

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:

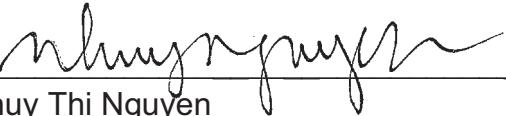
1. North 85°28'00" West, 150.38 feet;
2. North 60°18'00" West, 666.02 feet;
3. North 72°02'00" West, 252.94 feet;
4. North 44°33'00" West, 475.00 feet;

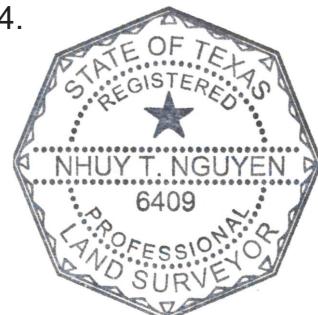
5. North 62°25'11" West, 683.02 feet to a point in the east line of O'Day Road (50-foot right-of-way per Volume 111 Page 115 & 167 of Brazoria County Deed Records, and Volume 8 Page 105 B.C.P.R.) for the northwest corner of Lot 1, Block 1, Clear Creek Manor Section Three, and the southwest corner of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

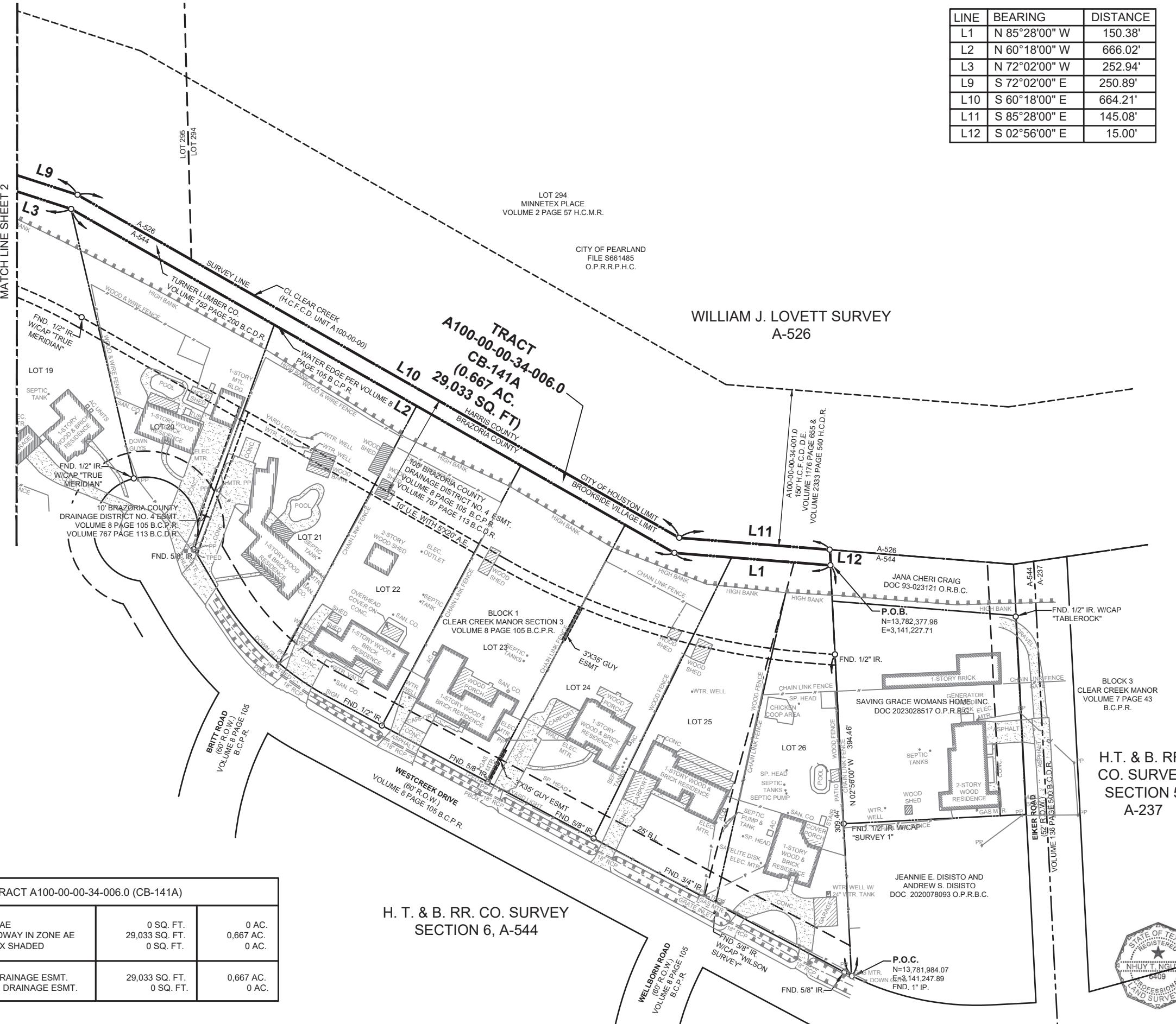
Fieldwork completed in December 2020 and May 2024.


Nhuy Thi Nguyen
4/3/2025
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)

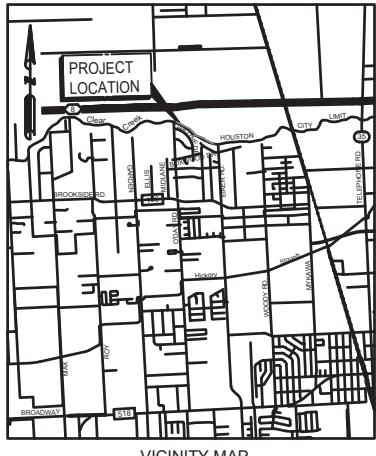


S120242420006 CLEAR CREEK CAD1A.100-00-00-34-006.0 CB141A.DWG | NNGUYEN | SAVED: Friday, April 4, 2025 11:37:15 | --- | PLOTTED: Friday, April 4, 2025 11:38:21

MATCH LINE SHEET 2



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'

