

Request to Vacate Public Easement or Right-of-way

Location:

3727, 3723, 3715, 3711 E FM 528 Rd and 18001 Blackhawk Boulevard

Legal Description:

Friendswood City Center Subdivision Final Plat, said easement being an approximate .706 acre tract of dedicated by separate instrument as evidenced by H.C.C.F. RP-2020-59908 in Friendswood, Harris County, Texas.

Request:

A request to vacate a 20-foot Sanitary Sewer Easement traversing lots addressed as 3727, 3723, 3715, 3711 E FM 528 Rd and 18001 Blackhawk Boulevard, properties also located within the Friendswood City Center Subdivision Final Plat, said easement being an approximate .706 acre tract of dedicated by separate instrument as evidenced by H.C.C.F. RP-2020-59908 in Friendswood, Harris County, Texas.

Documents:

- [1. Original Easement Document including exhibit and metes and bounds description](#)
- [2. Recorded plat – Friendswood City Center](#)
- [3. Aerial map](#)
- [4. Location map](#)

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THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF HARRIS §

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SANITARY SEWER EASEMENT

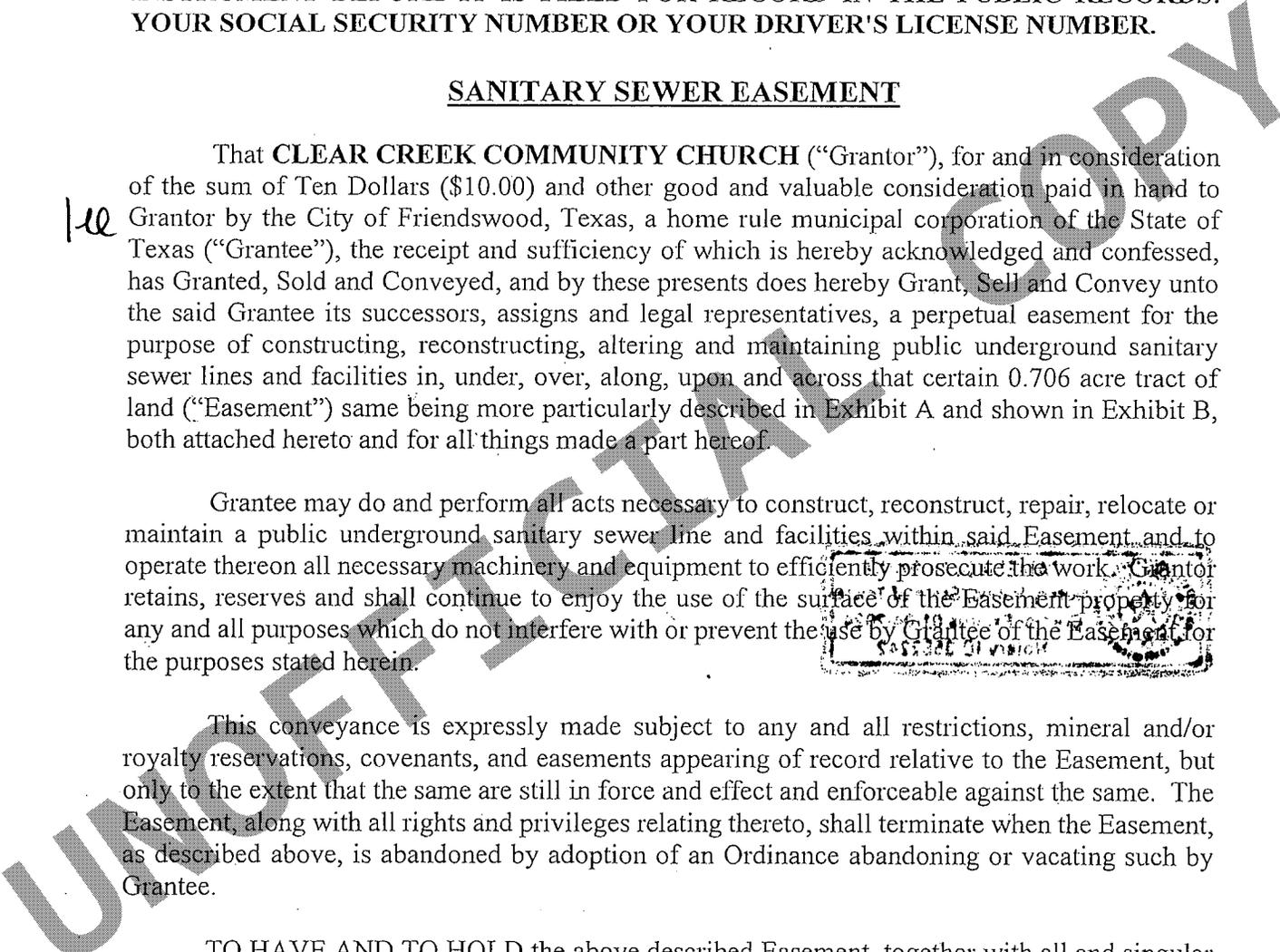
lee That **CLEAR CREEK COMMUNITY CHURCH** ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid in hand to Grantor by the City of Friendswood, Texas, a home rule municipal corporation of the State of Texas ("Grantee"), the receipt and sufficiency of which is hereby acknowledged and confessed, has Granted, Sold and Conveyed, and by these presents does hereby Grant, Sell and Convey unto the said Grantee its successors, assigns and legal representatives, a perpetual easement for the purpose of constructing, reconstructing, altering and maintaining public underground sanitary sewer lines and facilities in, under, over, along, upon and across that certain 0.706 acre tract of land ("Easement") same being more particularly described in Exhibit A and shown in Exhibit B, both attached hereto and for all things made a part hereof.

Grantee may do and perform all acts necessary to construct, reconstruct, repair, relocate or maintain a public underground sanitary sewer line and facilities within said Easement and to operate thereon all necessary machinery and equipment to efficiently prosecute the work. Grantor retains, reserves and shall continue to enjoy the use of the surface of the Easement property for any and all purposes which do not interfere with or prevent the use by Grantee of the Easement for the purposes stated herein.

This conveyance is expressly made subject to any and all restrictions, mineral and/or royalty reservations, covenants, and easements appearing of record relative to the Easement, but only to the extent that the same are still in force and effect and enforceable against the same. The Easement, along with all rights and privileges relating thereto, shall terminate when the Easement, as described above, is abandoned by adoption of an Ordinance abandoning or vacating such by Grantee.

TO HAVE AND TO HOLD the above described Easement, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, its successors and assigns forever, and Grantor binds himself, his heirs, executors, administrators and assigns, to warrant and forever defend all and singular the said Easement unto Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

RP-2020-59908



IN WITNESS WHEREOF, this instrument is executed this 15th day of January 2020

GRANTOR

CLEAR CREEK COMMUNITY CHURCH

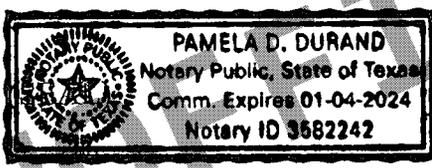
lcc

By: Mark Carden

Its: Executive Pastor

STATE OF Texas §
COUNTY OF Galveston §

This instrument was acknowledged before me on this 15th day of January, 2020 by Mark Carden Executive Pastor of CLEAR CREEK COMMUNITY CHURCH.



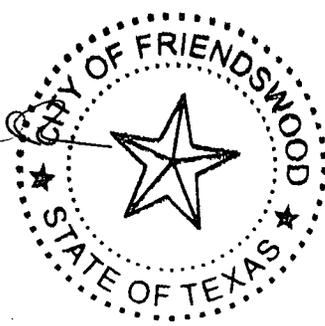
Pamela D. Durand
Notary Public in and for the State of Texas

ACCEPTED BY GRANTEE:

Mike Foreman
Mike Foreman, Mayor

ATTEST:

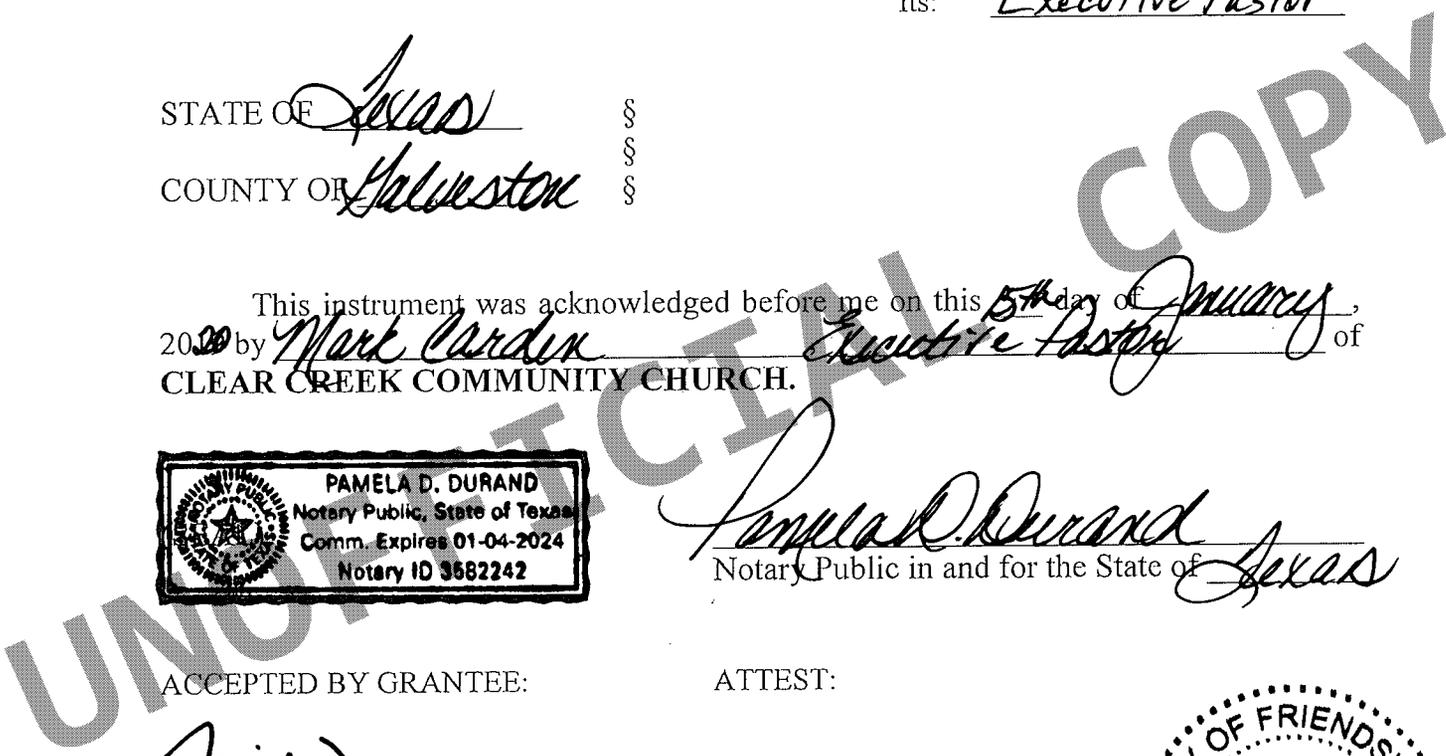
Melinda Welsh
Melinda Welsh, TRMC
City Secretary



ADDRESS OF GRANTEE:

City of Friendswood, Texas
910 South Friendswood Drive
Friendswood, Texas 77546
Attn. City Secretary's
Office *Ret*

RP-2020-59908



County: Harris
Project: CCCC Friendswood
Job No. 161303
MBS No. 19-318

FIELD NOTES FOR 0.706 ACRE

Being a tract containing 0.706 acre of land located in the Sarah McKissick Survey, Abstract No. 549, in Harris County, Texas. Said 0.706 acre being a portion of a call 135.778 acre tract of land recorded in the name of Clear Creek Community Church under Harris County Clerk's File (H.C.C.F.) No. 20150231965. Said 0.706 acre of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, as derived from GPS observations):

COMMENCING at a 5/8 inch capped iron rod stamped "KRE&S RPLS 3974" found at the northeast corner of said 135.778 acre tract, the northwest corner of a call 28.9270 acre tract of land recorded in the name of Clear Creek Independent School District under H.C.C.F. No. P598260, and being on the south Right-of-Way (R.O.W.) line of E. Parkwood Avenue (F.M. 528) based on a width of 120 feet, from which point a found 5/8 inch iron rod at the southwest corner of said 28.9270 acre tract bears South 08 degrees 47 minutes 23 seconds East, a distance of 1,289.36 feet;

THENCE, with said south R.O.W. line and the north line of said 135.778 acre tract, South 81 degrees 12 minutes 37 seconds West, a distance of 40.00 feet to the **POINT OF BEGINNING**;

THENCE, through and across said 135.778 acre tract, the following four (4) courses:

- 1.) South 08 degrees 47 minutes 23 seconds East, a distance of 20.00 feet;
- 2.) South 81 degrees 12 minutes 37 seconds West, a distance of 1,549.58 feet;
- 3.) North 41 degrees 36 minutes 56 seconds East, a distance of 6.93 feet;
- 4.) North 41 degrees 34 minutes 56 seconds East, a distance of 24.43 feet to a point on the aforesaid south R.O.W. line of F.M. 528 and north line of said 135.778 acre tract, from which point a found TXDOT disc at a point of curvature in said south R.O.W. line bears South 81 degrees 12 minutes 37 seconds West, a distance of 207.00 feet;

THENCE, with said south R.O.W. line and said north line, North 81 degrees 12 minutes 37 seconds East, a distance of 1,525.42 feet to the **POINT OF BEGINNING** and containing 0.706 acre of land.

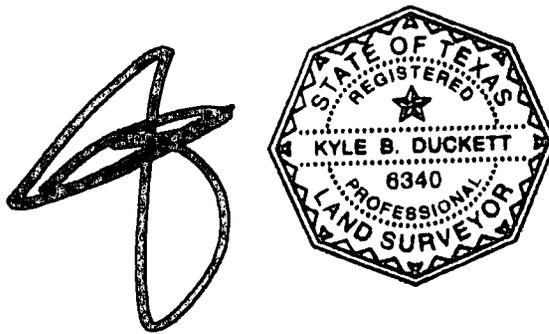
RP-2020-59908

UNOFFICIAL COPY

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THIS DESCRIPTION WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF KYLE B. DUCKETT, RPLS 6340, FILED UNDER JOB NO. 161301 IN THE OFFICES OF GBI PARTNERS, L.P.

GBI Partners, L.P.
TBPELS Firm #10130300
Ph: 281.499.4539
October 25, 2019



UNOFFICIAL COPY

RP-2020-59908

MATCH LINE - SEE PAGE 4 OF 4 PAGES

UNREST. RESERVE "A"
BLOCK 1
CALVARY CHAPEL
SOUTHEAST HOUSTON
F.C. NO. 604264 H.C.M.R.

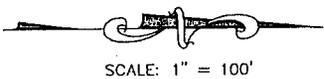
PORTION OF
RESERVE "G"
BLOCK 19
FOREST BEND SEC. 3
VOL. 180, PG. 73
H.C.M.R.

F.M. 528
(120' R.O.W.)

BLACKHAWK
BOULEVARD

Exhibit B Page 1 of 2 Pages

0.706 ACRE



SCALE: 1" = 100'

SANITARY SEWER EASEMENT

0.706 ACRE

BEING A PORTION OF A CALL 135.778 ACRE TRACT OF
LAND RECORDED IN THE NAME OF CLEAR CREEK
COMMUNITY CHURCH IN H.C.C.F. NO. 20150231965.

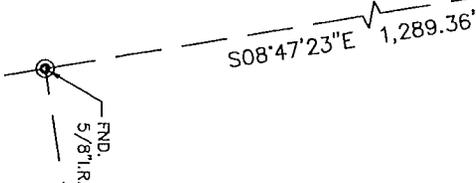
LOCATED IN THE
SARAH MCKISSICK SURVEY, A-549
HARRIS COUNTY, TEXAS

CALL 135.778 ACRES
CLEAR CREEK COMMUNITY CHURCH
H.C.C.F. NO. 20150231965

NOTES:

- 1.) Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.9998715961.
- 2.) This is an exhibit only. Building lines, easements, etc. have been intentionally omitted. No abstracting was performed by GBI except as shown.
- 3.) See Pages 1-2 of 3 Pages for metes and bounds description.

LEGEND	BEARING BASIS
B.B.	CAPPED IRON ROD
C.I.R.	FOUND
FND.	HARRIS COUNTY CLERKS FILE
H.C.C.F.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
I.P.	IRON PIPE
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING

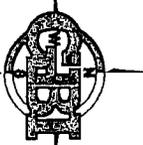


S81°12'37"W
40.00'

P.O.B.

