

We, WEST OAK DEVELOPMENT, LTD., Owners of the property subdivided in the above and foregoing map of OAK CREEK SECTION THREE, do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines, and easements, therein shown and designate said subdivision as OAK CREEK SECTION THREE, being out of the John Dickinson League, Abstract 9, Galveston County, Texas, and dedicate to the public use as such the streets, alleys, parks and easements shown thereon forever.

This Is To Certify That West Oak Development, Ltd., Owners have complied with 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 perimeter utility easements shown hereon.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly in the easement except by means of an approved drainage structure.

Witness My Hand in Harris County, Texas this 13 day of January 2003.

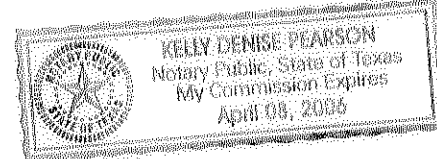
Travis Campbell
TRAVIS CAMPBELL, President
West Oak Development, Ltd.

STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared TRAVIS CAMPBELL, President, respectively of WEST OAK DEVELOPMENT, LTD., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they 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 13th day of January, 2003.

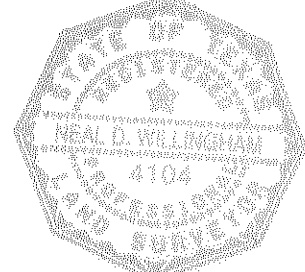
Billy Pearson
Notary Public for State of Texas.



I, NEIL 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 13 day of JANUARY, 2003.

Neil D. Willingham
NEIL D. WILLINGHAM
Registered Professional Land Surveyor No. 4104



CITY OF LEAGUE CITY

This is to certify that the City Planning and Zoning Commission of the City of League City, Texas, has approved this plat and subdivision of OAK CREEK SECTION THREE, as shown hereon.

In Testimony Whereof, witness the official signature of the Chairman and City Planner of the City Planning and Zoning Commission of the City of League City, Texas this 13th day of January, 2003.

John Wycoff
JOHN WYCOFF, CHAIRMAN
PLANNING & ZONING COMMISSION
Mary Ann Daigle
MARY ANN DAIGLE, CITY PLANNER
DIRECTOR OF PLANNING & DEVELOPMENT

I, PATRICIA RITCHIE, County Clerk Galveston County, Texas do hereby certify that the written instrument was filed for record in my office on 2-10, 2003, at 12:37 o'clock A. M., and duly recorded on Feb 10, 2003, at 12:37 o'clock in Plat Record 20224 Map Number 7 Galveston County Map Records.

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

PATRICIA RITCHIE, COUNTY CLERK
GALVESTON COUNTY, TEXAS.
Mary Ann Daigle
BY: _____ Deputy

METES AND BOUNDS DESCRIPTION OF

A 12.6443 ACRE TRACT OF LAND OUT OF THE JOHN DICKINSON LEAGUE, ABSTRACT 9, LOCATED IN GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE OF OAK HOLLOW (60' R.O.W.) THE MOST SOUTHEAST CORNER OF LOT 35, BLOCK 2 OF THE FINAL PLAT OAK CREEK SECTION ONE SUBDIVISION AS RECORDED IN PLAT RECORD 18, MAP NUMBER 414, GALVESTON COUNTY MAP RECORDS;

THENCE SOUTH 24 DEG. 24 MIN. 23 SEC. WEST, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF OAK HOLLOW A DISTANCE OF 38.76 FEET TO A POINT FOR CORNER;

THENCE SOUTH 65 DEG. 35 MIN. 37 SEC. EAST, ACROSS OAK HOLLOW AND ALONG THE SOUTHWEST LINE OF BLOCK 5 OF SAID OAK CREEK SECTION ONE SUBDIVISION, A DISTANCE OF 703.37 FEET TO A POINT FOR ANGLE ALSO THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 5;

THENCE SOUTH 54 DEG. 25 MIN. 52 SEC. EAST, ALONG THE SAID SOUTHWEST LINE OF BLOCK 5, A DISTANCE OF 75.30 FEET TO A POINT FOR ANGLE ALSO THE SOUTHEAST CORNER OF LOT 4 OF SAID BLOCK 5;

THENCE SOUTH 55 DEG. 44 MIN. 36 SEC. EAST, ALONG THE SAID SOUTHWEST LINE OF BLOCK 5, A DISTANCE OF 75.26 FEET TO A POINT FOR ANGLE ALSO THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK 5;

THENCE SOUTH 42 DEG. 03 MIN. 09 SEC. EAST, ALONG THE SAID SOUTHWEST LINE OF BLOCK 5, A DISTANCE OF 55.41 FEET TO A POINT FOR CORNER ALSO THE MOST NORTH CORNER OF LOT 23, BLOCK 5, SECTION 2 OF OAK CREEK SUBDIVISION;