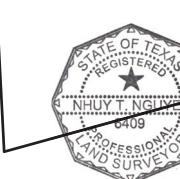


LEGEND:

AERIAL EASEMENT
BRAZORIA COUNTY DRAINAGE DISTRICT
BRAZORIA COUNTY DEED RECORDS
BRAZORIA COUNTY PLAT RECORDS
BUILDING LINE
DRAINAGE EASEMENT
HARRIS COUNTY MAP RECORDS.
OFFICIAL RECORDS OF BRAZORIA COUNTY
OFFICIAL PUBLIC RECORDS OF BRAZORIA
COUNTY
C. OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF HARRIS COUNTY
SET 3/8" IRON ROD WITH CAP "LANDTECH"
UTIL EASEMENT

NOTES

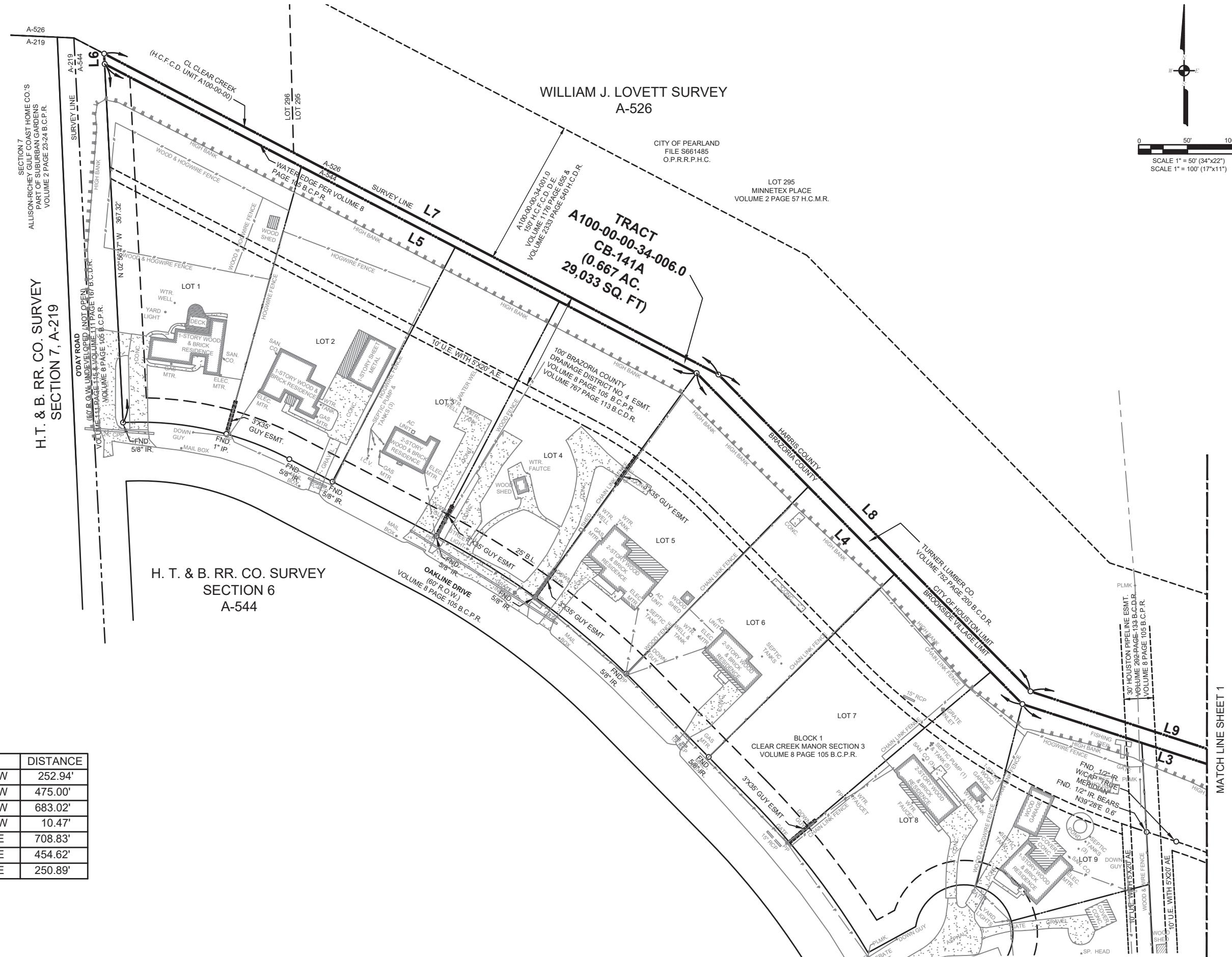
1. BEARINGS AND COORDINATES REFER TO TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE
2. DISTANCES ARE SURFACE IN US SURVEY FOOT, AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999870017.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
4. FLOOD ZONES ARE 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 4/4/2025
NHUY THI NGUYEN
TEXAS REG. PROF. LAND SURVEYOR NO. 6409

PREPARED: KTN	HCFCD PROJECT ID # A100-00-00-G002	REV	DESCRIPTION	DATE	APPR
CHECKED: NN	CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT	1	ADDED TRACT NO.	04/03/2025	NN
APPROVED: PK	BOUNDARY SURVEY FOR TRACT A100-00-00-34-006.0 (CB-141A)				
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					



S:\2024\24\20006 CLEAR CREEK\CAD\100-00-00-34-006.0 CB\141.AWG | NNGUYEN | SAVED: Friday, April 4, 2025 11:37:15 | --- | PLOTTED: Friday, April 4, 2025 11:38:14

0.251 ACRE

CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

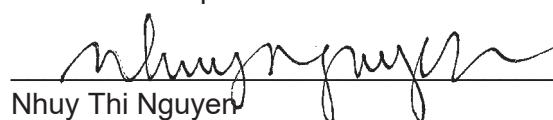
A PARCEL CONTAINING 0.251 ACRE OR 10,918 SQUARE FEET OF LAND OUT OF LOT 3 OF BLOCK 1, CLEAR CREEK MANOR, SECTION THREE AS RECORDED IN VOLUME 8 PAGE 105 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO ALLISON W. WILLIAMS AS RECORDED IN DOC 99 029289 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, 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

