

I, TRAVIS CAMPBELL, President of West Oak Development, Inc., Owner of the Property subdivided in the above and foregoing map of OAK CREEK, Section One, do hereby make subdivision of said property according to the lines, lots, building lines, streets, alleys, parks and easements thereon shown and designate said subdivision as OAK CREEK, SECTION ONE, located in the John Dickinson League, Abstract 9, in Galveston County, Texas, and on behalf of OAK CREEK, SECTION ONE, hereby reserves, excepts and holds private unto OAK CREEK SECTION ONE, their successors and assigns each street, driveway and common area shown thereon as private and agree that within the boundaries of each drive or street shown on said plan, there is established and shall be maintained easements for gas, water, electricity, telephone and other public utilities for the benefit and general use of the owners, heirs and assigns of the property located within the boundaries of this plot, but not otherwise and no public right-of-way of ingress or egress is established hereby.

The owners of OAK CREEK, SECTION ONE, herein declare that the streets are to be owned and managed by the OAK CREEK Homeowners Association as created by deed restrictions filed on

The City of League City and its licensed franchisees are granted an easement for firemen, fire fighting equipment, policemen, and other public purposes.

If the private streets are not maintained to City specifications and are not maintained in compliance with the Private Streets Ordinance, then, on the passage of an ordinance by the City of League City, the streets shall become the public streets of the City of League City with no compensation paid to the OAK CREEK Homeowners Association or to any other lot or property owner.

This is To Certify That I, TRAVIS CAMPBELL, President of West Oak Development, Inc., Owner of the property subdivided in the above and foregoing map of OAK CREEK, SECTION ONE, have compiled or will comply with the existing regulations heretofore on file and adopted by the City of League City in Galveston County, Texas.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all of all perimeter utility easements shown hereon.

Witness My Hand in Galveston County, Texas this 20th day of March, 1993.

WEST OAK DEVELOPMENT, INC.

BY: Travis Campbell  
TRAVIS CAMPBELL, PRESIDENT

ATTEST: Norma O. Rodriguez  
Assistant Secretary

STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared TRAVIS CAMPBELL, President of WEST OAK DEVELOPMENT, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein and herein set out and as the act and deed of said corporation.

Given Under My Hand and Seal of Office, this 20th day of March, 1993.

Notary Public for State of Texas.



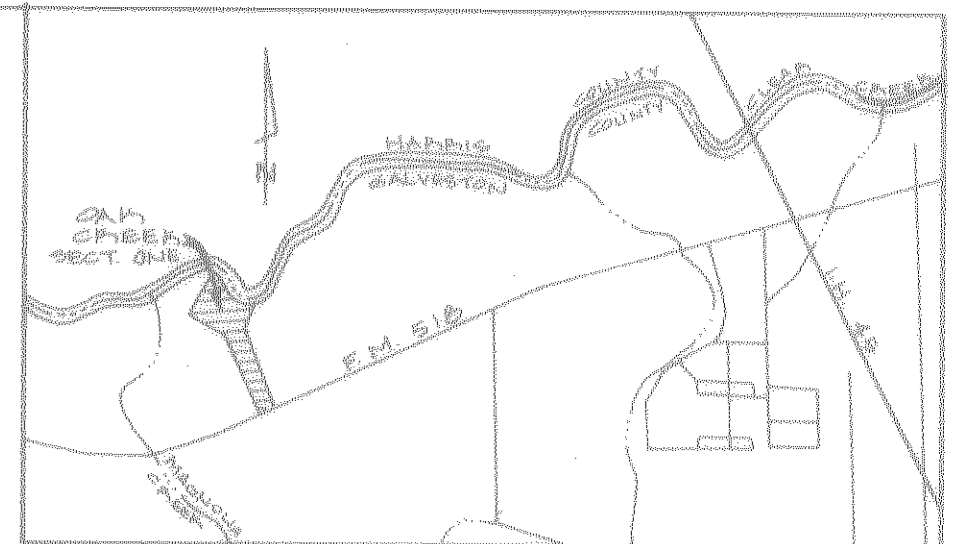
I, NEAL D. WILLINGHAM, do hereby certify that this plat correctly represents a survey made under my supervision on the ground, in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct, and that all block corners, angle points, and points of curvature will be properly marked with 5/8" iron rods.

