THENCE** North 85°16'00" West, a distance of 76.96 feet to the **POINT OF BEGINNING**, and containing 0.469 acre (20,412 square feet) of land.

Fieldwork completed in December 2020 and May 2024.

 4/3/2025  
Nhuy Thi Nguyen

Texas Registered Professional Land Surveyor 6409  
Landtech, Inc.

1315 W Sam Houston Parkway, Suite 100

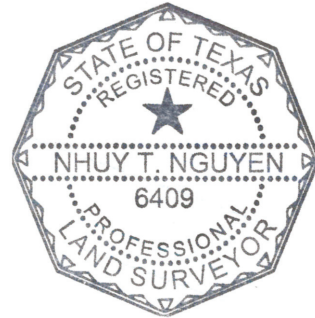
Houston, Texas 77043

Phone: 713-861-7068

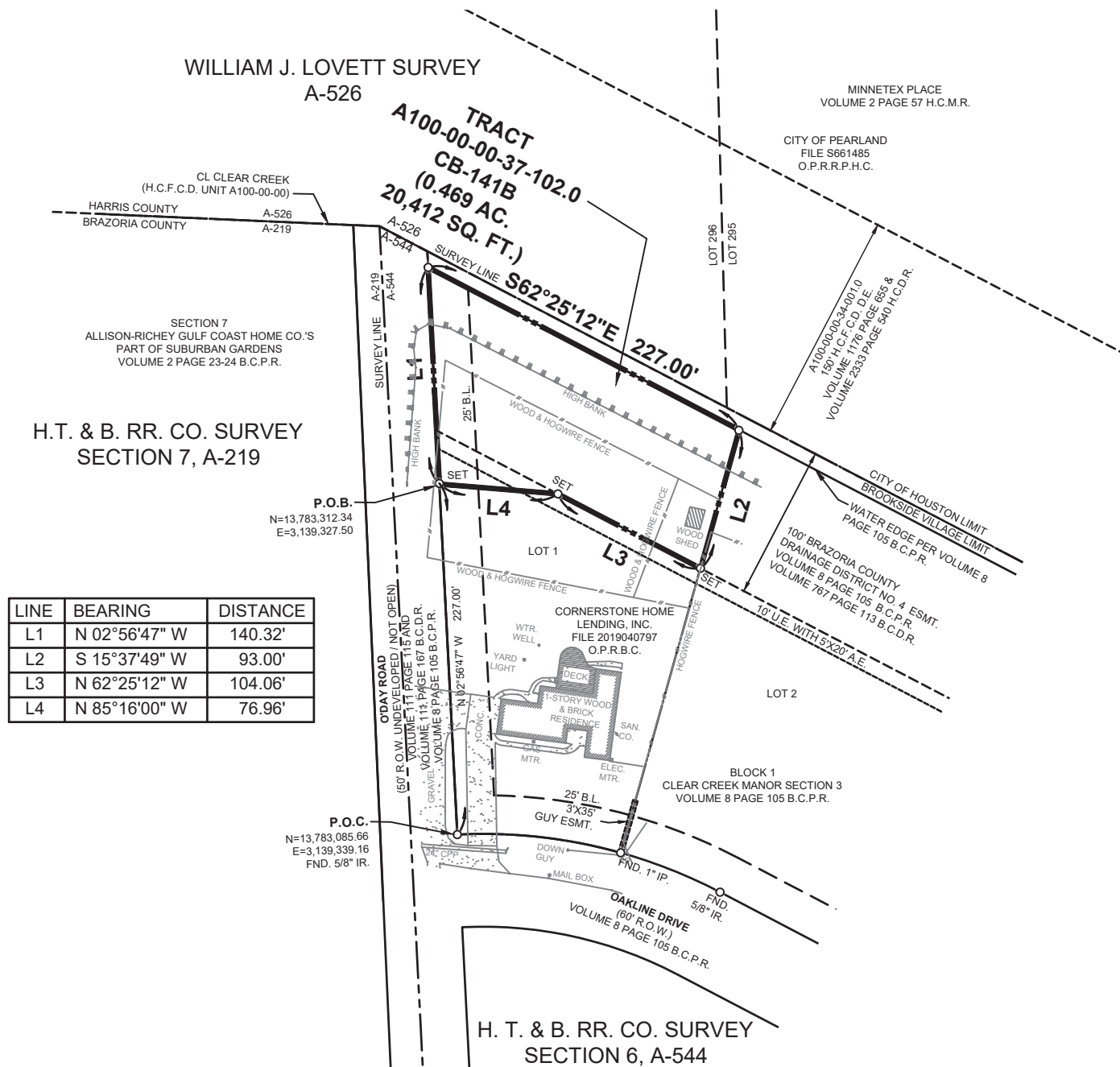
TBPELS Firm No. 10019100

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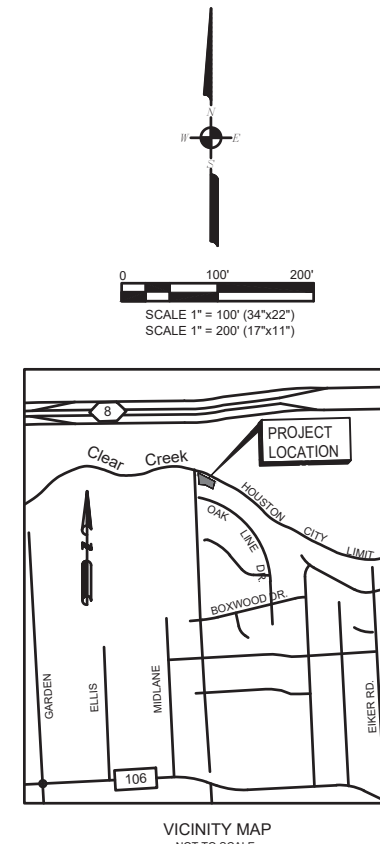
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TRACT NO. A100-00-00-37-102.0 (CB-141B)		
AREA IN ZONE AE AREA IN FLOODWAY IN ZONE AE AREA IN ZONE X SHADED	0 SQ. FT. 20,412 SQ. FT. 0 SQ. FT.	0 AC. 0.469 AC. 0 AC.
AREA INSIDE DRAINAGE ESMT. AREA OUTSIDE DRAINAGE ESMT.	19,089 SQ. FT. 1,323 SQ. FT.	0.439 AC. 0.030 AC.




LINE	BEARING	DISTANCE
L1	N 02°56'47" W	140.32'
L2	S 15°37'49" W	93.00'
L3	N 62°25'12" W	104.06'
L4	N 85°16'00" W	76.96'






- LEGEND:
- |              |   |
|--------------|---|
| A.E.         | AERIAL EASEMENT   |
| B.C.D.D.     | BRAZORIA COUNTY DRAINAGE DISTRICT                         |
| B.C.D.R.     | BRAZORIA COUNTY DEED RECORDS                              |
| B.C.P.R.     | BRAZORIA COUNTY PLAT RECORDS                              |
| B.L.         | BUILDING LINE   |
| D.E.         | DRAINAGE EASEMENT   |
| H.C.M.R.     | HARRIS COUNTY MAP RECORDS.                                |
| O.R.B.C.     | OFFICIAL RECORDS OF BRAZORIA COUNTY                       |
| O.P.R.B.C.   | OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY                |
| O.P.R.P.H.C. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY |
| SAN. CO.     | SANITARY CLEAN OUT  |
| SET ○        | SET 3" IRON ROD WITH CAP "LANDTECH"                       |
| SP. HEAD     | SPRINKLER HEAD  |
| U.E.         | UTILITY EASEMENT  |
- NOTES:
1. BEARINGS AND COORDINATES REFER TO TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE
  2. DISTANCES ARE SURFACE IN US SURVEY FOOT, AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999870017.
  3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
  4. FLOOD ZONES ARE APPROXIMATELY SCALED FROM NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) 48039C0030K & 48039C0035K, REVISED DEC 30, 2020, CREATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
  5. FIELD WORK COMPLETED IN DECEMBER 2020 & MAY 2024.
  6. THERE IS A SEPARATE METES AND BOUNDS ACCOMPANIES THIS PLAT.