THENCE SOUTH 50 DEG. 10 MIN. 55 SEC. WEST, ALONG THE NORTHWEST LINE OF SAID LOT 23, BLOCK 5, SECTION 2 OF OAK CREEK SUBDIVISION AND ACROSS WILLOWOOD DRIVE (60' R.O.W.), A DISTANCE OF 169.24 FEET TO A POINT FOR CORNER, IN A CURVE TO THE LEFT, IN THE NORTHEAST LINE OF LOT 1, BLOCK 4, SECTION 2 OF OAK CREEK SUBDIVISION;

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID WILLOWOOD DRIVE, IN A CURVE TO THE LEFT HAVING A RADIUS OF 321.48 FEET, A DELTA OF 05 DEG. 09 MIN. 19 SEC., AN ARC LENGTH OF 28.92 FEET AND A CHORD BEARING OF NORTH 42 DEG. 23 MIN. 46 SEC. WEST A DISTANCE OF 28.91 FEET TO A POINT FOR CORNER ALSO THE MOST NORTH CORNER OF SAID LOT 1, BLOCK 4;

THENCE SOUTH 45 DEG. 01 MIN. 34 SEC. WEST, ALONG THE NORTHWEST LINE OF SAID LOT 1, BLOCK 4, A DISTANCE OF 115.11 FEET TO A POINT FOR CORNER IN THE NORTHERLY LINE OF LOT 18, BLOCK 4, SECTION 2 OF OAK CREEK SUBDIVISION;

THENCE NORTH 49 DEG. 26 MIN. 03 SEC. WEST, ALONG THE SAID NORTHERLY LINE OF LOT 18, A DISTANCE OF 65.87 FEET TO A POINT FOR ANGLE;

THENCE NORTH 65 DEG. 35 MIN. 37 SEC. WEST, ALONG THE SAID NORTHERLY LINE OF LOT 18, A DISTANCE OF 10.13 FEET TO A POINT FOR CORNER ALSO THE NORTHWEST CORNER OF SAID LOT 18;

THENCE SOUTH 27 DEG. 40 MIN. 18 SEC. WEST, ALONG THE NORTHWEST LINE OF SAID LOT 18 AND ACROSS LE DOUX OAKS (60' R.O.W.), A DISTANCE OF 170.36 FEET TO A POINT FOR CORNER, IN A CURVE TO THE LEFT, IN THE NORTHERLY LINE OF LOT 18, BLOCK 2, SECTION 2 OF OAK CREEK SUBDIVISION;

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID LE DOUX OAKS, IN A CURVE TO THE LEFT HAVING A RADIUS OF 54.48 FEET, A DELTA OF 03 DEG. 15 MIN. 55 SEC., AN ARC LENGTH OF 3.10 FEET AND A CHORD BEARING OF NORTH 63 DEG. 57 MIN. 40 SEC. WEST A DISTANCE OF 3.10 FEET TO A POINT FOR TANGENT IN THE NORTHERLY LINE OF SAID LOT 18;

THENCE NORTH 65 DEG. 35 MIN. 37 SEC. WEST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF LE DOUX OAKS, A DISTANCE OF 139.76 FEET TO A POINT FOR CORNER ALSO THE NORTHWEST CORNER OF SAID LOT 18;

THENCE SOUTH 24 DEG. 24 MIN. 23 SEC. WEST, ALONG THE NORTHWEST LINE OF BLOCK 2, SECTION 2, OF OAKCREEK SECTION 2, A DISTANCE OF 392.85 FEET TO A POINT FOR CORNER ALSO THE MOST WESTERLY CORNER OF LOT 15, BLOCK 2 OF OAK CREEK SECTION 2;

THENCE NORTH 48 DEG. 25 MIN. 11 SEC. WEST A DISTANCE OF 79.38 FEET TO A POINT FOR ANGLE;

THENCE NORTH 37 DEG. 23 MIN. 36 SEC. WEST A DISTANCE OF 568.92 FEET TO A POINT FOR CORNER;