Witness My Hand and Seal This 20th day of March, 1993.

Neal D. Willingham  
NEAL D. WILLINGHAM  
Registered Professional Surveyor No. 4104



FIRST TRACT  
CALLED 20 ACRES  
VOL. 2471, PG. 746, G.C.D.R.



VICINITY MAP  
SCALE: 1" = 4000'

- Notes:
1. Buffer reserve to be dedicated to the public in fee as a buffer separation between the end of streets in the subdivision plat where such streets abut adjacent acreage tracts. The condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the buffer reserve shall become public for street right of way purposes.
  2. All streets shall be concrete.
  3. This entire tract lies entirely within the Clear Creek Independent School District.
  4. There are no pipelines or pipeline easements on this property other than those shown.
  5. Blue reflectorized markers shall be at all fire hydrant locations.
  6. All lots have a minimum of 8,800 sq. ft. with an 80' minimum length at front building line.
  7. Developer will provide water and sanitary sewer services leads to property line.
  8. Street light poles to be furnished as shown on plat. Street light poles shall be 30' galvanized steel or aluminum at developer's option.
  9. All drainage drainage easements shall be kept free of any obstruction to drainage such as fencing, buildings, plantings, etc.

- LEGEND
- BUILDING LINE B.L.
  - UTILITY EASEMENT U.E.
  - DRAINAGE EASEMENT D.E.
  - BLOCK NUMBERS ①

LINE	BEARING	DISTANCE
L1	N 42°23'53" W	28.71
L2	N 63°20'09" E	69.66
L3	S 63°20'09" W	69.92
L4	N 63°20'09" E	70.48
L5	S 63°20'09" W	70.74
L6	N 63°20'09" E	95.46
L7	S 63°20'09" W	95.37

CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	15°53'56"	480.00	133.19	67.03	N 34°28'53" W 132.77
C2	15°53'56"	400.00	111.00	55.86	N 34°28'53" W 110.64
C3	15°53'57"	380.00	105.45	53.06	N 34°28'54" W 105.11
C4	15°53'57"	460.00	127.85	64.24	N 34°28'54" W 127.24
C5	9°09'58"	15.00	23.61	15.04	N 71°34'53" W 21.24
C6	8°50'04"	15.00	23.52	14.96	S 18°25'07" W 21.18
C7	8°50'04"	15.00	23.52	14.96	S 18°25'07" W 21.18
C8	9°09'58"	15.00	23.61	15.04	N 71°34'53" W 21.24
C9	9°09'58"	15.00	23.61	15.04	N 71°34'53" W 21.24
C10	81°54'27"	15.00	24.06	15.51	S 17°22'58" W 21.56
C11	3°01'19"	805.12	391.00	202.60	S 47°04'58" E 384.23
C12	3°55'31"	665.11	358.99	183.98	S 42°31'35" E 354.65
C13	82°21'38"	15.00	21.56	13.12	S 16°48'31" E 18.75
C14	9°02'09"	15.00	23.57	15.01	S 69°23'21" W 21.22
C15	9°00'00"	15.00	23.56	15.00	S 20°35'37" E 21.21
C16	9°00'00"	15.00	23.56	15.00	S 69°24'23" W 21.21
C17	9°00'00"	15.00	23.56	15.00	S 20°35'37" E 21.21
C18	9°00'00"	15.00	23.56	15.00	S 69°24'23" W 21.21
C19	9°00'00"	90.00	141.37	90.00	S 69°24'23" W 127.28
C20	9°00'00"	30.00	47.12	30.00	S 69°24'23" W 42.43
C21	9°00'00"	15.00	23.56	15.00	S 69°24'23" W 21.21
C22	9°00'00"	15.00	23.56	15.00	S 20°35'37" E 21.21
C23	89°57'55"	90.00	141.32	89.85	S 20°38'39" E 127.24
C24	89°57'55"	30.00	47.11	29.98	S 20°38'39" E 42.41
C25	9°02'09"	15.00	23.57	15.01	S 69°23'21" W 21.22
C26	89°57'55"	15.00	23.55	14.99	N 20°38'39" W 21.21
C27	38°30'39"	635.12	426.89	221.86	S 46°20'18" E 418.90
C28	89°57'55"	60.00	94.21	59.96	S 20°38'39" E 84.83
C29	9°00'00"	60.00	94.25	60.00	N 89°24'23" E 84.85
C30	15°58'06"	430.00	119.58	60.18	N 34°30'10" W 119.19
C31	15°53'56"	430.00	119.32	60.05	N 34°28'53" W 118.94