I HEREBY CERTIFY THAT THIS RETRACEMENT SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY.

  
NHUY THI NGUYEN  
TEXAS REG. PROF. 1 AND SURVEYOR NO. 6409

4/4/2025



	REV	DESCRIPTION	DATE	APPR
<b>HCFCD PROJECT ID # A100-00-00-G002</b>  <b>CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT</b>  <b>BOUNDARY SURVEY FOR TRACT NO. A100-00-00-37-102.0 (CB-141B) 12203 OAKLINE DRIVE</b>	1	ADDED TRACT NO.	04/03/2025	NN
PREPARED: KTN	CHECKED: NN	APPROVED: PK		
<div style="text-align: center;">  <p>1315 West Sam Houston Parkway North, Suite 100 Houston, Texas 77043 T: 713-861-7068 F: 713-861-4131 TBPELS No. 10019100</p> </div>				
<div style="text-align: center;">  <p>US Army Corps of Engineers® Galveston District</p> </div>				
<div style="text-align: center;">  <p>9900 Northwest Freeway Houston, Texas 77092</p> </div>				
DATE: 4/4/2025				
SCALE: AS SHOWN				
DRAWING NUMBER				
1 OF 1				

0.351 ACRE  
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

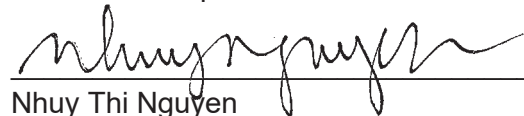
A PARCEL CONTAINING 0.351 ACRE OR 15,287 SQUARE FEET OF LAND OUT OF LOT 3 OF BLOCK 1, CLEAR CREEK MANOR, SECTION THREE AS RECORDED IN VOLUME 8 PAGE 105 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO ROBERT KEITH YORK AND TERRIE TOLLESON YORK AS RECORDED IN DOC 2015040747 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, SITUATED IN H.T.&B. RR. CO. SURVEY, SECTION 6, ABSTRACTS 544, BRAZORIA COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

**COMMENCING** (grid N=13,783,025.27, grid E=3,139,553.39) at a found 5/8-inch iron rod in the northeast right-of-way line of Oakline Drive (60-foot right-of-way as recorded in Volume 8 Page 105 B.C.P.R.), for the south corner of Lot 2 and the west corner of Lot 3 of Block 1, Clear Creek Manor, Section Three;

**THENCE** North 27°38'00" East, along the common line of Lots 2 and 3, a distance of 179.76 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the **POINT OF BEGINNING** (grid N=13,783,184.51, grid E= 3,139,636.75) and the south corner of the herein described parcel;

1. **THENCE** North 62°25'12" West, a distance of 158.35 feet to a set 3/8-inch iron rod with cap stamped "Landtech" in the east line of Lot 1 and the northwest line of Lot 2 for the west corner of the herein described parcel;
2. **THENCE** North 15°37'49" East, along the common line of Lots 1 and 2, a distance of 93.00 feet to a point in the south water's edge of Clear Creek (Harris County Flood Control District Unit A100-00-00) as recorded in Volume 8 Page 105 B.C.P.R. for the northeast corner of Lot 1 and the north corner of Lot 2;
3. **THENCE** South 62°25'09" East, along south water's edge of Clear Creek and the north line of Lot 2, a distance of 177.69 feet to the east corner of Lot 2 and the north corner of Lot 3;
4. **THENCE** South 27°38'00" West, along the common line of Lots 2 and 3, a distance of 90.98 feet to the **POINT OF BEGINNING**, and containing 0.351 acre (15,287 square feet) of land.

Fieldwork completed in December 2020 and May 2024.



4/3/2025

Nhuy Thi Nguyen

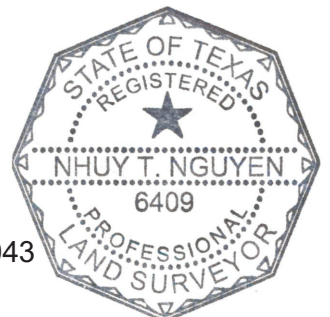
Texas Registered Professional Land Surveyor 6409

Landtech, Inc. | 1315 W Sam Houston Parkway, Suite 100 | Houston, Texas 77043

Phone: 713-861-7068 | TBPELS Firm No. 10019100

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Project No. 24-2-0006 (Ref 18-2-0204)



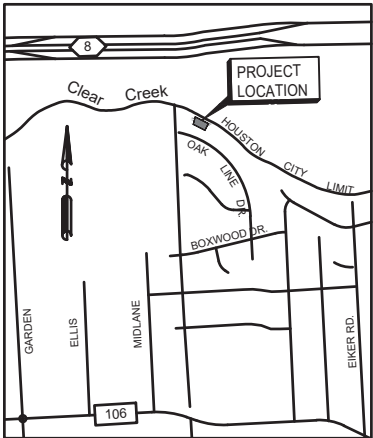
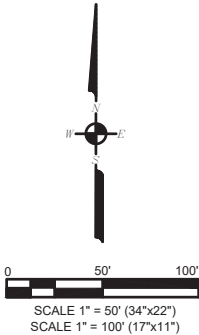
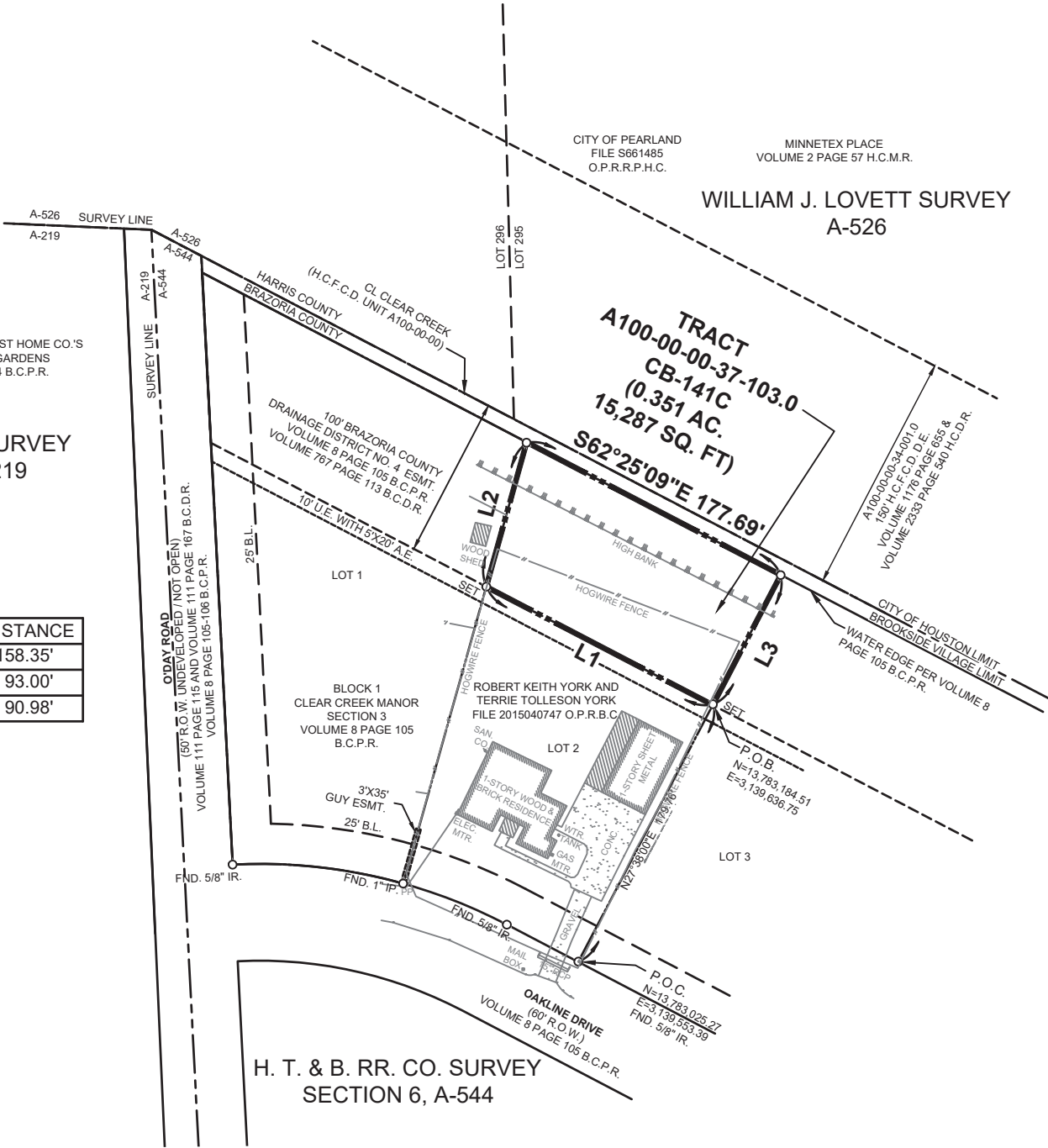


