

PROPERTY DESCRIPTION

Being 5.00 acres of land out of the Richter 62 Acre tract in Subdivision No. 6 of the John Dickinson League, Abstract No. 9, as described in deed from W.T. Touchton, etux, to H.F. Richter, recorded in Volume 571, Page 372, Deed Records of Galveston County, Texas; said 5.00 acres being that same property conveyed to Barwise, Ltd., a Texas Limited Partnership, by instrument recorded under Clerk's File Number 2005043360, Official Public Records of Real Property, Galveston County, Texas; said 5.00 acre tract being more particularly described by metes and

BEGINNING at a 1 inch iron pipe found in the southwesterly line of Ellis Road, a 60 foot public roadway right—of—way as described in Volume 1041, Page 236, in the Deed Records in the Office of the County Clerk of Galveston County, Texas, marking the most southerly corner of the herein described tract; said point being an angle point in the northeasterly line of a called 2.538 acre tract conveyed to Steven Pratt and Charla Pratt by Warranty Deed under Clerk's File Number 2002008478, in the Official Public Records of Real Property, Galveston County, Texas;

THENCE, N 27°33'02" W, passing at 399.43 feet the most northerly corner of said Pratt tract, same being the most easterly corner of the remainder of that certain tract conveyed to George Wood by Substitute Trustee's Deed recorded under Clerk's File Number 2005039057, in the Official Public Records of Real Property, Galveston County, Texas, passing at 694.67 feet a 5/8 inch iron rod with cap set marking a point for reference, and continuing a total distance of 729.42 feet to a point on the southeasterly line of Clear Creek for the most westerly corner of the herein

THENCE, northeasterly, along the meanders of the southeasterly line of said Clear Creek, the direct tie line of which bears N 22°44'28" E, 243.86 feet to a point for the most northerly corner of the herein described tract, said point being the most westerly corner of Lot 3, Block 4, of CREEKSIDE ESTATES, SECTION ONE, according to the map or plat thereof recorded in Volume 18, Page 461, of the Map Records of Galveston County, Texas;

THENCE, S 43°21'50" E, along the southwesterly line of said CREEKSIDE ESTATES, SECTION ONE, passing at 32.81 feet a 5/8 inch iron rod with cap set marking a point for reference, and continuing a total distance of 285.71 feet to a 5/8 inch iron rod with cap set marking an angle point in the northeasterly line of the herein described tract, said point being an angle point in the southwesterly line of Lot 2, Block 4, of said CREEKSIDE ESTATES, SECTION ONE;

THENCE, S 27°49'00" E, along the southwesterly line of said CREEKSIDE ESTATES, SECTION ONE, a distance of 666.17 feet to a 5/8 inch iron rod with cap set marking the most easterly corner of the herein described tract, said point being in the southwesterly line of Lot 6, Block 2, of said CREEKSIDE ESTATES, SECTION ONE, said point also being the most northerly corner of a called 1.3814 acre tract conveyed to John L. Wiggs and Judith L. Wiggs by General Warranty Deed with Vendor's Lien under Clerk's File Number 2004056977, in the Official Public Records of Real Property, Galveston County, Texas;

THENCE, S 7471'45" W, along the northwesterly line of the said Wiggs tract, passing a 5/8 inch iron rod found in the northeasterly line of said Ellis Road at a distance of 214.30 feet, and continuing a total distance of 274.30 feet to the POINT OF BEGINNING, and containing a calculated area of 5.00 acres of land.