P.O.C.
FND. 5/8 C.I.R.
"KREBS PLS 3974"

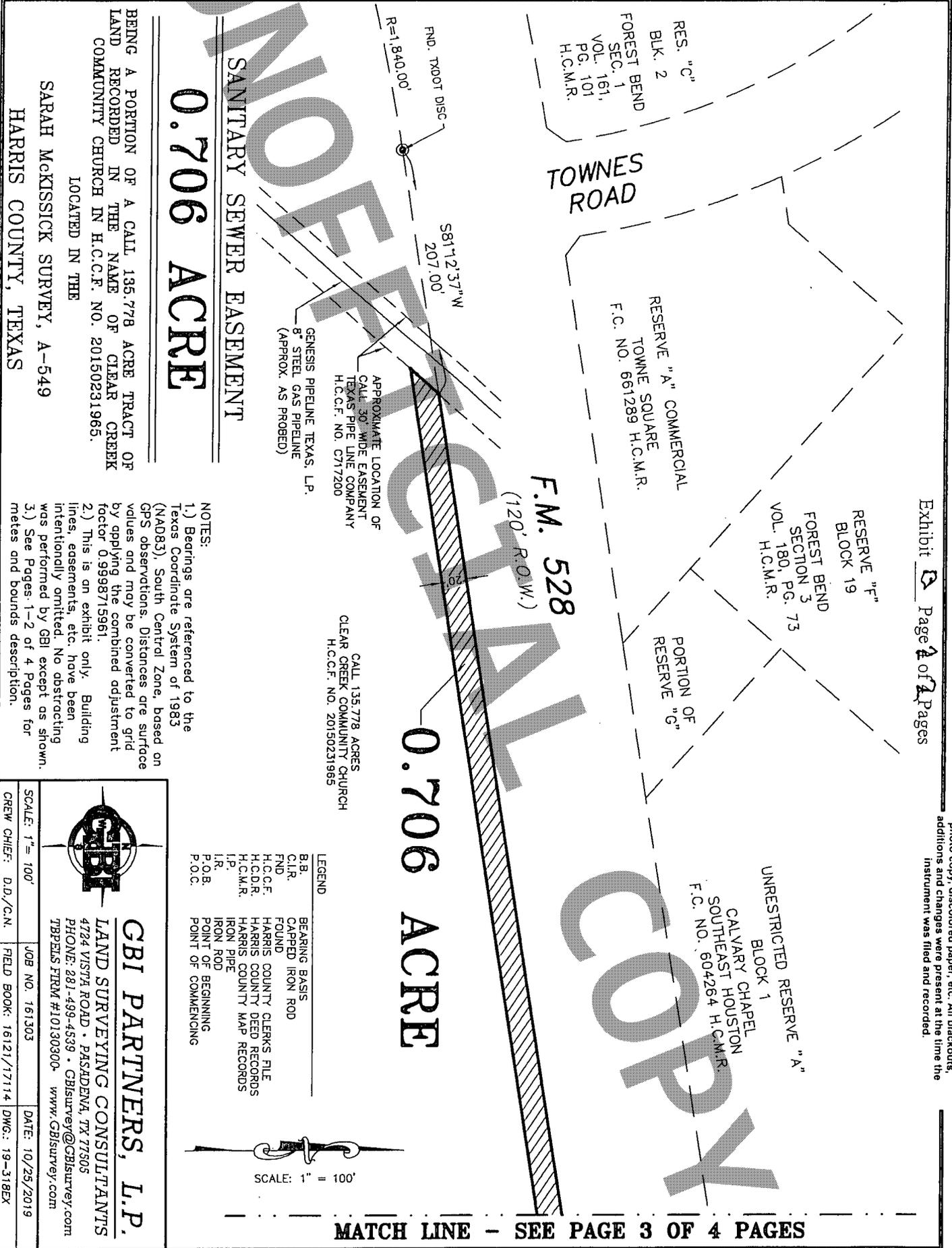
CALL 28.9270 ACRES
CLEAR CREEK
INDEPENDENT
SCHOOL DISTRICT
H.C.C.F. NO. P598260



GBI PARTNERS, L.P.

LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com
TBPETS FIRM #10130300 • www.GBIsurvey.com

SCALE: 1" = 100'	JOB NO. 161303	DATE: 10/25/2019
CREW CHIEF: D.D./C.N.	FIELD BOOK: 16121/17114	DWG.: 19-318EX



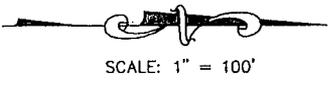
BEING A PORTION OF A CALL 135,778 ACRES TRACT OF LAND RECORDED IN THE NAME OF CLEAR CREEK COMMUNITY CHURCH IN H.C.C.F. NO. 20150231965. LOCATED IN THE SARAH MCKISSICK SURVEY, A-549 HARRIS COUNTY, TEXAS

SANITARY SEWER EASEMENT
0.706 ACRES

NOTES:
1.) Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.9998715961.
2.) This is an exhibit only. Building lines, easements, etc. have been intentionally omitted. No abstracting was performed by GBI except as shown.
3.) See Pages 1-2 of 4 Pages for metes and bounds description.

LEGEND

B.B.	BEARING BASIS
C.I.R.	CAPPED IRON ROD
FND	FOUND
H.C.C.F.	HARRIS COUNTY CLERKS FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
I.P.	IRON PIPE
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING



GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
TYPELTS FIRM #101303000 • www.GBISurvey.com

SCALE: 1" = 100'
CREW CHIEF: D.D./C.N. JOB NO. 161303 DATE: 10/25/2019
FIELD BOOK: 16121/71714 DWG.: 19-318EX

MATCH LINE - SEE PAGE 3 OF 4 PAGES

Exhibit B Page 2 of 2 Pages

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

COPY

UNOFFICIAL COPY

80665-0202-PR

FILED FOR RECORD

10:43:20 AM

Monday, February 10, 2020

Diane Gantman

COUNTY CLERK, HARRIS COUNTY, TEXAS

RP-2020-59908

UNOFFICIAL COPY

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, February 10, 2020



Diane Gantman

COUNTY CLERK
HARRIS COUNTY, TEXAS

We, MADISON DEVELOPMENT CORP., A TEXAS LIMITED LIABILITY COMPANY, acting by and through Louis Tannos, Manager, LONE STAR CAMPUS R1, LLC, A TEXAS LIMITED LIABILITY COMPANY, and its manager, Wolfram Capital LLC, a Delaware limited liability company, acting by and through Russell Handy, a managing member of the Manager, Lone Star Campus MXM LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company, acting by and through Russell Handy, a managing member of the Manager, Lone Star Campus LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company, acting by and through Russell Handy, a managing member of the Manager, HILL GAGE DEVELOPMENT, LLC, acting by and through Daniel Gage and Adam Hill, managing members, TIMA HOLDINGS, LLC, acting by and through Bhakti Mehta, President, and Kamlesh Mehta, Secretary, and AJAY K. JAIN, individually, owners, hereafter referred to as Owners, whether one or more, of the 106.47 acre tract described in the above and foregoing map of FRIENDSWOOD CITY CENTER, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed easement above the ground level upward, to all public easements shown hereon.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners 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, structures and other obstructions to the operations and maintenance of the drainage facility and that such obstructions shall not be permitted to drain directly into this easement or into any other drainage structure.

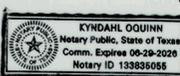
IN TESTIMONY WHEREOF, the MADISON DEVELOPMENT CORP., A TEXAS LIMITED LIABILITY COMPANY, has caused these presents to be signed by Louis Tannos, Manager, thereto authorized, this 28 day of July, 2025.

MADISON DEVELOPMENT CORP., A TEXAS LIMITED LIABILITY COMPANY

By: Louis Tannos
Manager

BEFORE ME, the undersigned authority, on this day personally appeared Louis Tannos, Manager, of MADISON DEVELOPMENT CORP., A TEXAS LIMITED LIABILITY COMPANY, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of July, 2025.



Notary Public in and for the State of Texas
6-29-2026
My Commission Expires:

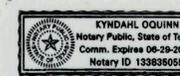
IN TESTIMONY WHEREOF, the LONE STAR CAMPUS R1, LLC, A TEXAS LIMITED LIABILITY COMPANY, and its manager, Wolfram Capital LLC, a Delaware limited liability company, has caused these presents to be signed by Russell Handy, a managing member of the Manager, thereto authorized, this 28 day of July, 2025.

LONE STAR CAMPUS R1, LLC, A TEXAS LIMITED LIABILITY COMPANY, and its manager, Wolfram Capital LLC, a Delaware limited liability company

By: Russell Handy
A managing member of the Manager

BEFORE ME, the undersigned authority, on this day personally appeared Russell Handy, a managing member of the Manager, LONE STAR CAMPUS R1, LLC, A TEXAS LIMITED LIABILITY COMPANY, and its manager, Wolfram Capital LLC, a Delaware limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of July, 2025.



Notary Public in and for the State of Texas
6-29-2026
My Commission Expires:

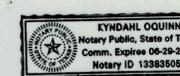
IN TESTIMONY WHEREOF, the Lone Star Campus MXM LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company, has caused these presents to be signed by Russell Handy, a managing member of the Manager, thereto authorized, this 28 day of July, 2025.

Lone Star Campus MXM LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company

By: Russell Handy
A managing member of the Manager

BEFORE ME, the undersigned authority, on this day personally appeared Russell Handy, a managing member of the Manager, Lone Star Campus MXM LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of July, 2025.