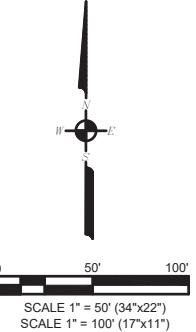
Phone: 713-861-7068 | TBPELS Firm No. 10019100

S:\2018\1820204\A100 CLEAR CREEK\SURVEY\BNDY\Parcels\archive\CB-141D FN.docx |

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

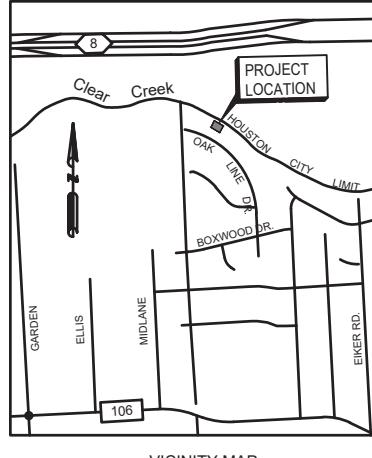


TRACT NO. A100-00-00-34-007.0 (CB-141D)		
AREA IN ZONE AE AREA IN FLOODWAY IN ZONE AE AREA IN ZONE X SHADED	0 SQ. FT. 10,918 SQ. FT. 0 SQ. FT.	0 AC. 0.251 AC. 0 AC.
AREA INSIDE DRAINAGE ESMT. AREA OUTSIDE DRAINAGE ESMT.	10,918 SQ. FT. 0 SQ. FT.	0.251 AC. 0 AC.



LINE	BEARING	DISTANCE
L1	N 62°25'12" W	120.00'
L2	N 27°38'00" E	90.98'
L3	S 62°25'12" E	120.00'
L4	S 27°38'00" W	90.98'

WILLIAM J. LOVETT SURVEY
A-526



INITY 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.
I.C.V. IRRIGATION CONTROL VALVE
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

OTES:

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.



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.

 4/4/2025
NHUY THI NGUYEN
TEXAS REG. PROF. LAND SURVEYOR NO. 6409



US Army Corps
of Engineers®

The logo for the Harris County Flood Control District. It features a stylized 'S' shape inside a square frame, with the text 'HARRIS COUNTY' stacked vertically to the left and 'FLOOD CONTROL DISTRICT' stacked vertically below the frame.

100 Northwest Freeway
Houston, Texas 77092

DATE: 4/4/2025

SCALE: AS SHOWN

1 OF 1

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;

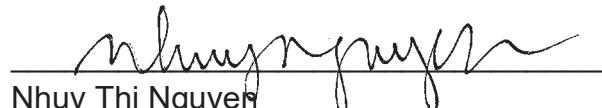
THENCE North 02°56'47" West, along the east right-of-way line of O'Day Road and the west line of Lot 1, a distance of 227.00 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the **POINT OF BEGINNING** (grid N=13,783,312.34, grid E=3,139,327.50) and the southwest corner of the herein described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

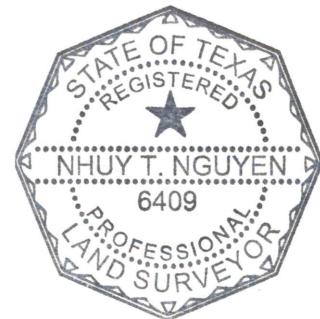
1. **THENCE** North 02°56'47" West, continuing along the east right-of-way line of O'Day Road and the west line of Lot 1, a distance of 140.32 feet to a point in the south water's edge of Clear Creek (Harris County Flood Control District Unit A100-00-00) as recorded in Volume 8 Page 105 B.C.P.R. for 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
S:\2018\1820204\A100 CLEAR CREEK\SURVEY\BNDY\Parcels\archive\CB-141B
FN.docx | Project No. 24-2-0006 (Ref 18-2-0204)



0.351 ACRE
CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

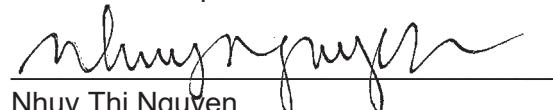
A PARCEL CONTAINING 0.351 ACRE OR 15,287 SQUARE FEET OF LAND OUT OF LOT 3 OF BLOCK 1, CLEAR CREEK MANOR, SECTION THREE AS RECORDED IN VOLUME 8 PAGE 105 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO ROBERT KEITH YORK AND TERRIE TOLLESON YORK AS RECORDED IN DOC 2015040747 OF THE OFFICIAL 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

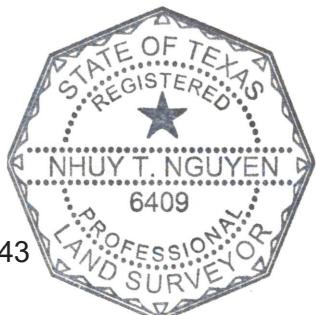
Texas Registered Professional Land Surveyor 6409

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

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

S:\2018\1820204\A100 CLEAR CREEK\SURVEY\BNDY\Parcels\archive\CB-141C FN.docx |

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



0.376 ACRE

CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT

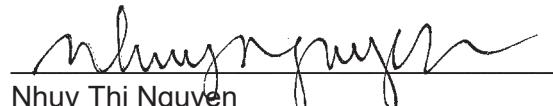
A PARCEL CONTAINING 0.376 ACRE OR 16,391 SQUARE FEET OF LAND OUT OF LOT 20 OF BLOCK 1, CLEAR CREEK MANOR, SECTION THREE AS RECORDED IN VOLUME 8 PAGE 105 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO WILLIAM RICHARD YOUNG AS RECORDED IN DOC 2009053297 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA 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