		CURVE	TABLE		
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	160.00'	49*26'48"	138.08'	N 02'49'38" W	133.84
C2	190.00'	49*26'48"	163.97	N 02°49'38" W	158.93'
C3	25.00'	42"50'00"	18.69'	N 00°28'45" E	18.26'
C4	50.00'	265'40'01"	231.84'	S 68'06'14" E	73.33'
	25.00'	42"50"00"	18.69'	S 4318'46" W	18.26'
C6	130.00'	49*26'48*	112.19'	S 02'49'38" E	108.74

	LINE TA	BLE
LINE	DISTANCE	BEARING
L1	8.03'	N 15°50′56" W
L2	4.93'	N 15'50'56" W
L3	49.01	N 21°53'46" E
L4	49.01	S 21"53'46" W
L5	11.13'	S 15°50'56" E
L6	45.26'	N 81'49'40" W

AREA TABLE				
LOT	AREA (SQ. FT.)	AREA (ACRES)		
1	22,874	0.53		
2	20,052	0.46		
3	20,008	0.46		
4	20,067	0.46		
5	21,355	0.49		
6	32,291	0.74		
7	28,539	0.66		

RESERVE TABLE					
RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE		
"A"	4,930	0.11	HOA OPEN SPACE/UTILITIES		
"B"	4,198	0.10	HOA OPEN SPACE/DRAINAGE		
"C"	2,225	0.05	HOA OPEN SPACE/PERIMETER FENCE		

TOTAL OPEN SPACE = 0.26 ACRE

COUNTY OF GALVESTON *

KNOW ALL MEN BY THESE PRESENTS

That we, Barwise, Ltd., a Texas limited partnership, Mike Johnson, Partner of said Barwise Ltd., owners of the property subdivided in the above and foregoing plat of **CREEKWOOD SUBDIVISION**, a subdivision of 5.02 acres of land situated in the John Dickinson League, Abstract No. 9, do hereby make and establish said Subdivision according to the lines, lots, building lines, streets, reserves, notations and easements thereon shown and designate said Subdivision as CREEKWOOD SUBDIVISION, and on behalf of said Barwise, Ltd., do hereby dedicate unto the public all streets, easements, and drainage rights through Reserve "B" shown or noted thereon and do hereby reserve, except, and hold private unto CREEKWOOD SUBDIVISION, their successors and assigns Reserves "A" and "B"; do hereby waive any claims for damages occasioned by the grades approved for the streets, or occasioned by the alteration of the surface of any portion of the streets to conform to such grades, and; do hereby bind ourselves, our successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, Barwise, Ltd., a Texas limited partnership, Mike Johnson, Partner of said Barwise, Ltd., owners of the property Subdivided in the above and foregoing plat of **CREEKWOOD SUBDIVISION**, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of League City, Galveston County, Texas.

WITNESS MY HAND this 12 day of January 2009

P.O. Box 1285 Dickinson, Texas 77539

THE STATE OF TEXAS *

COUNTY OF GALVESTON *

BEFORE ME, the undersigned authority, on this day personally appeared Mike Johnson, Partner of Barwise, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes, considerations, and in the capacity therein and herein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this 12 day of JANUAM, 2009.

DENISE DARDEN MOTARY PUBLIC STATE OF TEXAS

THE STATE OF TEXAS *

COUNTY OF GALVESTON *

WE, Mainland Bank at Texas City, holder of a lien on the property described herein as CREEKWOOD SUBDIVISION, as evidenced by that certain Warranty Deed with Vendor's Lien, dated June 29, 2005, and recorded under Clerk's File Number 2005043360, Official Public Records of Real Property, Galveston County, Texas, do hereby in all things subordinate said lien to said plat and confirm that said Mainland Bank at Texas City is the present owner of said lien and have not assigned the same nor any part thereof.

WINESS MY HAND this Lay of January 2009.

at Texas City

2831 Palmer Highway Texas City, Texas 77590

THE STATE OF TEXAS * COUNTY OF GALVESTON *

BEFORE ME, the undersigned authority, on this day personally appeared J.J. Stanford, Chief Credit Officer, for Mainland Bank at Texas City, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes, considerations, and in the capacity therein and herein expressed

WITNESS MY HAND AND SEAL OF OFFICE this 12 day of Jawany 2009.

DENISE DARDEN NOTARY PUBLIC STATE OF TEXAS DENISE DARDEN NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 9-20-2011 My Commission Expires: 9 20 20 11

This is to certify that the City Planning and Zoning Commission of the City of League City, Galveston County, Texas, has approved this Plat of CREEKWOOD SUBDIVISION, as shown hereon in accordance with the laws of the State of Texas and the Ordinances of the City of League City as heretofore adopted and on file with the City of League City, and has authorized the recording of said Plat this 6¹⁴day of NOVEMBER 20086.