TRACT NO. A100-00-00-37-103.0 (CB-141C)		
AREA IN ZONE AE	0 SQ. FT.	0 AC.
AREA IN FLOODWAY IN ZONE AE	15,287 SQ. FT.	0.351 AC.
AREA IN ZONE X SHADED	0 SQ. FT.	0 AC.
AREA INSIDE DRAINAGE ESMT.	15,287 SQ. FT.	0.351 AC.
AREA OUTSIDE DRAINAGE ESMT.	0 SQ. FT.	0 AC.

LINE	BEARING	DISTANCE
L1	N 62°25'12" W	158.35'
L2	N 15°37'49" E	93.00'
L3	S 27°38'00" W	90.98'

H.T. & B. RR. CO. SURVEY  
SECTION 7, A-219

SECTION 7  
ALLISON-RICHEY GULF COAST HOME CO.'S  
PART OF SUBURBAN GARDENS  
VOLUME 2 PAGE 23-24 B.C.P.R.



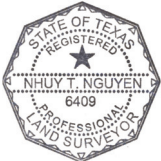
VICINITY MAP  
NOT TO SCALE

LEGEND:

- |              |   |
|--------------|---|
| A.E.         | AERIAL EASEMENT   |
| B.C.D.D.     | BRAZORIA COUNTY DRAINAGE DISTRICT                         |
| B.C.D.R.     | BRAZORIA COUNTY DEED RECORDS                              |
| B.C.P.R.     | BRAZORIA COUNTY PLAT RECORDS                              |
| B.L.         | BUILDING LINE   |
| D.E.         | DRAINAGE EASEMENT   |
| H.C.M.R.     | HARRIS COUNTY MAP RECORDS.                                |
| O.R.B.C.     | OFFICIAL RECORDS OF BRAZORIA COUNTY                       |
| O.P.R.B.C.   | OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY                |
| O.P.R.P.H.C. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY |
| SAN. CO.     | SANITARY CLEAN OUT  |
| SET          | SET 3/8" IRON ROD WITH CAP "LANDTECH"                     |
| SP. HEAD     | SPRINKLER HEAD  |
| U.E.         | UTILITY EASEMENT  |


NOTES:

- BEARINGS AND COORDINATES REFER TO TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE
- DISTANCES ARE SURFACE IN US SURVEY FOOT, AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999870017.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
- FLOOD ZONES ARE APPROXIMATELY SCALED FROM NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) 48039C0030K & 48039C0035K, REVISED DEC 30, 2020, CREATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- FIELD WORK COMPLETED IN DECEMBER 2020 & MAY 2024.
- THERE IS A SEPARATE METES AND BOUNDS ACCOMPANIES THIS PLAT.



I HEREBY CERTIFY THAT THIS RETRACEMENT SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY.

*Nhuy T. Nguyen* 4/4/2025  
NHUY THI NGUYEN  
TEXAS REG. PROF. LAND SURVEYOR NO. 6409

APPR	DATE	DESCRIPTION	REV	ADDED TRACT NO.	
	04/03/2025		1		
HCFCF PROJECT ID # A100-00-00-G002					
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT					
BOUNDARY SURVEY FOR TRACT NO. A100-00-00-37-103.0 (CB-141C) 12211 OAKLINE DRIVE					
PREPARED:	KTN	CHECKED:	NN	APPROVED:	PK
<div>LANDTECH</div> <div>1315 West Sam Houston Parkway North, Suite 100 Houston, Texas 77043 T: 713-861-7068 F: 713-861-4131 TBPELS No. 10019100</div>					
<div></div> <div>US Army Corps of Engineers® Galveston District</div>					
<div><div>HARRIS COUNTY</div><div>FLOOD CONTROL DISTRICT</div><div>9900 Northwest Freeway Houston, Texas 77092</div></div>					
DATE: 4/4/2025					
SCALE: AS SHOWN					
DRAWING NUMBER					
1 OF 1					

0.376 ACRE  
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

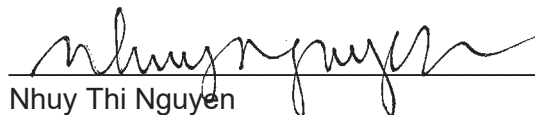
A PARCEL CONTAINING 0.376 ACRE OR 16,391 SQUARE FEET OF LAND OUT OF LOT 20 OF BLOCK 1, CLEAR CREEK MANOR, SECTION THREE AS RECORDED IN VOLUME 8 PAGE 105 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO WILLIAM RICHARD YOUNG AS RECORDED IN DOC 2009053297 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, SITUATED IN H.T.&B. RR. CO. SURVEY, SECTION 6, ABSTRACTS 544, BRAZORIA COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

**COMMENCING** (grid N=13,782,393.33, grid E=3,140,617.18) at a found 5/8-inch iron rod in the northeast right-of-way line of Westcreek Drive (60-foot right-of-way as recorded in Volume 8 Page 105 B.C.P.R.) for the southeast corner of Lot 20 and the west corner of Lot 21 of Block 1, Clear Creek Manor, Section Three;

**THENCE** North 19°44'19" East, along the common line of Lots 20 and 21, a distance of 142.26 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the **POINT OF BEGINNING** (grid N=13,782,527.21, grid E=3,140,665.22 and the south corner of the herein described parcel;

1. **THENCE** North 60°18'00" West, a distance of 160.58 feet to a set 3/8-inch iron rod with cap stamped "Landtech" in the northeast line of Lot 19 and the southwest line of Lot 20 for the west corner of the herein described parcel;
2. **THENCE** North 13°08'11" West, along the common line of Lots 19 and 20, a distance of 116.08 feet to a point in the south water's edge of Clear Creek (Harris County Flood Control District Unit A100-00-00) as recorded in Volume 8 Page 105 B.C.P.R. for the northeast corner of Lot 19 and the north corner of Lot 20;;
3. **THENCE** South 60°18'00" East, along the south water's edge of Clear Creek and the northeast line of Lot 20, a distance of 224.56 feet to the east corner of Lot 20 and the north corner of Lot 21;
4. **THENCE** South 19°44'19" West, along the common line of Lots 20 and 21, a distance of 86.42 feet to the **POINT OF BEGINNING**, and containing 0.376 acre (16,391 square feet) of land.

Fieldwork completed in December 2020 and May 2024.