S:\2018\1820204\A100 CLEAR CREEK\SURVEY\BNDY\Parcels\archive\CB-141J FN.docx |

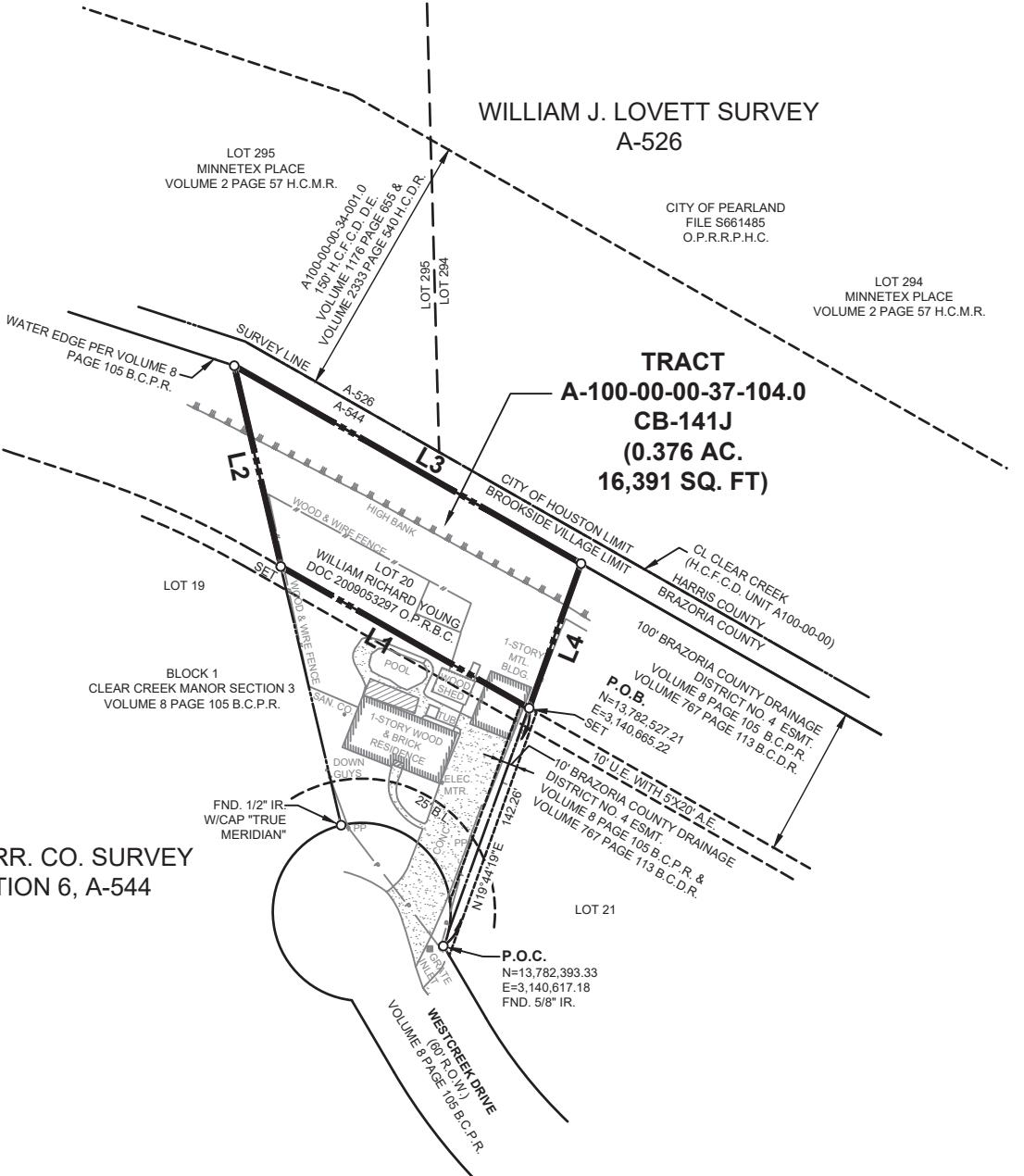
Project No. 24-2-0006 (Ref 18-2-0204)



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.

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

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'



INITY MAP
OT TO SCALE

PREPARED: KTN	HCFCD PROJECT ID # A100-00-00-G002	REV	DESCRIPTION	DATE	APPR
CHECKED: NN	CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT	1	UPDATED ACRE TABLE	12/03/2024	NN
APPROVED: PK	BOUNDARY SURVEY FOR TRACT NO. A100-00-00-37-104.0 (CB-141J) 6202 WESTCREEK DRIVE				04/03/2025
 1315 West Sam Houston Parkway North, Suite 100 Houston, Texas 77043 T: 713-861-7068 F: 713-861-4131 TBPEL 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					

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;

H.C.F.C.D. Tract No. A100-00-00-37-115.0 (CB-141E)
Project ID No. A100-00-00-G002
12235 Oakline Dr
0.319 Acre

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°54'34", and a chord which bears North 58°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°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

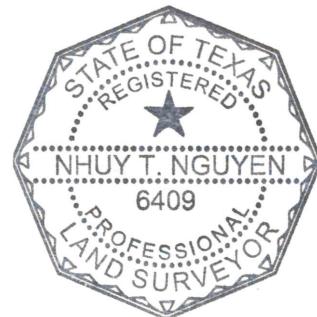
Texas Registered Professional Land Surveyor 6409
Landtech, Inc.

1315 W Sam Houston Parkway, Suite 100
Houston, Texas 77043

Phone: 713-861-7068

TBPELS Firm No. 10019100

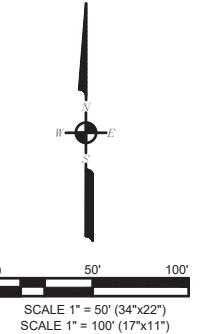
S:\2018\1820204\A100 CLEAR CREEK\SURVEY\BNDY\Parcels\archive\CB-141E Lot 4
FN.docx | Project No. 24-2-0006 (Ref 18-2-0204)



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



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

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 9TH 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

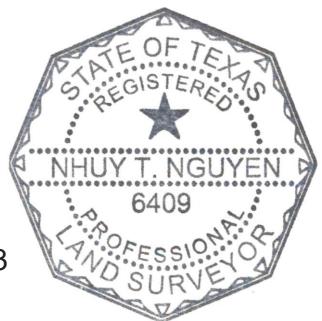
Texas Registered Professional Land Surveyor 6409