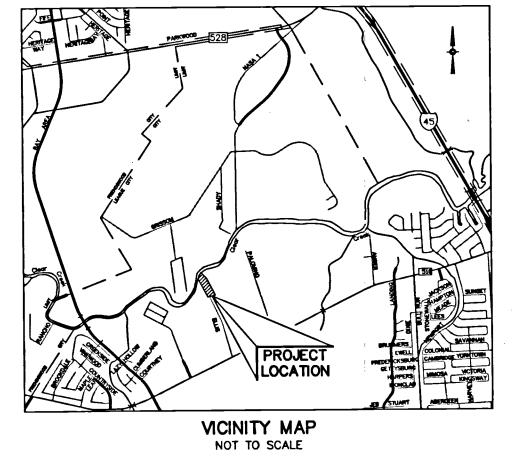
City of League City Planning & Zoning Commission City of League City

STATE OF TEXAS COUNTY OF GALVESTON *

I, Mary Ann Daigle, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on 27 Jan ... 2009, at lo'clock, P.m., and duly recorded on 27 Jan ... 2009, at lo'clock, P.m., in PLAT RECORD 2009 A. MAP

MITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

Mary Ann Daigle Galveston County, Texas



This is to certify that I, Dale L. Hardy, a Registered Professional Land Surveyor for the State of Texas, Registration #4847, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that all corners have been, or will be, properly monumented.



NOTES:

1. This tract lies partially in Zone "X", areas determined to be outside the 500—year flood plain, and partially in Zone "AE", a special flood hazard area inundated by 100-year flood where base flood elevations have been determined (base flood elevation = 15'), a portion of which said Zone "AE" lies in the FLOODWAY areas, as per the National Flood Insurance Program FIRM Community—Panel Number 485488 0025 D, published revision dated September 22, 1999. Designations shown hereon were scaled from the referenced FIRM panel, and the locations should be considered approximate.

2. The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of League City, Texas.

3. The herein subdivided tract or parcel of land lies entirely within the Clear Creek Independent School

4. All easements on lot lines are centered unless otherwise shown.

5. All street intersection right-of-way return radii are 25 feet unless otherwise noted.

6. All streets shall be curb and gutter, concrete pavement with storm sewers.

7. All bearings and dimensions shown to designate the location of the Floodway Boundary are for reference only and should be considered approximate.

7. "B.L." indicates Building Line.

8. "U.E." indicates Utility Easement.

9. "S.L.E." indicates Street Light Easement.

10. "D.E." indicates Drainage Easement.

11. Residential lots within this development shall be restricted to a maximum impervious cover of 55% of the surface area based on drainage study and design plan as prepared by Shelmark Engineering, and approved by the City of League City.

12. All lots contain no less than 20,000 square feet and are zoned "RSF-20" at the time of platting.

13. This property is subject to a variance to the lot width requirement granted at the Zoning Board of Adjustment's regular meeting dated May 3, 2006.

14. This property is subject to a variance to the cul-de-sac streets requirement, Section 102-9(a)(5), granted at the Planning and Zoning Commission's regular meeting dated September 18, 2006.

15. This plat meets and exceeds the minimum compensating open space requirement of 0.25 acre as required by the City of League City Parks Board.