Notary Public in and for the State of Texas
6-29-2026
My Commission Expires:

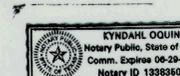
IN TESTIMONY WHEREOF, the Lone Star Campus LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company, has caused these presents to be signed by Russell Handy, a managing member of the Manager, thereto authorized, this 28 day of July, 2025.

Lone Star Campus LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company

By: Russell Handy
A managing member of the Manager

BEFORE ME, the undersigned authority, on this day personally appeared Russell Handy, a managing member of the Manager, Lone Star Campus LLC, a Texas limited liability company, and its manager, Wolfram Capital LLC, a Delaware limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of July, 2025.



Notary Public in and for the State of Texas
6-29-2026
My Commission Expires:

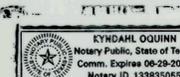
WITNESS my hand in the City of Friendswood, this 28 day of July, 2025.

By: Ajay Kumar Jain
AJAY K. JAIN

RP-2025-317434
8/12/2025 3:25 PM
FILED
COUNTY CLERK

BEFORE ME, the undersigned authority, on this day personally appeared AJAY K. JAIN 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of July, 2025.



Notary Public in and for the State of Texas
6-29-2026
My Commission Expires:

IN TESTIMONY WHEREOF, the HILL GAGE DEVELOPMENT, LLC, has caused these presents to be signed by Daniel Gage and Adam Hill, managing members, thereto authorized, this 28 day of July, 2025.

HILL GAGE DEVELOPMENT, LLC

By: Daniel Gage
Managing member

By: Adam Hill
Managing member

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Gage and Adam Hill managing members of HILL GAGE DEVELOPMENT, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of July, 2025.



Notary Public in and for the State of Texas
6-29-2026
My Commission Expires:

IN TESTIMONY WHEREOF, the TIMA HOLDINGS, LLC, has caused these presents to be signed by Bhakti Mehta, President, and Kamlesh Mehta, Secretary, thereto authorized, this 30 day of July, 2025.

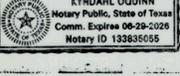
TIMA HOLDINGS, LLC

By: Bhakti Mehta
President

By: Kamlesh Mehta
Secretary

BEFORE ME, the undersigned authority, on this day personally appeared Bhakti Mehta, President, and Kamlesh Mehta, Secretary of TIMA HOLDINGS, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30 day of July, 2025.



Notary Public in and for the State of Texas
6-29-2026
My Commission Expires:

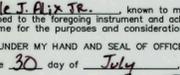
We, BIRANK, owner and holder of liens against the property described in the plat known as FRIENDSWOOD CITY CENTER, said liens being evidenced by instrument recorded under H.C.C.F. Nos. RP-2023-65755, RP-2023-65756, RP-2023-343202, RP-2024-23067, RP-2024-117973, RP-2024-117987, RP-2024-118016, RP-2024-173018, RP-2024-264663, RP-2024-27587, RP-2025-18547, RP-2025-77165, RP-2025-77177, RP-2025-184178, RP-2024-252300, and RP-2024-252301, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown hereon to said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: Noble J. Alix Jr.

Print name: Noble J. Alix Jr.

BEFORE ME, the undersigned authority, on this day personally appeared Noble J. Alix Jr., 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30 day of July, 2025.



Notary Public in and for the State of Texas
6-29-2026
My Commission Expires:

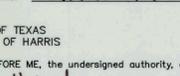
We, Cadence Bank, owner and holder of a lien against the property described in the plat known as FRIENDSWOOD CITY CENTER said lien being evidenced by instrument recorded under H.C.C.F. No. RP-2024-107624, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown hereon to said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: Trina Howard

Print name: Trina Howard

BEFORE ME, the undersigned authority, on this day personally appeared Trina Howard, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30 day of July, 2025.



Notary Public in and for the State of Texas
6-29-2026
My Commission Expires:

IN TESTIMONY WHEREOF, the City of Friendswood, Texas, has caused these presents to be signed by Tom Hincley, Chairman, thereto authorized, this 30 day of July, 2025.

By: Tom Hincley

Print name: Tom Hincley

BEFORE ME, the undersigned authority, on this day personally appeared Tom Hincley, Chairman, of the City of Friendswood, Texas, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30 day of July, 2025.



Notary Public in and for the State of Texas
6-29-2026
My Commission Expires:

DESCRIPTION

A TRACT OR PARCEL CONTAINING 106.47 ACRES OR 4,637,900 SQUARE FEET OF LAND SITUATED IN THE SARAH MCKISSICK LEAGUE, ABSTRACT NO. 549, HARRIS COUNTY, TEXAS, BEING ALL OF RESTRICTED RESERVE "A" AND "C" CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD CITY CENTER, AS RECORDED UNDER FILM CODE (C.C.) NO. 691601, HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND ALL OF A CALLED 106.472 ACRE TRACT DESCRIBED IN DEED TO MADISON DEVELOPMENT CORP., LLC, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2023-65754, WITH SAID 106.47 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204): BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "GB PARTNER" FOUND ON THE CURVED SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 528 (120 FEET WIDE) FOR THE COMMON NORTH CORNER OF RESTRICTED RESERVES "A" AND "B" OF SAID CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHEASTERLY DIRECTION, WITH A CURVE TO THE RIGHT AND THE SOUTHERLY R.O.W. LINE OF SAID F.M. 528, HAVING A RADIUS OF 1,840.08 FEET, A CENTRAL ANGLE OF 09 DEG. 41 MIN. 36 SEC., AN ARC LENGTH OF 311.31 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 76 DEG. 21 MIN. 49 SEC. EAST, A DISTANCE OF 510.94 FEET TO A POINT OF TANGENCY, FROM WHICH A TxDOT ALUMINUM DISK FOUND BEARS SOUTH 28 DEG. 58 MIN. EAST, A DISTANCE OF 0.60 FEET;

THENCE, NORTH 81 DEG. 12 MIN. 37 SEC. EAST, CONTINUING WITH THE SOUTHERLY R.O.W. LINE OF SAID F.M. 528, PASSING AT A DISTANCE OF 90.40 FEET THE NORTHEAST CORNER OF SAID RESTRICTED RESERVE "A", FROM WHICH A 5/8 INCH IRON ROD FOUND (BENT) BEARS SOUTH 32 DEG. 30 MIN. EAST, A DISTANCE OF 0.54 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,772.42 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF A CALLED 28,9270 ACRE TRACT DESCRIBED IN DEED TO CLEAR CREEK INDEPENDENT SCHOOL DISTRICT, AS RECORDED UNDER H.C.C.F. NO. P598260 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08 DEG. 47 MIN. 23 SEC. EAST, WITH THE WEST LINE OF SAID 28,9270 ACRE TRACT, PASSING AT A DISTANCE OF 1,289.34 FEET THE SOUTHWEST CORNER OF SAID CALLED 28,9270 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 10,000 ACRE TRACT DESCRIBED IN DEED TO CLEAR CREEK INDEPENDENT SCHOOL DISTRICT, AS RECORDED UNDER H.C.C.F. NO. P598262, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 32 DEG. 35 MIN. EAST, A DISTANCE OF 0.77 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 210.00 FEET TO A POINT OF TANGENCY, FROM WHICH A "WINDROSE" SET ON THE NORTHWESTERLY R.O.W. LINE OF A 150 FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT (H.C.F.C.D.) EASEMENT, AS RECORDED UNDER H.C.C.F. NOS. E449568 AND X384682 FOR THE SOUTHWEST CORNER OF A CALLED 10,000 ACRE TRACT DESCRIBED IN DEED TO CLEAR CREEK INDEPENDENT SCHOOL DISTRICT, AS RECORDED UNDER H.C.C.F. NO. P598262 AND THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 38 DEG. 20 MIN. 29 SEC. WEST, WITH THE NORTHWESTERLY R.O.W. LINE OF SAID H.C.F.C.D. EASEMENT, A DISTANCE OF 877.89 FEET TO THE GULF MEANDER LINE OF MEAN HIGHER WATER FOR CLEAR CREEK AS PER SURVEY PREPARED BY STEPHEN BLASKES, L.S.L.S. DATED OCTOBER 9, 2015, AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID MEAN HIGHER WATER LINE OF CLEAR CREEK THE FOLLOWING THIRTY-SEVEN (37) COURSES AND DISTANCES:

- 1. NORTH 21 DEG. 17 MIN. 29 SEC. WEST, A DISTANCE OF 20.86 FEET TO AN ANGLE POINT;
- 2. NORTH 04 DEG. 22 MIN. 12 SEC. WEST, A DISTANCE OF 216.80 FEET TO AN ANGLE POINT;
- 3. NORTH 32 DEG. 41 MIN. 57 SEC. WEST, A DISTANCE OF 184.39 FEET TO AN ANGLE POINT;
- 4. NORTH 51 DEG. 08 MIN. 03 SEC. WEST, A DISTANCE OF 154.30 FEET TO AN ANGLE POINT;
- 5. NORTH 74 DEG. 03 MIN. 08 SEC. WEST, A DISTANCE OF 164.71 FEET TO AN ANGLE POINT;
- 6. SOUTH 48 DEG. 02 MIN. 49 SEC. WEST, A DISTANCE OF 44.69 FEET TO AN ANGLE POINT;
- 7. NORTH 73 DEG. 53 MIN. 13 SEC. WEST, A DISTANCE OF 47.50 FEET TO AN ANGLE POINT;
- 8. SOUTH 49 DEG. 24 MIN. 27 SEC. WEST, A DISTANCE OF 89.87 FEET TO AN ANGLE POINT;
- 9. NORTH 75 DEG. 14 MIN. 40 SEC. WEST, A DISTANCE OF 40.66 FEET TO AN ANGLE POINT;
- 10. SOUTH 43 DEG. 53 MIN. 50 SEC. WEST, A DISTANCE OF 146.10 FEET TO AN ANGLE POINT;
- 11. SOUTH 25 DEG. 05 MIN. 22 SEC. WEST, A DISTANCE OF 134.50 FEET TO AN ANGLE POINT;
- 12. SOUTH 83 DEG. 33 MIN. 17 SEC. WEST, A DISTANCE OF 49.30 FEET TO AN ANGLE POINT;
- 13. SOUTH 21 DEG. 22 MIN. 27 SEC. WEST, A DISTANCE OF 73.69 FEET TO AN ANGLE POINT;
- 14. NORTH 77 DEG. 09 MIN. 16 SEC. WEST, A DISTANCE OF 62.96 FEET TO AN ANGLE POINT;
- 15. SOUTH 59 DEG. 48 MIN. 42 SEC. WEST, A DISTANCE OF 48.72 FEET TO AN ANGLE POINT;
- 16. NORTH 76 DEG. 29 MIN. 09 SEC. WEST, A DISTANCE OF 56.65 FEET TO AN ANGLE POINT;
- 17. NORTH 88 DEG. 56 MIN. 38 SEC. WEST, A DISTANCE OF 120.31 FEET TO AN ANGLE POINT;
- 18. NORTH 78 DEG. 01 MIN. 47 SEC. WEST, A DISTANCE OF 221.29 FEET TO AN ANGLE POINT;
- 19. NORTH 67 DEG. 13 MIN. 30 SEC. WEST, A DISTANCE OF 112.00 FEET TO AN ANGLE POINT;
- 20. NORTH 50 DEG. 46 MIN. 11 SEC. WEST, A DISTANCE OF 258.04 FEET TO AN ANGLE POINT;
- 21. NORTH 16 DEG. 00 MIN. 41 SEC. WEST, A DISTANCE OF 99.00 FEET TO AN ANGLE POINT;
- 22. NORTH 05 DEG. 32 MIN. 33 SEC. WEST, A DISTANCE OF 60.42 FEET TO AN ANGLE POINT;
- 23. NORTH 23 DEG. 27 MIN. 30 SEC. EAST, A DISTANCE OF 67.18 FEET TO AN ANGLE POINT;
- 24. NORTH 39 DEG. 20 MIN. 14 SEC. EAST, A DISTANCE OF 42.52 FEET TO AN ANGLE POINT;
- 25. NORTH 59 DEG. 56 MIN. 00 SEC. EAST, A DISTANCE OF 35.59 FEET TO AN ANGLE POINT;
- 26. SOUTH 84 DEG. 03 MIN. 09 SEC. EAST, A DISTANCE OF 25.53 FEET TO AN ANGLE POINT;
- 27. SOUTH 63 DEG. 21 MIN. 49 SEC. EAST, A DISTANCE OF 25.66 FEET TO AN ANGLE POINT;
- 28. NORTH 23 DEG. 23 MIN. 59 SEC. EAST, A DISTANCE OF 84.42 FEET TO AN ANGLE POINT;
- 29. NORTH 27 DEG. 29 MIN. 30 SEC. EAST, A DISTANCE OF 63.48 FEET TO AN ANGLE POINT;
- 30. NORTH 14 DEG. 02 MIN. 35 SEC. EAST, A DISTANCE OF 103.93 FEET TO AN ANGLE POINT;
- 31. NORTH 19 DEG. 38 MIN. 12 SEC. EAST, A DISTANCE OF 53.72 FEET TO THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "C";
- 32. NORTH 13 DEG. 22 MIN. 21 SEC. WEST, A DISTANCE OF 9.00 FEET TO AN ANGLE POINT;
- 33. NORTH 15 DEG. 04 MIN. 35 SEC. EAST, A DISTANCE OF 70.83 FEET TO AN ANGLE POINT;
- 34. NORTH 31 DEG. 32 MIN. 46 SEC. WEST, A DISTANCE OF 52.49 FEET TO AN ANGLE POINT;
- 35. NORTH 21 DEG. 40 MIN. 27 SEC. WEST, A DISTANCE OF 75.23 FEET TO AN ANGLE POINT;
- 36. NORTH 29 DEG. 57 MIN. 57 SEC. WEST, A DISTANCE OF 10.93 FEET TO AN ANGLE POINT;
- 37. NORTH 35 DEG. 55 MIN. 50 SEC. WEST, A DISTANCE OF 91.39 FEET TO THE SOUTH CORNER OF RESTRICTED RESERVE "D" OF SAID CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD, AND A WESTERLY CORNER OF SAID RESTRICTED RESERVE "C" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 20 DEG. 09 MIN. 13 SEC. EAST, WITH THE SOUTHEAST LINE OF SAID RESTRICTED RESERVE "D", A DISTANCE OF 208.95 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE EAST CORNER OF SAID RESTRICTED RESERVE "D", THE SOUTH CORNER OF SAID RESTRICTED RESERVE "A" AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

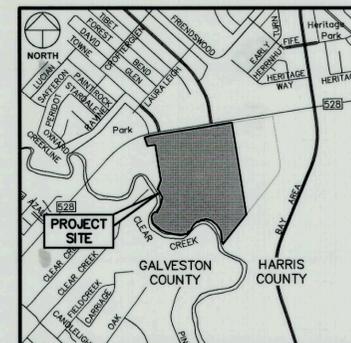
THENCE, NORTH 08 DEG. 44 MIN. 05 SEC. WEST, WITH THE EAST LINE OF SAID RESTRICTED RESERVE "B" PASSING AT A DISTANCE OF 608.50 FEET A CAPPED 5/8 INCH IRON ROD STAMPED "GB PARTNER" FOUND FOR THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "C" AND THE SOUTH CORNER OF SAID RESTRICTED RESERVE "A", AND CONTINUING FOR A TOTAL DISTANCE OF 854.44 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BOUNDARY ONE" FOUND FOR THE MOST EASTERLY NORTH-EAST CORNER OF SAID RESTRICTED RESERVE "B" AND AN INTERIOR CORNER OF SAID RESTRICTED RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81 DEG. 13 MIN. 21 SEC. WEST, WITH A NORTH LINE OF SAID RESTRICTED RESERVE "B", A DISTANCE OF 185.80 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BOUNDARY ONE" FOUND FOR AN INTERIOR CORNER OF SAID RESTRICTED RESERVE "B" AND A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

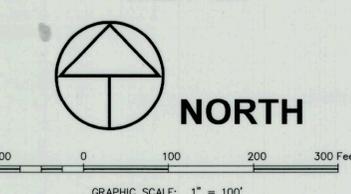
THENCE, NORTH 18 DEG. 29 MIN. 00 SEC. WEST, WITH THE EAST LINE OF SAID RESTRICTED RESERVE "B", A DISTANCE OF 211.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 106.47 ACRES OR 4,637,900 SQUARE FEET OF LAND.

GENERAL NOTES

- 1. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999987777.
- 2. SIDEWALKS AND ADA RAMP ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMP ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- 3. NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- 4. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- 5. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE POINT OF ENERGY.
- 6. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- 7. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- 8. ANY AND ALL RIGHT OF WAY LANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HOA.
- 9. ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 10. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48167C0018G, REVISED/DATED AUGUST 15, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADDED ZONE "X", ZONE "AE", AND FLOODWAY "AL". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- 11. SUBJECT TO THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS RECORDED UNDER H.C.C.F. NO. RP-2023-84182.
- 12. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- 13. PROPERTY IS SUBJECT TO REGULATIONS SET FORTH IN PUD 2023-28 OR AS AMENDED.



CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



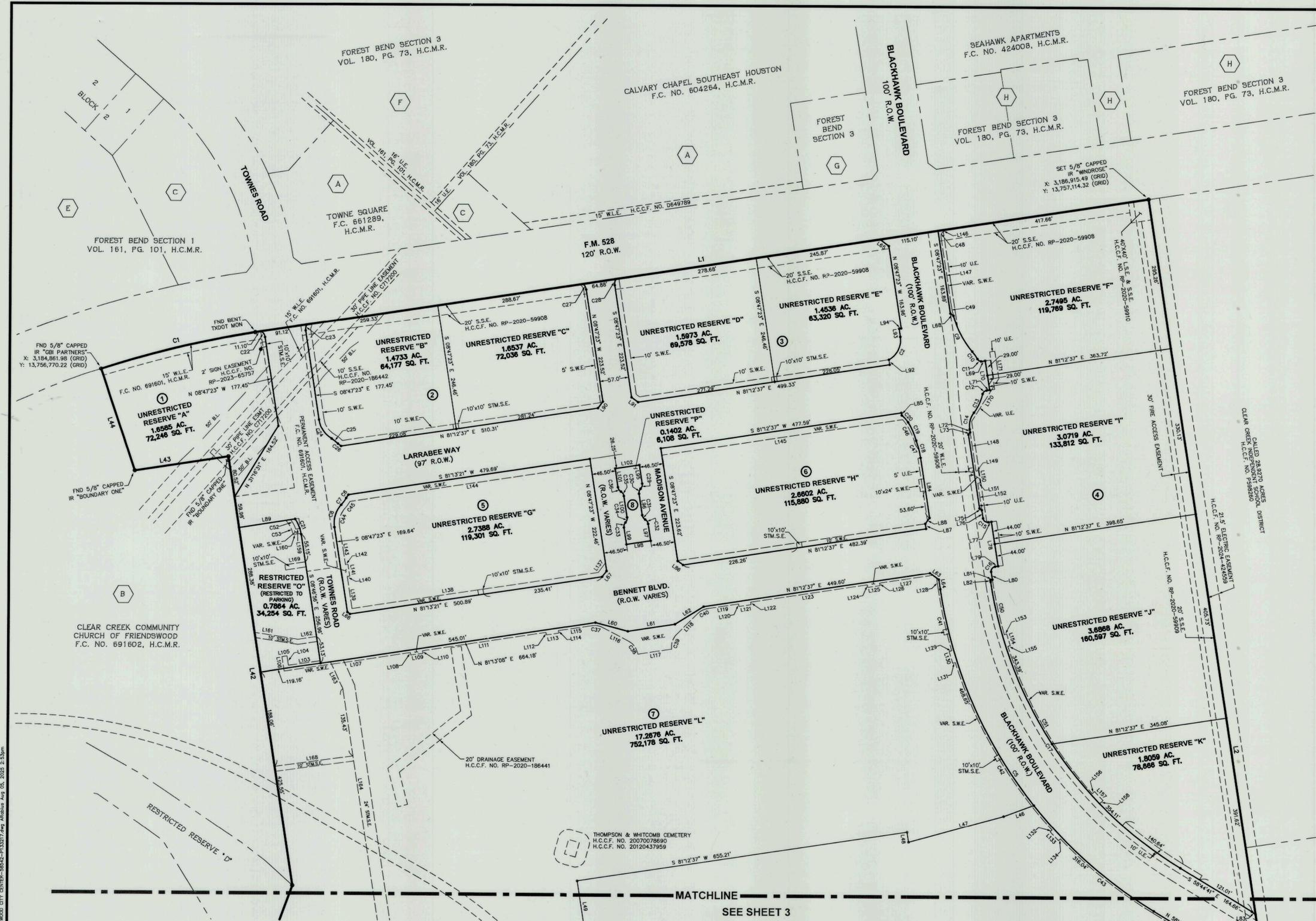
ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND. - FOUND
- H.C.C.F. - HARRIS COUNTY CLERK FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- IP. - IRON PIPE
- IR. - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- STM.S.E. - STORM SEWER EASEMENT
- S.W.E. - SIDEWALK EASEMENT
- VAR. - VARIABLE
- WD. - WIDTH
- L.S.E. - LIFT STATION EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"

I, Matthew Carpenter, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat bears true corners have been tied to the Texas Coordinate System of 1983, south central zone.

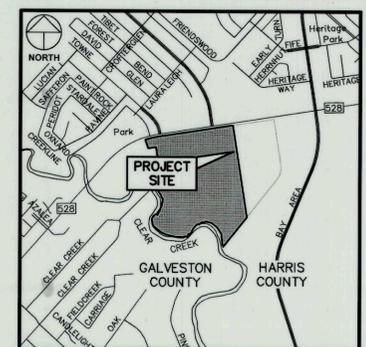


By: Matthew Carpenter
Registered Professional Land Surveyor
Texas Registration No. 6942

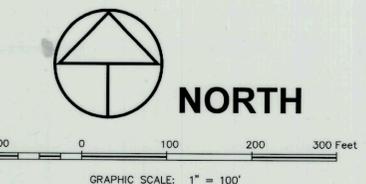


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 81°12'37" E	177.22
L2	S 08°47'23" W	219.09
L3	S 38°20'29" W	877.99
L4	N 21°17'23" W	80.88
L5	S 04°22'12" W	216.80
L6	N 32°41'57" W	184.39
L7	N 51°28'03" W	159.83
L8	N 74°03'09" W	164.71
L9	S 48°02'49" W	44.89
L10	N 73°33'13" W	47.50
L11	S 49°24'37" W	89.57
L12	N 75°14'40" W	40.68
L13	S 43°33'50" W	148.10
L14	S 25°05'22" W	134.50
L15	S 83°33'17" W	49.30
L16	S 21°22'07" W	73.89
L17	N 77°09'16" W	82.98
L18	S 59°48'42" W	48.72
L19	N 76°29'09" W	58.65
L20	N 88°56'38" W	120.31
L21	N 78°01'47" W	221.29
L22	N 87°13'30" W	112.00
L23	N 50°46'11" W	258.04
L24	N 18°00'41" W	99.00
L25	N 09°32'33" W	86.42
L26	N 23°27'30" E	87.18
L27	N 39°20'14" E	42.52
L28	N 59°28'00" E	35.29
L29	S 84°03'09" E	25.53
L30	S 83°21'45" E	25.88
L31	N 23°23'59" E	84.42
L32	N 27°29'30" E	63.48
L33	N 19°02'25" E	103.83
L34	N 14°38'14" E	9.00
L35	N 13°22'21" W	9.00
L36	N 15°04'58" W	70.83
L37	N 31°32'48" W	82.49
L38	N 21°40'27" W	75.23
L39	S 29°37'27" W	104.81
L40	N 35°55'50" W	91.39
L41	N 20°09'13" E	208.95
L42	N 09°44'59" E	155.58
L43	S 81°13'21" W	185.80
L44	N 18°29'00" W	211.51
L45	N 83°07'42" W	18.83
L46	S 89°30'58" W	63.50
L47	S 74°20'21" W	193.45
L48	N 08°47'23" E	19.83
L49	S 08°47'23" E	104.48
L50	S 08°46'39" E	155.58
L51	S 07°49'10" E	144.80
L52	S 15°58'25" W	139.54
L53	S 00'12'36" E	69.90
L54	S 01°33'33" W	84.89
L55	S 89°28'03" E	100.44
L56	N 83°58'21" E	128.70
L57	N 88°07'42" E	97.40
L58	S 82°31'52" E	72.25
L59	S 75°14'43" E	97.73
L60	S 79°20'42" E	63.47
L61	N 81°12'37" E	93.64
L62	N 37°46'20" E	85.92
L63	N 33°47'03" E	41.60
L64	S 08°47'23" E	18.10
L65	N 33°47'03" E	21.38
L66	S 33°46'40" E	6.30
L67	N 36°12'33" E	14.89
L68	S 33°47'03" E	8.00
L69	N 81°13'21" E	8.00
L70	S 08°47'23" E	58.00
L71	N 81°13'21" E	168.87
L72	S 08°47'23" E	6.14
L73	S 36°12'33" E	5.68
L74	S 08°47'23" E	148.87
L75	S 53°47'03" E	5.68
L76	S 08°47'23" E	18.00
L77	N 81°13'21" E	8.84
L78	S 08°47'23" E	58.00
L79	N 81°13'21" E	6.02
L80	S 08°46'39" E	8.84
L81	S 81°12'37" E	3.99
L82	S 08°47'23" E	3.75
L83	S 45°21'01" E	8.84
L84	N 08°46'38" E	118.44
L85	N 08°47'23" E	5.00
L86	S 33°46'40" E	13.00
L87	N 08°46'38" E	10.00
L88	N 36°20'42" E	14.16
L89	N 81°12'37" E	11.46
L90	N 36°12'48" E	16.07
L91	S 53°47'03" E	16.04
L92	N 08°47'23" E	10.00
L93	N 08°46'52" W	16.03
L94	N 81°14'08" E	4.90
L95	S 08°47'23" E	36.84
L96	S 08°47'23" E	41.98
L97	S 08°47'23" E	31.80
L98	N 81°12'37" E	48.00
L99	N 08°47'23" W	33.63
L100	S 40°00'00" E	41.98
L101	N 08°47'23" E	36.94
L102	N 81°12'37" E	48.00
L103	N 81°13'08" E	53.70
L104	N 08°46'52" W	19.11
L105	S 81°10'51" W	10.00
L106	S 08°46'52" W	24.00
L107	N 81°13'08" E	249.83
L108	S 08°46'52" W	24.00
L109	N 81°13'08" E	8.80
L110	N 08°46'52" W	5.00
L111	N 81°13'08" E	245.58
L112	S 08°46'52" W	4.85
L113	N 81°13'08" E	24.00
L114	N 08°46'52" W	5.00
L115	S 82°32'49" E	57.85
L116	N 81°12'37" E	67.11
L117	N 81°12'37" E	61.71
L118	N 45°54'41" E	24.00
L119	N 81°12'37" E	5.00
L120	S 08°47'23" E	5.00
L121	N 81°12'37" E	24.00
L122	N 08°47'23" W	5.00
L123	N 81°12'37" E	231.68
L124	S 08°47'23" E	5.00
L125	N 81°12'37" E	24.00
L126	N 81°12'37" E	24.00
L127	N 81°12'37" E	105.88
L128	S 08°46'39" E	23.12
L129	S 72°31'13" E	51.7
L130	S 17°22'54" E	24.00
L131	N 72°31'13" E	5.18
L132	S 48°42'05" W	51.1
L133	S 43°12'40" E	24.00
L134	N 48°47'06" E	5.10
L135	S 08°44'11" E	164.81
L136	S 81°48'34" E	91.44
L137	S 36°12'33" W	23.55
L138	N 81°12'37" E	48.81
L139	N 08°47'23" W	63.86
L140	N 81°12'37" E	5.00
L141	N 08°47'23" E	24.00
L142	S 81°12'37" W	5.00
L143	N 08°47'02" W	78.27
L144	N 81°13'17" E	478.45
L145	N 81°13'20" E	478.29
L146	S 50°00'40" W	7.28
L147	S 08°47'23" E	136.33
L148	S 08°47'23" E	77.33
L149	N 81°12'37" E	4.88
L150	S 08°47'23" E	24.00
L151	S 81°12'37" W	4.88
L152	S 08°47'23" E	54.47
L153	N 72°36'58" E	4.83
L154	S 17°22'41" E	24.00
L155	S 72°31'13" W	4.85
L156	N 42°21'11" E	6.26
L157	S 42°38'41" E	24.00
L158	S 72°31'13" W	8.80
L159	N 81°11'54" E	8.13
L160	N 81°11'34" E	16.01
L161	N 81°07'18" W	48.25
L162	S 81°11'37" W	36.85
L163	S 24°39'40" E	56.91
L164	S 08°46'39" E	268.01
L165	S 81°13'21" W	142.97
L166	S 08°46'39" E	166.22
L167	S 74°31'22" E	42.65
L168	N 82°01'55" E	154.37
L169	S 81°14'06" W	40.69
L170	N 81°43'07" E	100.28
L171	N 08°47'23" E	54.23



CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



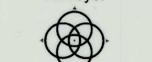
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1840.08	841.56	311.31	N 78°21'49" E	310.94
C2	44.00	89°59'28"	53.75	N 28°00'13" E	50.47
C3	80.00	87°32'41"	112.27	N 45°09'43" E	110.89
C4	130.00	127°33'33"	289.42	S 63°46'46" E	233.25
C5	900.00	49°57'18"	784.89	S 33°46'02" E	760.07
C6	54.00	83°33'28"	7.60	S 34°11'50" W	7.59
C7	88.00	119°24'40"	16.58	S 35°41'28" W	16.55
C8	54.00	50°00'11"	47.13	S 16°12'42" W	45.65
C9	184.08	203°32'28"	80.80	S 28°01'00" E	78.65
C10	90.04	111°20'16"	17.82	S 35°17'09" E	17.79
C11	10.35	48°48'08"	8.87	S 26°37'25" E	8.86
C12	9.00	88°48'58"	10.80	S 46°49'52" W	10.17
C13	95.98	24°22'47"	40.84	S 24°37'38" W	40.53
C14	44.00	45°38'15"	35.00	S 14°02'43" W	34.10
C15	9.00	88°48'58"	14.14	S 53°47'01" E	12.13
C16	9.00	90°13'33"	14.14	S 36°12'34" W	12.13
C17	800.00	49°57'18"	697.50	S 33°46'02" E	676.62
C18	186.22	105°34'39"	35.27	N 14°11'49" W	35.22
C19	127.17	174°50'24"	39.40	N 24°05'27" W	39.24
C20	49.00	215°42'41"	18.75	N 42°33'58" W	18.64
C21	70.00	28°41'18"	32.61	S 22°07'42" E	32.31
C22	14.50	55°39'55"	14.07	N 38°36'01" W	13.52
C23	19.00	38°57'20"	12.28	S 09°41'09" W	12.04
C24	54.00	49°31'03"	46.67	S 32°57'46" E	45.23
C25	88.00	95°14'41"	14.87	S 52°42'28" E	14.85
C26	54.00	83°33'28"	7.60	S 34°11'50" W	7.59
C27	19.00	37°32'39"	12.45	N 27°33'23" W	12.23
C28	18.00	37°38'22"	12.47	S 10°01'08" W	12.25
C29	12.00	81°19'04"	10.78	S 16°52'09" W	10.39
C30	12.00	51°19'04"	10.78	S 16°52'09" W	10.39
C31	12.00	51°19'04"	10.78	S 34°28'55" E	10.39
C32	12.00	51°19'04"	10.78	S 34°28'55" E	10.39
C33	12.00	51°19'04"	10.78	N 16°52'09" E	10.39
C34	12.00	51°19'04"	10.78	N 16°52'09" E	10.39
C35	12.00	51°19'04"	10.78	N 34°28'55" W	10.39
C36	12.00	51°19'04"	10.78	N 34°28'55" W	10.39
C37	34.00	36°14'03"	21.50	S 80°39'51" E	21.10
C38	34.00	53°45'29"	31.60	S 39°40'08" E	30.14
C39	34.00	52°38'24"	31.24	N 18°38'22" E	30.10
C40	34.00	36°14'03"	21.50	S 80°39'51" E	21.10
C41	905.88	748.47	1233.50	S 12°42'58" E	124.41
C42	904.04	241.816	383.49	S 30°17'50" E	380.62
C43	904.02	1448.43	253.10	S 51°21'09" E	252.53
C44	44.00	49°59'39"	39.30	N 16°12'48" E	37.19
C45	95.73	948'33"	16.39	N 36°19'11" E	16.37
C46	118.78	255'73"	33.30	S 27°08'09" E	33.30
C47	88.88	122'28"	14.57	S 32°50'24" E	14.50
C48	9.00	58°48'36"	8.24	S 20°58'21" W	8.84
C49	184.08	49°57'18"	21.42	S 12°08'49" E	21.44
C50	805.79	753'63"	111.08	S 12°31'55" E	110.99
C51	805.79	234°49'51"	335.10	S 30°06'11" E	332.74
C52	82.00	182°48'48"	21.12	S 29°29'48" E	21.01
C53	54.00	334°25'4"	31.78	N 27°31'52" W	31.32

FINAL PLAT OF
FRIENDSWOOD CITY CENTER
A SUBDIVISION OF
106.47 AC. / 4,637,900 SQ. FT.
BEING A REPLAT OF RESTRICTED RESERVES "A" AND "C",
CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD,
F.C. NO. 691601, H.C.M.R. AND 95.78 AC. / 4,172,079 SQ. FT.
SITUATED IN THE SARAH MCKISSIC SURVEY, ABSTRACT NO. 549
CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS

8 BLOCKS 14 RESERVES
JULY 25, 2025

Surveyor

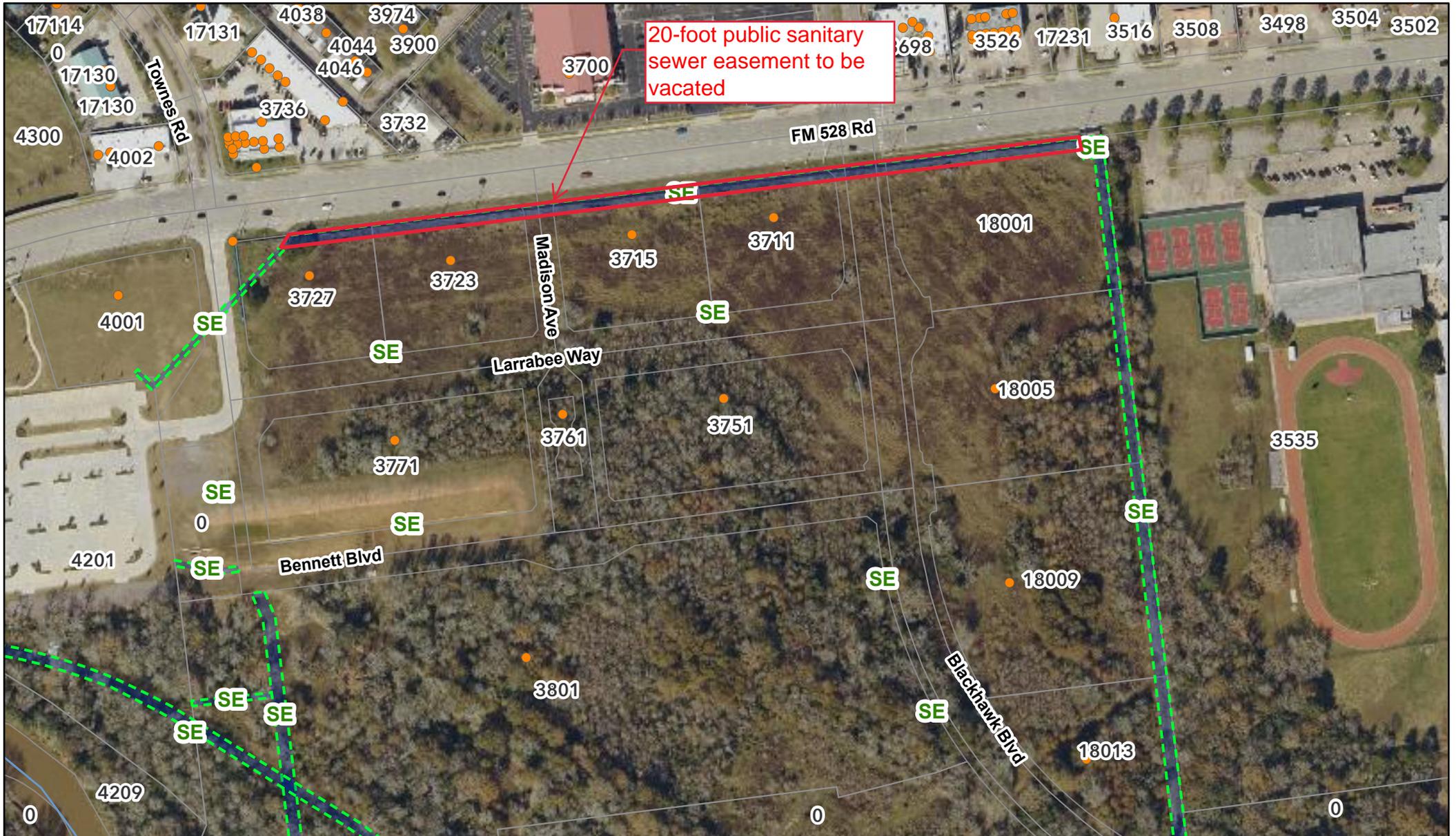


WINDROSE
LAND SURVEYING & PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

- ABBREVIATIONS**
- A.E. - AERIAL EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - ESWT. - EASEMENT
 - FND - FOUND
 - H.C.C.F. - HARRIS COUNTY CLERK FILE
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - IP - IRON PIPE
 - IR - IRON ROD
 - NO. - NUMBER
 - PG. - PAGE
 - R.O.W. - RIGHT-OF-WAY
 - AC. - ACRES
 - SQ. FT. - SQUARE FEET
 - VOL. - VOLUME
 - BL. - BUILDING LINE
 - W.L.E. - WATER LINE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - U.E. - UTILITY EASEMENT
 - STM.S.E. - STORM SEWER EASEMENT
 - S.W.E. - SIDEWALK EASEMENT
 - VAR. - VARIABLE
 - WD. - WIDTH
 - L.S.E. - LIFT STATION EASEMENT
 - (S) - SET 5/8" CAPPED IR "WINDROSE"

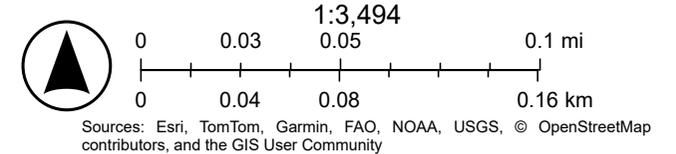
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City of Friendswood

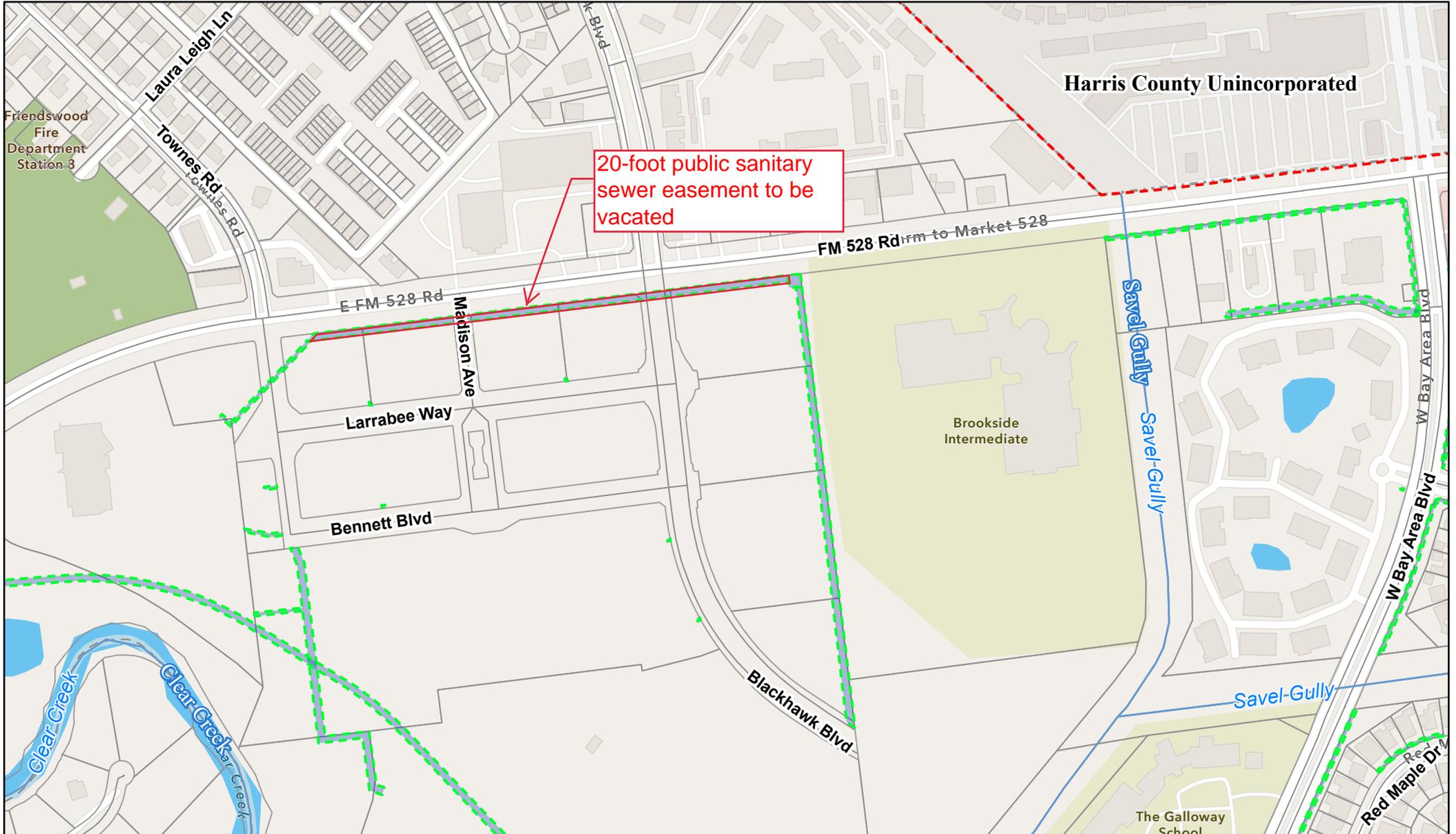


12/11/2025, 9:43:10 AM

- Address Points
- Creeks/Water
- Parcels
- Water Lines
- City Limit
- Easements
- Streets
- Sewer (SE)



City of Friendswood



12/11/2025, 9:30:17 AM

- City Limit
- Creeks/Water
- Sewer (SE)
- Parcels
- Surrounding Cities
- Water Lines
- Streets