 4/3/2025  
Nhuy Thi Nguyen

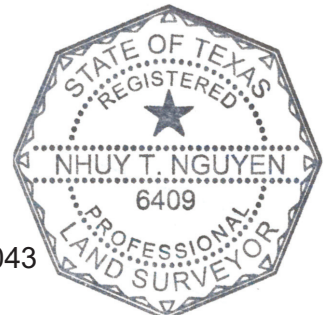
Texas Registered Professional Land Surveyor 6409

Landtech, Inc. | 1315 W Sam Houston Parkway, Suite 100 | Houston, Texas 77043

Phone: 713-861-7068 | TBPELS Firm No. 10019100

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Project No. 24-2-0006 (Ref 18-2-0204)

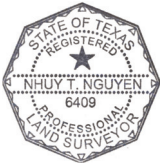
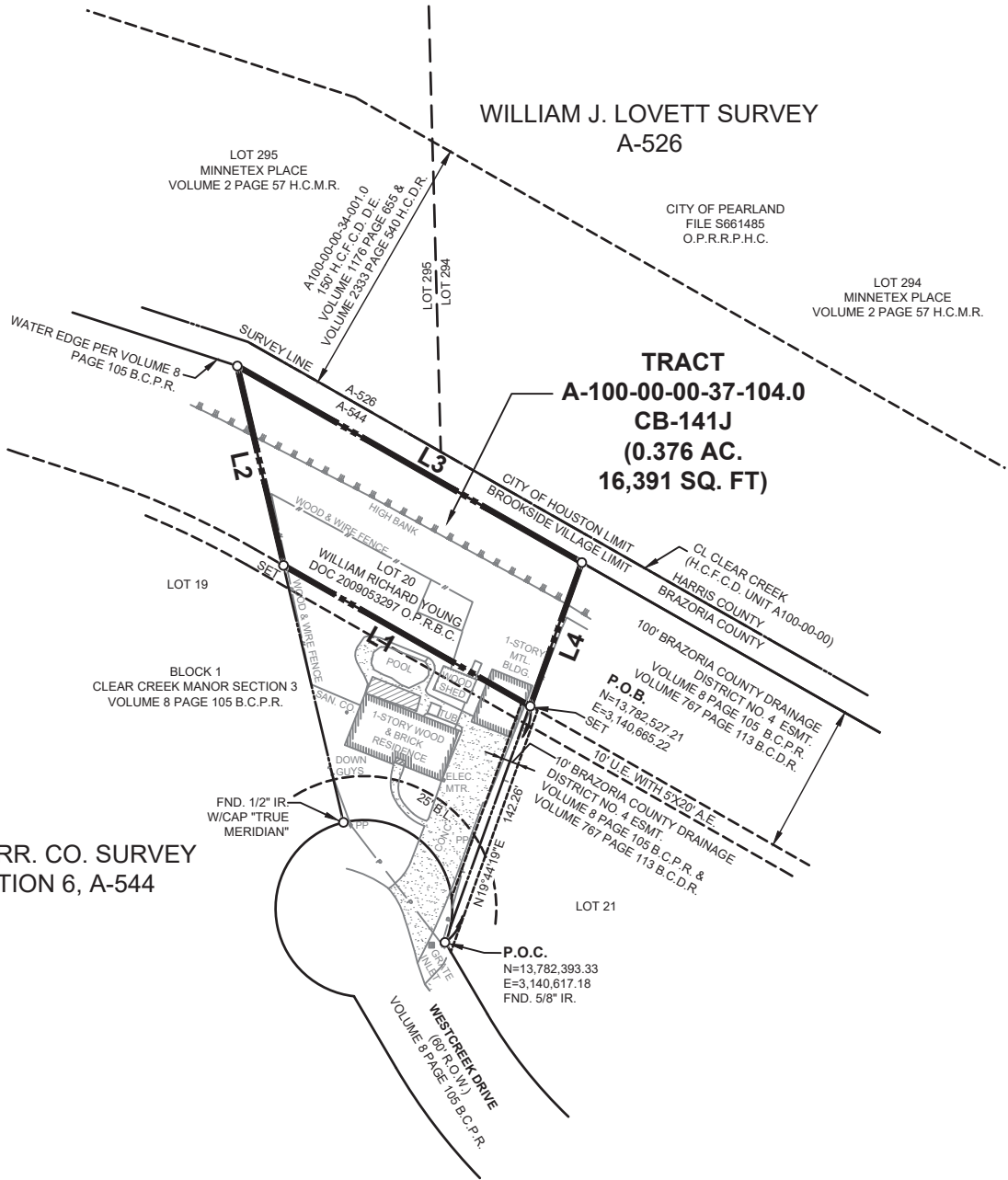


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TRACT NO. A100-00-00-37-104.0 (CB-141J)		
AREA IN ZONE AE	0 SQ. FT.	0 AC.
AREA IN FLOODWAY IN ZONE AE	16,391 SQ. FT.	0.376 AC.
AREA IN ZONE X SHADED	0 SQ. FT.	0 AC.
AREA INSIDE DRAINAGE ESMT.	16,391 SQ. FT.	0.376 AC.
AREA OUTSIDE DRAINAGE ESMT.	0 SQ. FT.	0 AC.

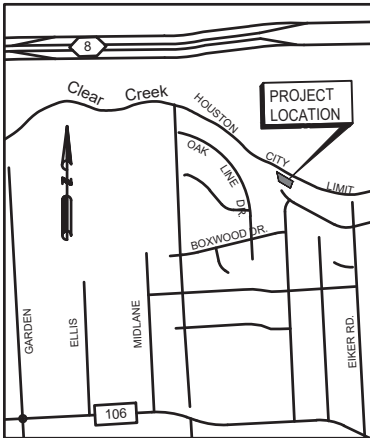
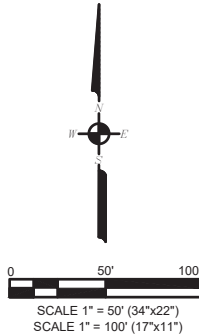
LINE	BEARING	DISTANCE
L1	N 60°18'00" W	160.58'
L2	N 13°08'11" W	116.08'
L3	S 60°18'00" E	224.56'
L4	S 19°44'19" W	86.42'

H.T.&B. RR. CO. SURVEY  
SECTION 6, A-544



I HEREBY CERTIFY THAT THIS RETRACEMENT SURVEY WAS  
MADE ON THE GROUND UNDER MY SUPERVISION AND THIS  
PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT  
THE TIME OF SURVEY.

*Nhuy T. Nguyen* 4/4/2025  
NHUY THI NGUYEN  
TEXAS REG. PROF. LAND SURVEYOR NO. 6409



VICINITY MAP  
NOT TO SCALE

LEGEND:

A.E.	AERIAL EASEMENT
B.C.D.D.	BRAZORIA COUNTY DRAINAGE DISTRICT
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
H.C.M.R.	HARRIS COUNTY MAP RECORDS
O.R.B.C.	OFFICIAL RECORDS OF BRAZORIA COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
SAN. CO.	SANITARY CLEAN OUT
SET O	SET 3/8\"/>
SP. HEAD	SPRINKLER HEAD
U.E.	UTILITY EASEMENT

NOTES:

- BEARINGS AND COORDINATES REFER TO TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE
- DISTANCES ARE SURFACE IN US SURVEY FOOT, AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999870017.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
- FLOOD ZONES ARE APPROXIMATELY SCALED FROM NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) 48039C0030K & 48039C0035K, REVISED DEC 30, 2020. CREATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- FIELD WORK COMPLETED IN DECEMBER 2020 & MAY 2024.
- THERE IS A SEPARATE METES AND BOUNDS ACCOMPANIES THIS PLAT.