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

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

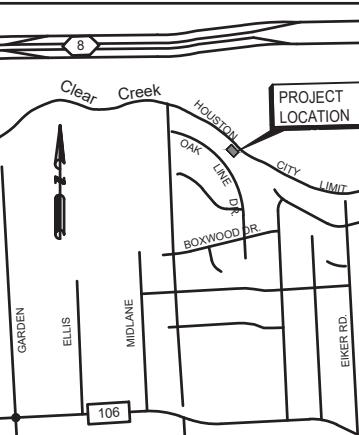
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Project No. 24-2-0006 (Ref 18-2-0204)



TRACT NO. A100-00-00-37-116.0 (CB-141F)		
AREA IN ZONE AE AREA IN FLOODWAY IN ZONE AE AREA IN ZONE X SHADED	0 SQ. FT. 10,618 SQ. FT. 0 SQ. FT.	0 AC. 0.244 AC. 0 AC.
AREA INSIDE DRAINAGE ESMT. AREA OUTSIDE DRAINAGE ESMT.	10,618 SQ. FT. 0 SQ. FT.	0.244 AC. 0 AC.

LINE	BEARING	DISTANCE
L1	N 44°33'00" W	123.83'
L2	N 44°14'27" E	85.15'
L3	S 44°33'00" E	125.63'
L4	S 45°27'00" W	85.13'



CINITY MAP
NOT TO SCALE

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.F. 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.

 4/4/2025
NHUY THI NGUYEN
TEXAS REG. PROF. LAND SURVEYOR NO. 6409



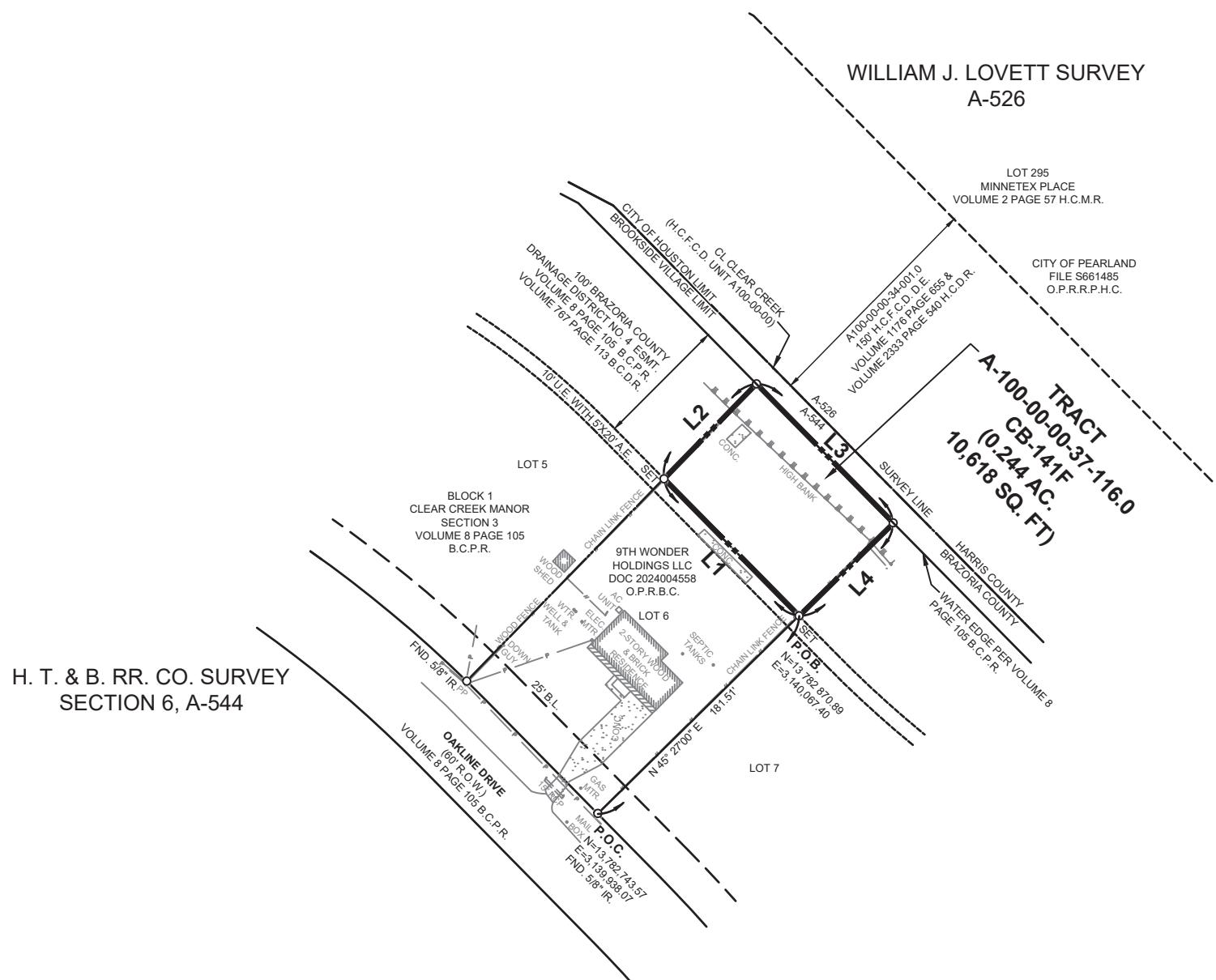
The logo for the Harris County Flood Control District. It features a stylized 'S' shape composed of two black, rounded rectangles. To the left of the 'S', the words 'HARRIS COUNTY' are written vertically in a black, sans-serif font. To the right of the 'S', the words 'FLOOD CONTROL DISTRICT' are written vertically in a larger, bold, black, sans-serif font.

100 Northwest Freeway
Houston, Texas 77092

DATE: 4/4/2025

SCALE: AS SHOWN

– 25 –



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

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, VIOLETTTE 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;

H.C.F.C.D. Tract No. A100-00-00-37-117.0 (CB-141G)
Project ID No. A100-00-00-G002
12237 Oakline Dr
0.374 Acre

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

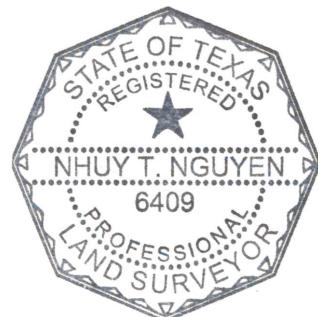
Texas Registered Professional Land Surveyor 6409
Landtech, Inc.