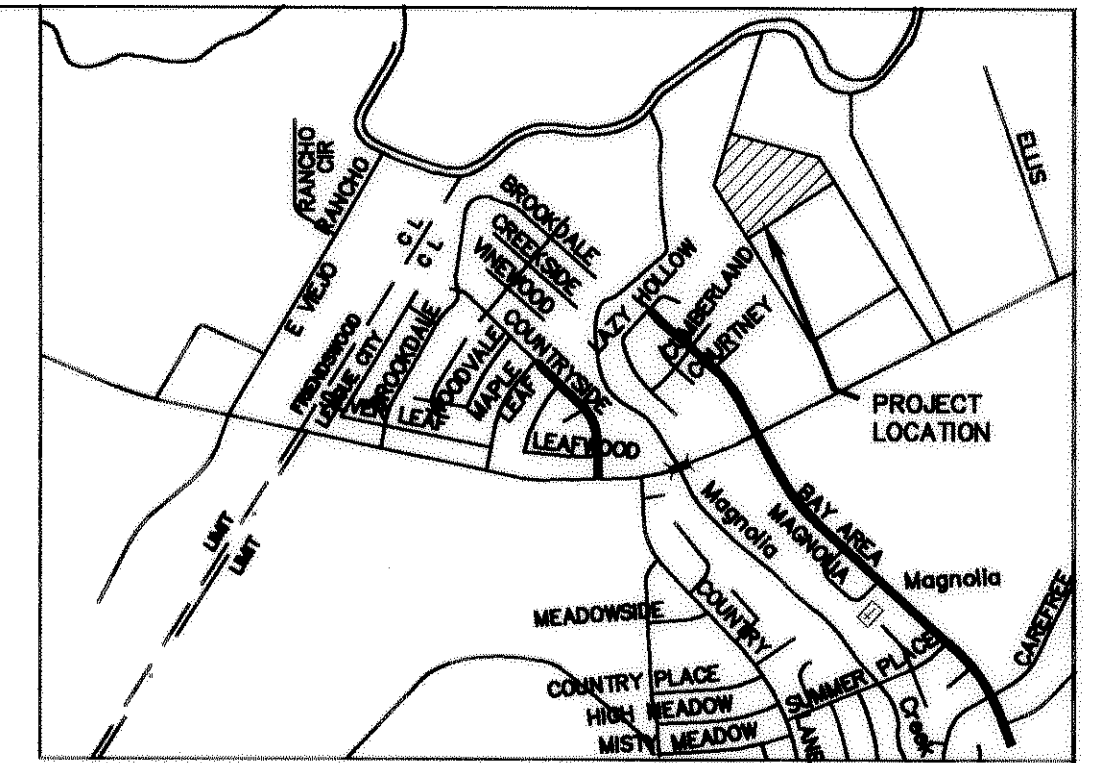
THENCE NORTH 05 DEG. 37 MIN. 32 SEC. EAST A DISTANCE OF 212.14 FEET TO A POINT FOR ANGLE;

THENCE NORTH 24 DEG. 24 MIN. 23 SEC. EAST A DISTANCE OF 388.49 FEET TO A POINT FOR CORNER ALSO THE SOUTHWEST CORNER OF LOT 35, BLOCK 2, SECTION 1 OF OAK CREEK;

THENCE SOUTH 65 DEG. 35 MIN. 37 SEC. EAST, ALONG THE SOUTHWEST LINE OF SAID LOT 35, A DISTANCE OF 110.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.6443 ACRES OF LAND, MORE OR LESS.

DRAINAGE NOTE:

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY IN THE EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.



VICINITY MAP

SCALE: 1" = 5280'
MAP NO. 657R

GENERAL NOTES

1. THERE IS NO VISIBLE EVIDENCE OF PIPELINES OR PIPELINE EASEMENTS ON THIS TRACT OR WITHIN 100 FEET OF SAME OTHER THAN THOSE SHOWN HEREON.
2. SIDEWALKS SHALL BE PLACED WITHIN THE R.O.W. AT THE TIME OF HOUSE CONSTRUCTION IN ACCORDANCE WITH CITY OF LEAGUE CITY ORDINANCES AND SPECIFICATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF LEAGUE CITY CODES AND ORDINANCES.
4. THIS PROPERTY LIES WHOLLY WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
5. THIS PROPERTY IS LOCATED IN UNSHADED ZONE "X" & A PORTION IN SHADED ZONE "AE" AS PER F.I.R.M. MAP 485488 0025 D, DATED SEPTEMBER 22, 1999. (BASE FLOOD ELEV. 15.5) (WARNING: THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.)
6. ALL DRAINAGE EASEMENTS SHALL BE FOR DRAINAGE ONLY AND UNOBSTRUCTED.
7. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF LEAGUE CITY, TEXAS.

T.B.M. - PAINTED "X" ON HEADWALL WEST LINE COUNTRYSIDE SECTION ONE ELEV. 29.95 BASED ON U.S.C. & G.S. DATUM - 1973 ADJUSTMENT

LEGEND

- B.L. BUILDING LINE
- M.U.E. MULTIPURPOSE UTILITY EASEMENT
- U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT
- S.L.E. STREET LIGHT EASEMENT

ENGINEER:
MUNICIPAL ENGINEERING CO., INC.
3301 FEDERAL RD.
PASADENA, TEXAS 77504
PHONE: (713)941-8988
FAX: (713)941-0495

SURVEYOR:
H&W SURVEYING, INC.
10210 FUQUA
HOUSTON, TEXAS 77089
PHONE: (713)941-8600
FAX: (713)941-5202

OWNER:
WEST OAK DEVELOPMENT, LTD.
PRESIDENT - TRAVIS CAMPBELL
P.O. BOX 936
LEAGUE CITY, TEXAS 77573
PHONE: (281)992-7877

FINAL PLAT
OAK CREEK - SECTION THREE

BEING A 12.6443 ACRE TRACT OF LAND OUT OF THE JOHN DICKINSON LEAGUE, ABSTRACT 9, LOCATED IN GALVESTON COUNTY, TEXAS.

CONTAINING
3 BLOCKS 42 LOTS
JANUARY 13, 2003

SCALE: 1" = 100'

SHEET 2 of 13



DRAWING NO. & EDITED BY: 12087128F-3, BL 12-11-02