APPR	DATE	DESCRIPTION	REV	HCFC D PROJECT ID #	PREPARED: KTN
NN	12/03/2024	UPDATED ACRE TABLE	1	A100-00-00-G002	
NN	04/03/2025	ADDED TRACT NO.	2	CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT	CHECKED: NN
				BOUNDARY SURVEY FOR TRACT NO. A100-00-00-37-104.0 (CB-141J)	APPROVED: PK
				6202 WESTCREEK DRIVE	

1315 West Sam Houston  
Parkway North, Suite 100  
Houston, Texas 77043  
T: 713-861-7068  
F: 713-861-4131  
TBPELS No. 10019100

US Army Corps  
of Engineers®  
Galveston District

9900 Northwest Freeway  
Houston, Texas 77092

DATE:	4/4/2025
SCALE:	AS SHOWN
DRAWING NUMBER	
	1 OF 1

0.319 ACRE  
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

A PARCEL CONTAINING 0.319 ACRE OR 13,883 SQUARE FEET OF LAND OUT OF LOT 4 OF BLOCK 1, CLEAR CREEK MANOR, SECTION THREE AS RECORDED IN VOLUME 8 PAGE 105 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO KEVIN C. PELEN AND ANYELA M. PELEN AS RECORDED IN DOC 2021057723 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, SITUATED IN H.T.&B. RR. CO. SURVEY, SECTION 6, ABSTRACTS 544, BRAZORIA COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

**COMMENCING** (grid N=13,782,969.62, grid E= 3,139,659.68) at a found 5/8-inch iron rod in the northeast right-of-way line of Oakline Drive (60-foot right-of-way as recorded in Volume 8 Page 105 B.C.P.R.), for the south corner of Lot 3 and the west corner of Lot 4 of Block 1, Clear Creek Manor, Section Three;

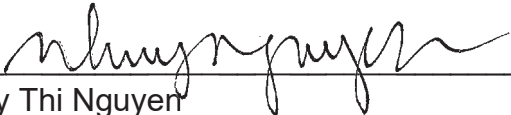
**THENCE** North 27°38'00" East, along the common line of Lots 3 and 4, a distance of 179.87 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the **POINT OF BEGINNING** (grid N=13,783,128.96, grid E=3,139,743.10) and the west corner of the herein described parcel;

1. **THENCE** North 27°38'00" East, continuing along the common line of Lots 3 and 4, a distance of 90.98 feet to a point in the south water's edge of Clear Creek (Harris County Flood Control District Unit A100-00-00) as recorded in Volume 8 Page 105 B.C.P.R. for the east corner of Lot 3 and the north corner of Lot 4;
2. **THENCE** South 62°25'12" East, along the south water's edge of Clear Creek and the northeast line of Lot 4, a distance of 158.32 feet to the east corner of Lot 4 and the north corner of Lot 5;
3. **THENCE** South 35°48'59" West, along the common line of Lots 5 and 6, a distance of 95.60 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the south corner of the herein described parcel;



4. **THENCE** along a curve to the left, having a radius of 500.00 feet, an arc length of 60.30 feet, a delta angle of  $06^{\circ}54'34''$ , and a chord which bears North  $58^{\circ}57'55''$  West, 60.26 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the point of tangency;
5. **THENCE** North  $62^{\circ}25'12''$  West, a distance of 84.56 feet to the **POINT OF BEGINNING**, and containing 0.319 acre (13,883 square feet) of land.

Fieldwork completed in December 2020 and May 2024.

 4/3/2025  
Nhuy Thi Nguyen

Texas Registered Professional Land Surveyor 6409

Landtech, Inc.

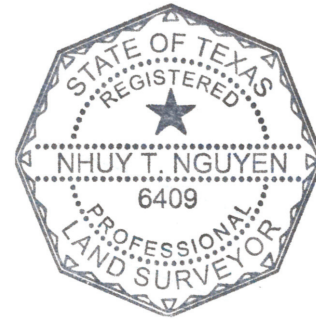
1315 W Sam Houston Parkway, Suite 100

Houston, Texas 77043

Phone: 713-861-7068

TBPELS Firm No. 10019100

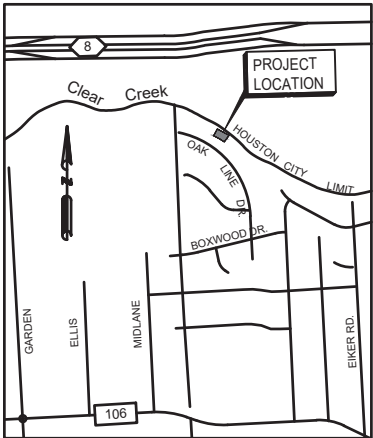
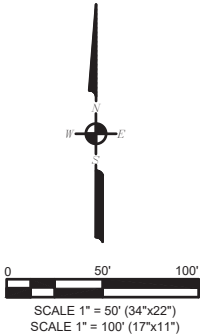
S:\2018\1820204\A100 CLEAR CREEK\SURVEY\BNDY\Parcels\archive\CB-141E Lot 4  
FN.docx | Project No. 24-2-0006 (Ref 18-2-0204)



TRACT NO. A100-00-00-37-115.0 (CB-141E)		
AREA IN ZONE AE	0 SQ. FT.	0 AC.
AREA IN FLOODWAY IN ZONE AE	13,883 SQ. FT.	0.319 AC.
AREA IN ZONE X SHADED	0 SQ. FT.	0 AC.
AREA INSIDE DRAINAGE ESMT.	13,883 SQ. FT.	0.319 AC.
AREA OUTSIDE DRAINAGE ESMT.	0 SQ. FT.	0 AC.

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	500.00'	60.30'	06°54'34"	N 58°57'55" W 60.26'

LINE	BEARING	DISTANCE
L1	N 27°38'00" E	90.98'
L2	S 62°25'12" E	158.32'
L3	S 35°48'59" W	95.60'
L4	N 62°25'12" W	84.56'



VICINITY MAP  
NOT TO SCALE

LEGEND:

A.E.	AERIAL EASEMENT
B.C.D.D.	BRAZORIA COUNTY DRAINAGE DISTRICT
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
H.C.M.R.	HARRIS COUNTY MAP RECORDS.
O.R.B.C.	OFFICIAL RECORDS OF BRAZORIA COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
SAN. CO.	SANITARY CLEAN OUT
SET	SET 3/8" IRON ROD WITH CAP "LANDTECH"
SP. HEAD	SPRINKLER HEAD
U.E.	UTILITY EASEMENT

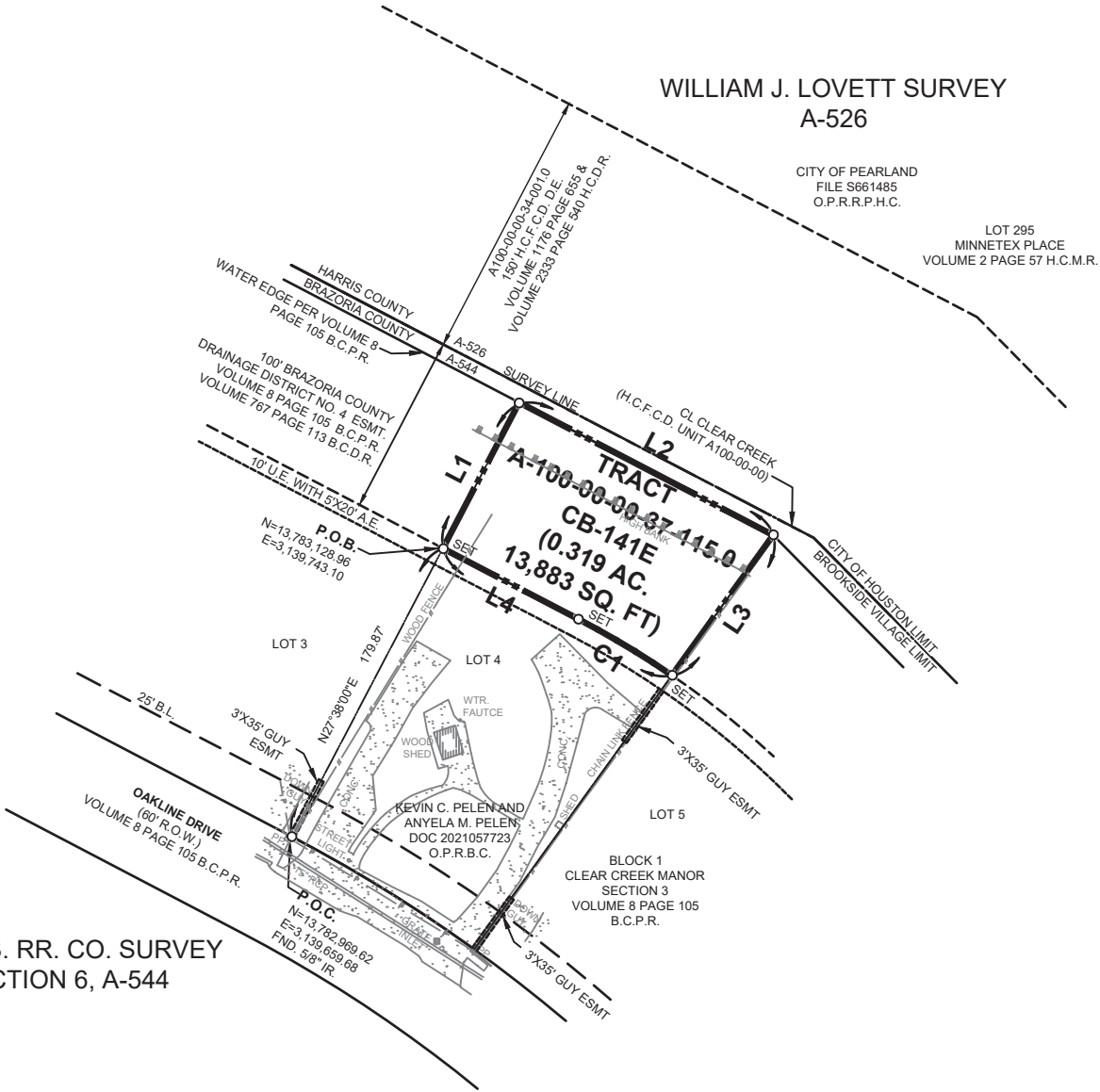
NOTES:

- BEARINGS AND COORDINATES REFER TO TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE
- DISTANCES ARE SURFACE IN US SURVEY FOOT, AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999870017.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
- FLOOD ZONES ARE APPROXIMATELY SCALED FROM NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) 48039C0030K & 48039C0035K, REVISED DEC 30, 2020, CREATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- FIELD WORK COMPLETED IN DECEMBER 2020 & MAY 2024.
- THERE IS A SEPARATE METES AND BOUNDS ACCOMPANIES THIS PLAT.



I HEREBY CERTIFY THAT THIS RETRACEMENT SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY.

*Nhuy T. Nguyen* 4/4/2025  
NHUY THI NGUYEN  
TEXAS REG. PROF. LAND SURVEYOR NO. 6409



H. T. & B. RR. CO. SURVEY  
SECTION 6, A-544

APPR	DATE	DESCRIPTION	REV	HCFC PROJECT ID #	PREPARED:
NN	12/03/2024	UPDATED ACRE	1	A100-00-00-G002	KTN
NN	04/03/2025	ADDED TRACT NO.	2	CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT	CHECKED: NN
				BOUNDARY SURVEY FOR TRACT NO. A100-00-00-37-115.0 (CB-141E) 12235 OAKLINE DRIVE	APPROVED: PK
<div><div>LANDTECH</div><div>1315 West Sam Houston Parkway North, Suite 100 Houston, Texas 77043 T: 713-861-7068 F: 713-861-4131 TBPELS No. 10019100</div><div><div>US Army Corps of Engineers® Galveston District</div></div><div><div>HARRIS COUNTY FLOOD CONTROL DISTRICT</div></div><div>9900 Northwest Freeway Houston, Texas 77092</div></div>					
DATE: 4/4/2025					
SCALE: AS SHOWN					
DRAWING NUMBER					
1 OF 1					

0.244 ACRE  
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT


A PARCEL CONTAINING 0.244 ACRE OR 10,618 SQUARE FEET OF LAND OUT OF LOT 6 OF BLOCK 1, CLEAR CREEK MANOR, SECTION THREE AS RECORDED IN VOLUME 8 PAGE 105 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO 9<sup>TH</sup> WONDER HOLDINGS LLC AS RECORDED IN DOC 2024004558 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, SITUATED IN H.T.&B. RR. CO. SURVEY, SECTION 6, ABSTRACTS 544, BRAZORIA COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

**COMMENCING** (grid N=13,782,743.57, grid E=3,139,938.07) at a found 5/8-inch iron rod in the northeast right-of-way line of Oakline Drive (60-foot right-of-way as recorded in Volume 8 Page 105 B.C.P.R.), for the south corner of Lot 6 and the west corner of Lot 7 of Block 1, Clear Creek Manor, Section Three;

**THENCE** North 45°27'00" East, along the common line of Lots 6 and 7, a distance of 181.51 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the **POINT OF BEGINNING** (grid N=13,782,870.89, grid E= 3,140,067.40) and the south corner of the herein described parcel;

1. **THENCE** North 44°33'00" West, a distance of 123.83 feet to a set 3/8-inch iron rod with cap stamped "Landtech" in the southeast line of Lot 5 and the northwest line of Lot 6 for the west corner of the herein described parcel;
2. **THENCE** North 44°14'27" East, along the common line of Lots 5 and 6, a distance of 85.15 feet to a point in the south water's edge of Clear Creek (Harris County Flood Control District Unit A100-00-00) as recorded in Volume 8 Page 105 B.C.P.R. for the east corner of Lot 5 and the north corner of Lot 6;
3. **THENCE** South 44°33'00" East, along the south water's edge of Clear Creek and the northeast line of Lot 6, a distance of 125.63 feet to the east corner of Lot 6 and the north corner of Lot 7 of Block 1, Clear Creek Manor, Section Three;
4. **THENCE** South 45°27'00" West, along the common line of Lots 6 and 7, a distance of 85.13 feet to the **POINT OF BEGINNING**, and containing 0.244 acre (10,618 square feet) of land.

Fieldwork completed in December 2020 and May 2024.

 4/3/2025  
Nhuy Thi Nguyen

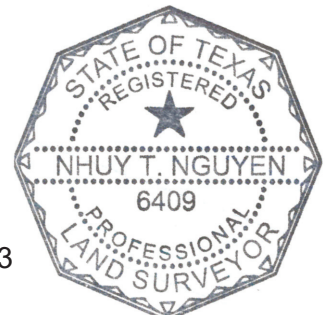
Texas Registered Professional Land Surveyor 6409

Landtech, Inc. | 1315 W Sam Houston Parkway, Suite 100 | Houston, Texas 77043

Phone: 713-861-7068 | TBPELS Firm No. 10019100

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Project No. 24-2-0006 (Ref 18-2-0204)







0.374 ACRE  
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

A PARCEL CONTAINING 0.374 ACRE OR 16,301 SQUARE FEET OF LAND OUT OF LOTS 7 AND 8 OF BLOCK 1, CLEAR CREEK MANOR, SECTION THREE AS RECORDED IN VOLUME 8 PAGE 105 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO DELBERT L. WARWICK AND WIFE, VIOLETTE J. WARWICK AS RECORDED IN VOLUME 1377 PAGE 998 AND VOLUME 1408 PAGE 915 OF BRAZORIA COUNTY DEED RECORDS, SITUATED IN H.T.&B. RR. CO. SURVEY, SECTION 6, ABSTRACTS 544, BRAZORIA COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)


**COMMENCING** (grid N=13,782,743.57, grid E=3,139,938.07) at a found 5/8-inch iron rod in the northeast right-of-way line of Oakline Drive (60-foot right-of-way as recorded in Volume 8 Page 105 B.C.P.R.), for the south corner of Lot 6 and the west corner of Lot 7 of Block 1, Clear Creek Manor, Section Three;

**THENCE** North 45°27'00" East, along the common line of Lots 6 and 7, a distance of 181.51 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the **POINT OF BEGINNING** (grid N=13,782,870.89, grid E= 3,140,067.40) and the west corner of the herein described parcel;

1. **THENCE** North 45°27'00" East, continuing along the common line of Lots 6 and 7, a distance of 85.13 feet to a point in the south water's edge of Clear Creek (Harris County Flood Control District Unit A100-00-00) as recorded in Volume 8 Page 105 B.C.P.R. for the east corner of Lot 6 and the north corner of Lot 7;
2. **THENCE** South 44°33'00" East, along the south water's edge of Clear Creek and the northeast line of Lots 7 and 8, a distance of 186.37 feet to the east corner of Lot 8 and the northwest corner of Lot 9;
3. **THENCE** South 14°17'12" West, along the common line of Lots 8 and 9, a distance of 69.90 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the south corner of the herein described parcel;

4. **THENCE** with a curve to the right, having a radius of 700.00 feet, an arc length of 188.83 feet, a delta angle of  $15^{\circ}27'21''$ , and a chord which bears North  $52^{\circ}16'40''$  West, 188.26 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the point of tangency;
5. **THENCE** North  $44^{\circ}33'00''$  West, a distance of 36.00 feet to the **POINT OF BEGINNING**, and containing 0.374 acre (16,301 square feet) of land.