1315 W Sam Houston Parkway, Suite 100
Houston, Texas 77043

Phone: 713-861-7068

TBPELS Firm No. 10019100

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



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;

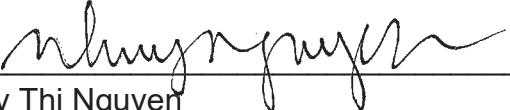
THENCE along the common line of said cul-de-sac and Lots 9 through 11, with a curve to the left, having a radius of 50.00 feet, a delta angle of $190^{\circ}14'36''$, an arc length of 166.02 feet and a chord which bears North $19^{\circ}24'30''$ East, 99.60 feet, to a point (from which a found 1/2-inch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

THENCE North $14^{\circ}17'12''$ 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 $14^{\circ}17'12''$ 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 $72^{\circ}02'00''$ 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°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°28' East, 0.6 feet) for the southeast corner of the herein described parcel;
4. **THENCE** North 72°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°01'39" and a chord which bears North 66°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

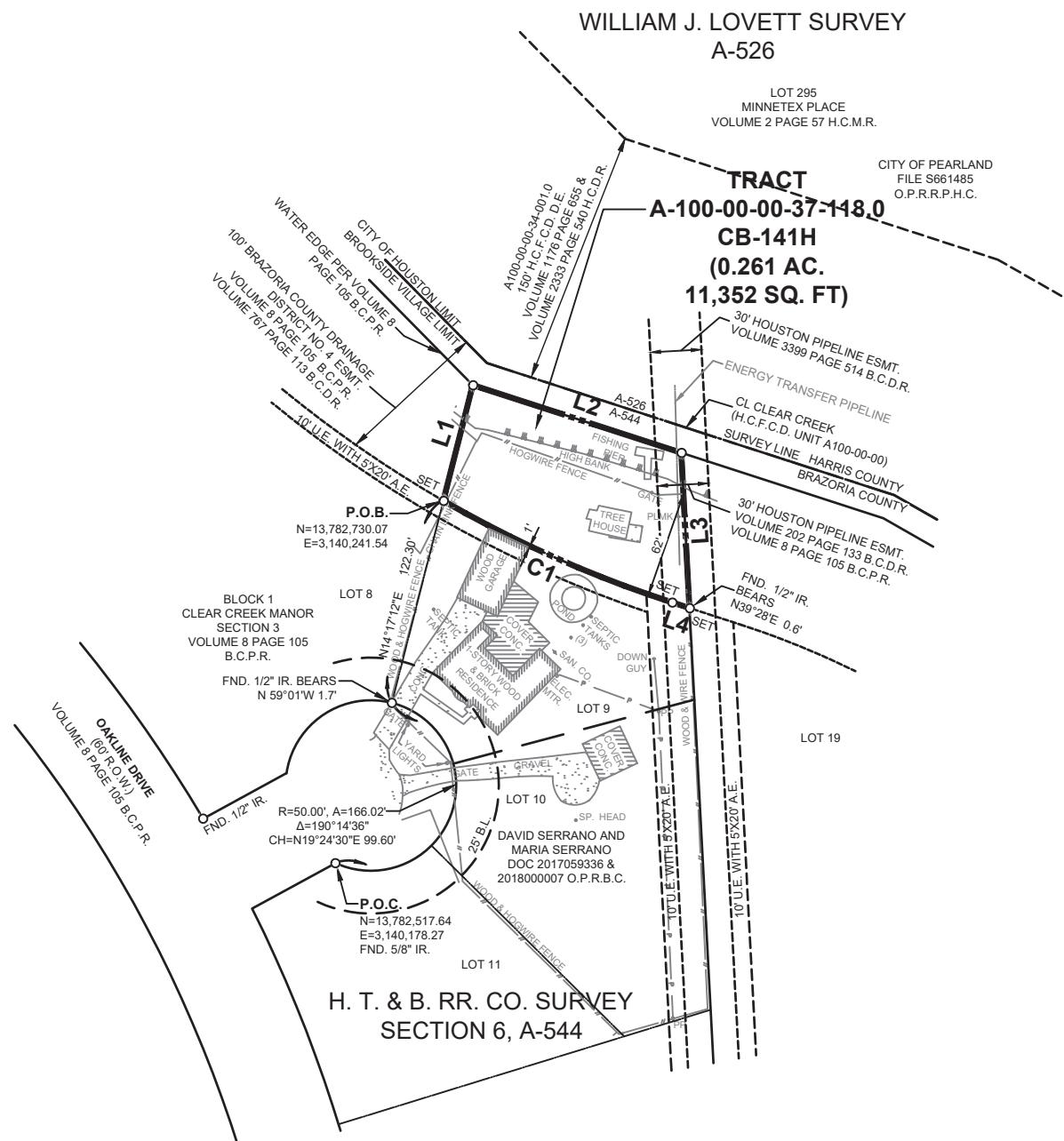
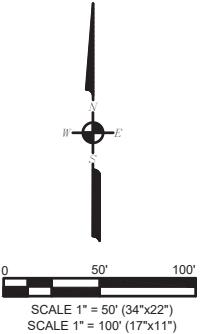
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FN.docx | Project No. 24-2-0006 (Ref 18-2-0204)



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

CURVE	RADIUS	LENGTH	DELTA	CHORD	
				N	E
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'



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.

 4/4/2025
NHUY THI NGUYEN
TEXAS REG. PROF. LAND SURVEYOR NO. 6409

PREPARED: KTN	HCFCD PROJECT ID # A100-00-00-G002	REV	DESCRIPTION	DATE	APPR
CHECKED: NN	CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT	1	UPDATED ACRE	12/03/2024	NN
APPROVED: PK	BOUNDARY SURVEY FOR TRACT NO. A100-00-00-37-118.0 (CB-141H) 12319 OAKLINE DRIVE	2	ADDED TRACT NO.	04/03/2025	NN

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

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;

H.C.F.C.D. Tract No. A100-00-00-37-119.0 (CB-141I)
Project ID No. A100-00-00-G002
6203 Westcreek Dr
0.274 Acre

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.