I, JESSIE G. KIRKENDALL, County Clerk Galveston County, Texas do hereby certify that this written instrument was filed for record on April 3, 1993, at 11:52 o'clock A. M., and was duly recorded on April 3, 1993, at 11:52 o'clock in Plot Record 18 Map Number 414 Galveston County Map Records.

Witness My Hand and Seal of Office, at Galveston, Texas, the day and date last above written.

JESSIE G. KIRKENDALL, COUNTY CLERK, GALVESTON COUNTY, TEXAS.

CITY OF LEAGUE CITY  
This is to certify that the City Planning Commission of the City of League City, Texas, has approved this plat and subdivision of OAK CREEK SECTION ONE, as shown hereon. In Testimony Whereof, witness the official signature of the Chairman and Vice Chairman of the City Planning Commission of the City of League City, Texas this 15th day of March, 1993.

Gail M. Hummel  
GAIL M. HUMMEL, CHAIRMAN

Holly Lublak  
HOLLY LUBLAK, VICE CHAIRMAN

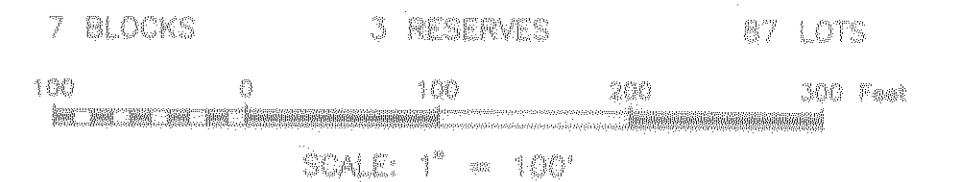
This is to certify that the City Council of League City, Galveston County, Texas has approved this plat and subdivision of OAK CREEK SECTION ONE, as shown hereon. In testimony, whereof, witness the official signatures of the Mayor and City Councilman of League City, this the 25th day of March, 1993.

Joe L. Lamb  
JOE L. LAMB, MAYOR  
Chester Davis  
CHESTER DAVIS, COUNCILMAN  
Jim Kanute  
JIM KANUTE, COUNCILMAN  
Ed Poole  
ED POOLE, COUNCILMAN  
Linna Isbell  
LINNA ISBELL, COUNCILMAN

Norma O. Rodriguez  
NORMA O. RODRIGUEZ, CITY SECRETARY

ENGINEER:  
MUNICIPAL ENGINEERING CO., INC.  
3301 FEDERAL RD.  
PASADENA, TEXAS 77504  
PHONE : 713-941-8988

OWNER:  
WEST OAK DEVELOPMENT, INC.  
PRESIDENT - TRAVIS CAMPBELL  
BOX 936  
LEAGUE CITY, TEXAS 77573  
PHONE: 713-334-6671



FINAL PLAT  
OAK CREEK SECTION ONE

BEING A 40.5705 ACRE TRACT OF LAND OUT OF THE JOHN DICKINSON LEAGUE, ABSTRACT 9, LOCATED IN GALVESTON COUNTY, TEXAS.

7 BLOCKS 3 RESERVES 87 LOTS

UNRESTRICTED RESERVE "E"  
REPLAT OF COUNTRYSIDE SECTION 2  
CAB. 15, PG. 83-84, G.C.M.R.

SCALE: 1" = 100'

9312966

18/414