Fieldwork completed in December 2020 and May 2024.

 4/3/2025  
Nhuy Thi Nguyen

Texas Registered Professional Land Surveyor 6409

Landtech, Inc.

1315 W Sam Houston Parkway, Suite 100

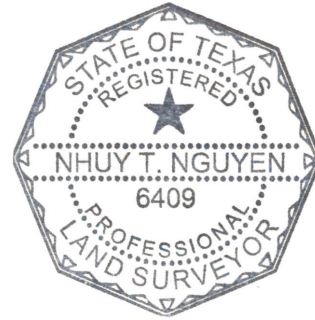
Houston, Texas 77043

Phone: 713-861-7068

TBPELS Firm No. 10019100

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0.261 ACRE  
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

A PARCEL CONTAINING 0.261 ACRE OR 11,352 SQUARE FEET OF LAND OUT OF LOT 9 OF BLOCK 1, CLEAR CREEK MANOR, SECTION THREE AS RECORDED IN VOLUME 8 PAGE 105 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO DAVID SHERRANO AND MARIA SERRANO AS RECORDED IN DOC 2017059336 AND 20180000007 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, SITUATED IN H.T.&B. RR. CO. SURVEY, SECTION 6, ABSTRACTS 544, BRAZORIA COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

**COMMENCING** (grid N=13,782,517.64, grid E=3,140,178.27) at a found 5/8-inch iron rod in the south end of a cul-de-sac of Oakline Drive (60-foot right-of-way as recorded in Volume 8 Page 105 B.C.P.R.), for an angle corner of Lot 11 of Block 1, Clear Creek Manor, Section Three;

**THENCE** along the common line of said cul-de-sac and Lots 9 through 11, with a curve to the left, having a radius of 50.00 feet, a delta angle of 190°14'36", an arc length of 166.02 feet and a chord which bears North 19°24'30" East, 99.60 feet, to a point (from which a found 1/2-inch iron rod bears North 59°01' West, 1.7 feet) for the southeast corner of Lot 8 and the southwest corner of Lot 9;

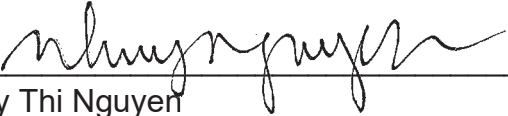
**THENCE** North 14°17'12" East, along the common line of Lots 8 and 9, a distance of 122.30 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the **POINT OF BEGINNING** (grid N=13,782,730.07, grid E=3,140,241.54) and the southwest corner of the herein described parcel;

1. **THENCE** North 14°17'12" East, continuing along the common line of Lots 8 and 9, a distance of 69.90 feet to a point in the south water's edge of Clear Creek (Harris County Flood Control District Unit A100-00-00) as recorded in Volume 8 Page 105 B.C.P.R. for the east corner of Lot 8 and the northwest corner of Lot 9;
2. **THENCE** South 72°02'00" East, along the south water's edge of Clear Creek and the north line of Lot 9, a distance of 128.42 feet to the northeast corner of Lot 9 and the northwest corner of Lot 19;



3. **THENCE** South  $03^{\circ}00'50''$  East, along the common line of Lots 9 and 19, a distance of 91.17 feet to a set 3/8-inch iron rod with cap stamped "Landtech" (from which a found 1/2-inch iron rod bears North  $39^{\circ}28'$  East, 0.6 feet) for the southeast corner of the herein described parcel;
4. **THENCE** North  $72^{\circ}02'00''$  West, a distance of 10.71 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the point of curvature;
5. **THENCE** with a curve to the right, having a radius of 700.00 feet, an arc length of 146.94 feet, a delta angle of  $12^{\circ}01'39''$  and a chord which bears North  $66^{\circ}01'10''$  West, 146.67 feet to the **POINT OF BEGINNING**, and containing 0.261 acre (11,352 square feet) of land.

Fieldwork completed in December 2020 and May 2024.

 4/3/2025  
Nhuy Thi Nguyen

Texas Registered Professional Land Surveyor 6409

Landtech, Inc.

1315 W Sam Houston Parkway, Suite 100

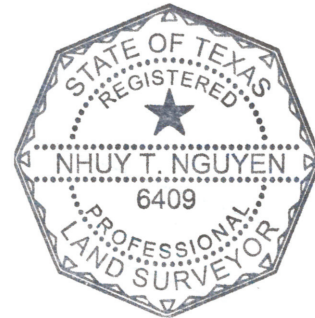
Houston, Texas 77043

Phone: 713-861-7068

TBPELS Firm No. 10019100

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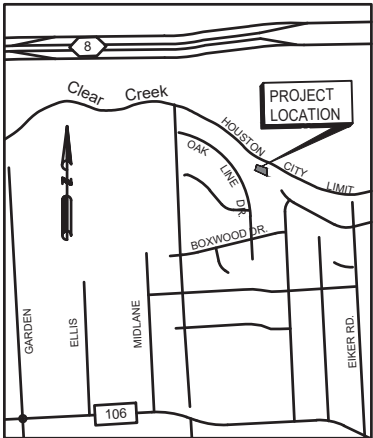
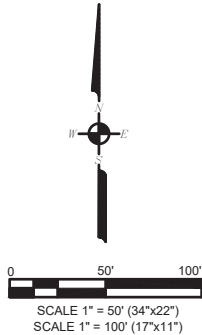
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TRACT NO. A100-00-00-37-118.0 (CB-141H)		
AREA IN ZONE AE	0 SQ. FT.	0 AC.
AREA IN FLOODWAY IN ZONE AE	11,352 SQ. FT.	0.261 AC.
AREA IN ZONE X SHADED	0 SQ. FT.	0 AC.
AREA INSIDE DRAINAGE ESMT.	11,352 SQ. FT.	0.261 AC.
AREA OUTSIDE DRAINAGE ESMT.	0 SQ. FT.	0 AC.

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	700.00'	146.94'	12°01'39"	N 66°01'10" W 146.67'

LINE	BEARING	DISTANCE
L1	N 14°17'12" E	69.90'
L2	S 72°02'00" E	128.42'
L3	S 03°00'50" E	91.17'
L4	N 72°02'00" W	10.71'



VICINITY MAP  
NOT TO SCALE

LEGEND:

A.E.	AERIAL EASEMENT
B.C.D.D.	BRAZORIA COUNTY DRAINAGE DISTRICT
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
H.C.M.R.	HARRIS COUNTY MAP RECORDS
O.R.B.C.	OFFICIAL RECORDS OF BRAZORIA COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
SAN. CO.	SANITARY CLEAN OUT
SET O	SET 3/8" IRON ROD WITH CAP "LANDTECH"
SP. HEAD	SPRINKLER HEAD
U.E.	UTILITY EASEMENT

NOTES:

- BEARINGS AND COORDINATES REFER TO TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE
- DISTANCES ARE SURFACE IN US SURVEY FOOT, AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999870017.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
- FLOOD ZONES ARE APPROXIMATELY SCALED FROM NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) 48039C0030K & 48039C0035K, REVISED DEC 30, 2020, CREATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- FIELD WORK COMPLETED IN DECEMBER 2020 & MAY 2024.
- THERE IS A SEPARATE METES AND BOUNDS ACCOMPANIES THIS PLAT.