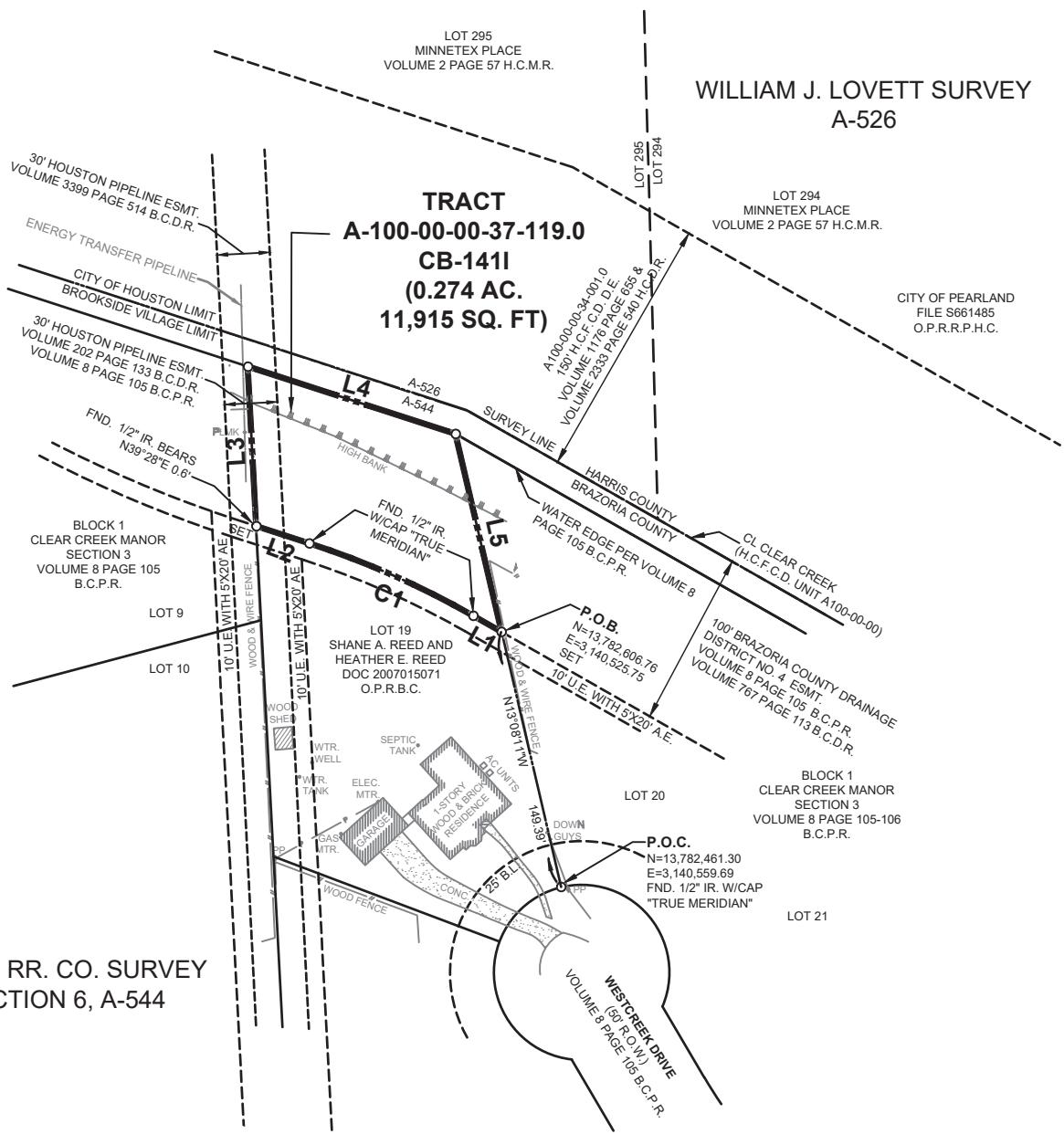
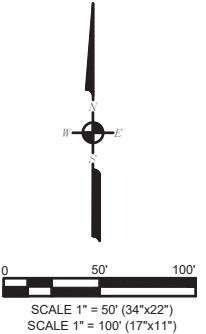
 4/3/2025
Nhuy Thi Nguyen
Texas Registered Professional Land Surveyor 6409
Landtech, Inc.
1315 W Sam Houston Parkway, Suite 100
Houston, Texas 77043
Phone: 713-861-7068
TBPELS Firm No. 10019100
S:\2018\1820204\A100 CLEAR CREEK\SURVEY\BNDY\Parcels\archive\CB-141I
FN.docx | Project No. 24-2-0006 (Ref 18-2-0204)



TRACT NO. A100-00-00-37-119.0 (CB-141I)		
AREA IN ZONE AE AREA IN FLOODWAY IN ZONE AE AREA IN ZONE X SHADED	0 SQ. FT. 11,915 SQ. FT. 0 SQ. FT.	0 AC. 0.274 AC. 0 AC.
AREA INSIDE DRAINAGE ESMT. AREA OUTSIDE DRAINAGE ESMT.	11,915 SQ. FT. 0 SQ. FT.	0.274 AC. 0 AC.