I HEREBY CERTIFY THAT THIS RETRACEMENT SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY.

*Nhuy T. Nguyen* 4/4/2025  
NHUY THI NGUYEN  
TEXAS REG. PROF. LAND SURVEYOR NO. 6409



APPR	DATE	DESCRIPTION	REV	1	2	3	4	5
NN	12/03/2024	UPDATED ACRE	1					
NN	04/03/2025	ADDED TRACT NO.	2					
HCFCD PROJECT ID # A100-00-00-G002				CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT				
PREPARED: KTN				CHECKED: NN				APPROVED: PK
LANDTECH 1315 West Sam Houston Parkway North, Suite 100 Houston, Texas 77043 T: 713-861-7068 F: 713-861-4131 TBPELS No. 10019100				US Army Corps of Engineers® Galveston District				
HARRIS COUNTY FLOOD CONTROL DISTRICT				9900 Northwest Freeway Houston, Texas 77092				
DATE: 4/4/2025				SCALE: AS SHOWN				
DRAWING NUMBER				1 OF 1				

0.274 ACRE  
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

A PARCEL CONTAINING 0.274 ACRE OR 11,915 SQUARE FEET OF LAND OUT OF LOT 19 OF BLOCK 1, CLEAR CREEK MANOR, SECTION THREE AS RECORDED IN VOLUME 8 PAGE 105 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO SHANE A. REED AND HEATHER E. REED AS RECORDED IN DOC 2007015071 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, SITUATED IN H.T.&B. RR. CO. SURVEY, SECTION 6, ABSTRACTS 544, BRAZORIA COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

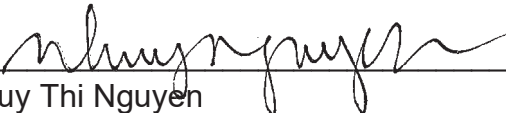
**COMMENCING** (grid N=13,782,461.30, grid E= 3,140,559.69) at a found 1/2-inch iron rod with cap stamped "TRUE MERIDIAN" in the cul-de-sac of Westcreek Drive (60' right-of-way as recorded in Volume 8 Page 105 B.C.P.R.), for the southeast corner of Lot 19 and the southwest corner of Lot 20 of Block 1, Clear Creek Manor, Section Three;

**THENCE** North 13°08'11" West, along the common line of Lots 19 and 20, a distance of 149.39 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the **POINT OF BEGINNING** (grid N=13,782,606.76, grid E=3,140,525.75) and the south corner of the herein described parcel;

1. **THENCE** North 60°18'00" West, a distance of 18.76 feet to a found 1/2-inch iron rod with cap stamped "TRUE MERIDIAN" for the point of curvature;
2. **THENCE** with a curve to the left, having a radius of 500.00 feet, an arc length of 102.39 feet, a delta angle of 11°44'00", and a chord which bears North 66°10'00" West, 102.21 feet to a found 1/2-inch iron rod with cap stamped "TRUE MERIDIAN" for the point of tangency;
3. **THENCE** North 72°02'00" West, a distance of 31.80 feet to a set 3/8-inch iron rod with cap stamped "Landtech" (from which a found 1/2-inch iron rod bears North 39°28' East, 0.6 feet) in the east line of Lot 9 and the west line of Lot 19 for the southwest corner of the herein described parcel;

4. **THENCE** North 03°00'50" West, along the common line of Lots 9 and 19, a distance of 91.17 feet to a point in the south water's edge of Clear Creek (Harris County Flood Control District Unit A100-00-00) as recorded in Volume 8 Page 105 B.C.P.R. for the northeast corner of Lot 9 and the northwest corner of Lot 19;
5. **THENCE** South 72°02'00" East, along the south water's edge of Clear Creek and the north line of Lot 19, a distance of 124.53 feet to the northeast corner of Lot 19 and the north corner of Lot 20;
6. **THENCE** South 13°08'11" East, along the common line of Lots 19 and 20, a distance of 116.08 feet to the **POINT OF BEGINNING**, and containing 0.274 acre (11,915 square feet) of land.

Fieldwork completed in December 2020 and May 2024.

 4/3/2025  
Nhuy Thi Nguyen

Texas Registered Professional Land Surveyor 6409  
Landtech, Inc.

1315 W Sam Houston Parkway, Suite 100

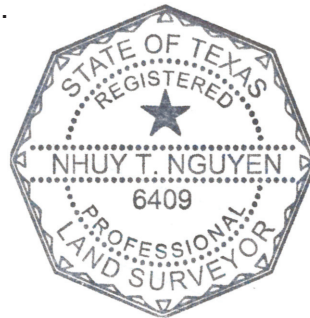
Houston, Texas 77043

Phone: 713-861-7068

TBPELS Firm No. 10019100

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0.313 ACRE  
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

A PARCEL CONTAINING 0.313 ACRE OR 13,633 SQUARE FEET OF LAND OUT OF LOT 5 OF BLOCK 1, CLEAR CREEK MANOR, SECTION THREE AS RECORDED IN VOLUME 8 PAGE 105 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO CRISTINA GARCIA AND SPOUSE, JUVENTINO GARCIA AS RECORDED IN DOC 2020067899 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, SITUATED IN H.T.&B. RR. CO. SURVEY, SECTION 6, ABSTRACTS 544, BRAZORIA COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (Bearings and coordinates refer to Texas Coordinate System of 1983, South Central Zone; distances are surface in US Survey Foot and can be converted to grid by multiplying by a scale factor of 0.999870017)

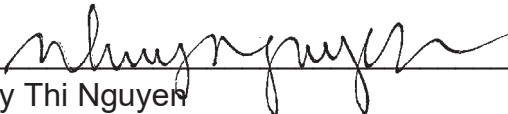
**COMMENCING** (grid N=13,782,907.35, grid E= 3,139,760.41) at a found 5/8-inch iron rod in the northeast right-of-way line of Oakline Drive (60-foot right-of-way as recorded in Volume 8 Page 105 B.C.P.R.), for the south corner of Lot 4 and the west corner of Lot 5 of Block 1, Clear Creek Manor, Section Three;

**THENCE** North 35°48'59" East, along the common line of Lots 4 and 5, a distance of 186.73 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the **POINT OF BEGINNING** (grid N=13,783,058.75, grid E=3,139,869.67) and the west corner of the herein described parcel;

1. **THENCE** North 35°48'59" East, continuing along the common line of Lots 4 and 5, a distance of 95.60 feet to a point in the south water's edge of Clear Creek (Harris County Flood Control District Unit A100-00-00) as recorded in Volume 8 Page 105 B.C.P.R. for the east corner of Lot 4 and the north corner of Lot 5;
2. **THENCE** South 44°33'00" East, along the south water's edge of Clear Creek and the northeast line of Lot 5, a distance of 163.00 feet to the east corner of Lot 5 and the north corner of Lot 6 of Block 1, Clear Creek Manor, Section Three;
3. **THENCE** South 44°14'27" West, along the common line of Lots 5 and 6, a distance of 85.15 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the south corner of the herein described parcel;
4. **THENCE** North 44°33'00" West, a distance of 53.73 feet to set 3/8-inch iron rod with cap stamped "Landtech" for the point of curvature;

5. **THENCE** along a curve to the left, having a radius of 500.00 feet, an arc length of 95.65 feet, a delta angle of  $10^{\circ}57'38''$ , and a chord which bears North  $50^{\circ}01'49''$  West, 95.50 feet to the **POINT OF BEGINNING**, and containing 0.313 acre (13,633 square feet) of land.

Fieldwork completed in December 2020 and May 2024.

 4/3/2025  
Nhuy Thi Nguyen

Texas Registered Professional Land Surveyor 6409  
Landtech, Inc.

1315 W Sam Houston Parkway, Suite 100

Houston, Texas 77043

Phone: 713-861-7068

TBPELS Firm No. 10019100

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Project No. 24-2-0006 (Ref 18-2-0204)