CURVE	RADIUS	LENGTH	DELTA	CHORD	
C1	500.00'	102.39'	11°44'00"	N 66°10'00" W	102.21'

LINE	BEARING	DISTANCE
L1	N 60°18'00" W	18.76'
L2	N 72°02'00" W	31.80'
L3	N 03°00'50" W	91.17'
L4	S 72°02'00" E	124.53'
L5	S 13°08'11" E	116.08'



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 THI NGUYEN 4/4/2025
TEXAS REG. PROF. LAND SURVEYOR NO. 6409

PREPARED: KTN	HCFCD PROJECT ID # A100-00-00-G002	REV	DESCRIPTION	DATE	APPR
CHECKED: NN	CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT	1	UPDATED AGRE	12/05/2024	NN
APPROVED: PK	BOUNDARY SURVEY FORTRESS NO. A100-00-00-37-1190 (CB-141) 6203 WESTCREEK DRIVE	2	ADDED TRACT NO.	04/03/2025	NN
LANDTECH 1315 West Sam Houston Parkway North, Suite 100 Houston, Texas 77043 T: 713-861-7068 F: 713-861-4131 TPBels 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					

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;

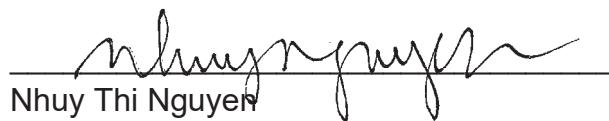
THENCE North 35°48'59" East, along the common line of Lots 4 and 5, a distance of 186.73 feet to a set 3/8-inch iron rod with cap stamped "Landtech" for the **POINT OF BEGINNING** (grid N=13,783,058.75, grid E=3,139,869.67) and the west corner of the herein described parcel;

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;

H.C.F.C.D. Tract No. A100-00-00-37-124.0 (CB-141E)
Project ID No. A100-00-00-G002
12235 Oakline Dr
0.313 Acre

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.

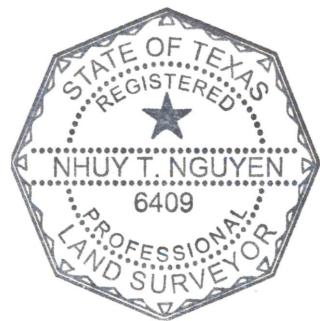
1315 W Sam Houston Parkway, Suite 100
Houston, Texas 77043

Phone: 713-861-7068

TBPELS Firm No. 10019100

S:\2018\1820204\A100 CLEAR CREEK\SURVEY\BNDY\Parcels\archive\CB-141E Lot 5
FN.docx

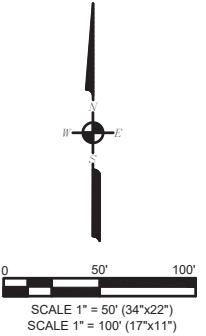
Project No. 24-2-0006 (Ref 18-2-0204)



TRACT NO. A100-00-00-37-124.0 (CB-141E)		
AREA IN ZONE AE AREA IN FLOODWAY IN ZONE AE AREA IN ZONE X SHADED	0 SQ. FT. 13,633 SQ. FT. 0 SQ. FT.	0 AC. 0.313 AC. 0 AC.
AREA INSIDE DRAINAGE ESMT. AREA OUTSIDE DRAINAGE ESMT.	13,633 SQ. FT. 0 SQ. FT.	0.313 AC. 0 AC.

CURVE	RADIUS	LENGTH	DELTA	CHORD	
C1	500.00'	95.65'	10°57'38"	N 50°01'49" W	95.50'

LINE	BEARING	DISTANCE
L1	N 35°48'59" E	95.60'
L2	S 44°33'00" E	163.00'
L3	S 44°14'27" W	85.15'
L4	N 44°33'00" W	53.73'



WILLIAM J. LOVETT SURVEY
A-526

CITY OF PEARL
FILE S66148
O.P.R.R.P.H.

SURVEY LINE

WATER EDGE PER VOLUME 8
PAGE 105 B.C.P.R.

100' BRAZORIA COUNTY
DRAINAGE DISTRICT NO. 4 ESMT.
VOLUME 8 PAGE 105 B.C.P.R.
VOLUME 767 PAGE 113 B.C.D.R.

P.O.B.
N=13,783,058.75
E=3,139,869.67

BLOCK 1
CLEAR CREEK MANOR
SECTION 3
VOLUME 8 PAGE 105
B.C.P.R.

P.O.C.
N=13,782,907.35
E=3,139,760.41
FND. 518' IR.

OAKLINE DRIVE
(60' R.O.W.)
VOLUME 8 PAGE 105 B.C.P.R.

LOT 4

LOT 6

LOT 5
CRISTINA GARCIA AND SPOUSE,
JUVENTINO GARCIA P.R.B.C.
DOC 2023067899

3'X35' GUY
3'X35' GUY ESMT
186.73' CHAN LINK FENCE
WTR. TANK
WTR. MTR.
GAS MTR.
2-STORY HOME
& BRICK
ELECT. MTR.
AC UNIT
WOOD SHED
SEPTIC TANK
WOOD FENCE
WOOD DOWN
GUY
PP
MAIL

25' B.L.

N=13,783,058.75
E=3,139,869.67

N=13,782,907.35
E=3,139,760.41

FND. 518' IR.

LOT 295
MINNETEX PLACE
VOLUME 2 PAGE 57 H.C.M.R.

A-100-00-00-34-001.0
150' H.C.F.C.D. E
VOLUME 2333 PAGE 540 H.C.D.R.

A-526
A-544

CL CLEAR CREEK
H.C.F.C.D. UNIT A-100-00-00-09
HARRIS COUNTY
BRAZORIA COUNTY

CITY OF HOUSTON VILLAGE LIMIT
CITY OF BROOKSIDE VILLAGE LIMIT

TRACT
A-100-00-00-37-124.0
CB-141E
(0.313 AC.
13,633 SQ. FT)

L1 L2 L3 L4 L5 L6

SET SET SET SET SET SET

H HIGH BANK

C1

FND. 518' IR.

H.T. & B. RR. CO. SURVEY
SECTION 6, A-526



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.

 4/4/2025
NHUY THI NGUYEN
TEXAS REG. PROF. AND SURVEYOR NO. 6409

PREPARED: KTN	HCFCD PROJECT ID # A100-00-00-G002	REV	DESCRIPTION	DATE	APPR
CHECKED: NN	CLEAR CREEK FLOOD RISK MANAGEMENT PROJECT	1	UPDATED ACRE	12/03/2024	NN
APPROVED: PK	BOUNDARY SURVEY FOR TRACT NO. A100-00-00-37-124.0 (CB-141E) 12235 OAKLINE DRIVE	2	ADDED TRACT NO	04/03/2025	NN
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					