Creekwood Subdivision

A SUBDIVISION OF 5.00 ACRES OF LAND SITUATED IN THE

JOHN DICKINSON LEAGUE, ABSTRACT NO. 9

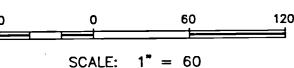
CITY OF LEAGUE CITY GALVESTON COUNTY, TEXAS

7 LOTS, AND 2 RESERVES

DEVELOPER: BARWSE, LTD., A TEXAS LIMITED PARTNERSHIP 351 CREEKSIDE DRIVE LEAGUE CITY, TX 77573

SURVEYOR: GeoSurv, LLC P.O BOX 246 LEAGUE CITY, TEXAS

ENGINEER: SHELMARK ENGINEERING P.O. BOX 650 LEAGUE CITY, TEXAS 77574



P.O. Box 246, League City, Texas 77574 281-554-7739 409-765-6030 Fax: 281-554-6928

Land Surveyors

Dale L. Hardy

Registered Professional

SHEET 1 OF 1

OCTOBER 31, 2006 FINAL - JANUARY 8, 2009

PEGGY LERA WHITWORTH & KENNETH MACK WHITWORTH JOHN THOMAS CARROLL & KIMBERLY KAY CARROLL G.C.C.F.# 2014005178 1.40 ACRES 20.0' BLOCK (1) 1.50 ACRE 65,028 SQ. FT. RESTRICTED RESERVE ERIC M. WALSER & JEANNIE U. WALSER DAVID R. SEITZ & HELEN J. RIETVELD-SEITZ GEORGE WOOD S 6271'00" W 50.00' TO MARY ELLEN KUHLMANN G.C.C.F. #2005039057 RESTRICTED / ELLISO ROAD RESERVE "A" PARCEL 'A'
ELEC. DISTRIBUTION —
LINE ESMT.
G.C.C.F.# 201403362 PARCEL 'B'
ELEC. DISTRIBUTION
LINE ESMT.
G.C.C.F.# 201403362 20,000 0,00 0,000 0,000 0,000 0,000 0,000 0,000 0,000 0,000 0,000 RESTRICTED RESERVE "C"/ N 62'26'58" E 205.49'

CURVE TABLE

C2 25.00' 42'50'00" 18.69' S 00'28'45" W 18.26'

RESERVE TABLE

TOTAL OPEN SPACE = 0.26 ACRE

(ACRES)

0.10

0.05

ARC

50.00' 173°07'15" 151.08' S 65°37'23" W 99.82'

DELTA

CURVE RADIUS

(SQ. FT.)

4,930

4,199

2,225

BEARING CHORD

HOA OPEN SPACE/UTILITIES

HOA OPEN SPACE

HOA OPEN SPACE/PERIMETER FENCE

LINE TABLE

L1 52.79' S 62"11'00" W

L2 49.01' S 21"53'46" W L3 45.26' N 81°49'40" W L4 60.63' S 27'49'00" E

L5 24.63' N 81'49'40" W

L6 26.00' N 22'44'28" I

L7 20.63' N 81°49'40" W

LINE DISTANCE BEARING

KNOW ALL MEN BY THESE PRESENTS

That we, Barwise, Ltd., a Texas limited partnership, Michael R. Johnson, Partner of said Barwise Ltd., owners of the property subdivided in the above and foregoing plat of AN AMENDING PLAT OF LOT 6, LOT 7 AND RESTRICTED RESERVE "B" OF CREEKWOOD SUBDIVISION, a subdivision of 5.02 acres of land situated in the John Dickinson League, Abstract No. 9, do hereby make and establish said Subdivision according to the lines, lots, building lines, streets, reserves, notations and easements thereon shown and designate said Subdivision as AN AMENDING PLAT OF LOT 6, LOT 7 AND RESTRICTED RESERVE "B" OF CREEKWOOD SUBDIVISION, and on behalf of said Barwise, Ltd., do hereby dedicate unto the public all streets, easements, and drainage rights through Reserve "B" shown or noted thereon and do hereby reserve, except, and hold private unto AN AMENDING PLAT OF LOT 6, LOT 7 AND RESTRICTED RESERVE "B" OF CREEKWOOD SUBDIVISION, their successors and assigns Reserves "A" and "B"; do hereby waive any claims for damages occasioned by the grades approved for the streets, or occasioned by the alteration of the surface of any portion of the streets to conform to such grades, and; do hereby bind ourselves, our successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, Barwise, Ltd., a Texas limited partnership, Michael R. Johnson, Partner of said Barwise, Ltd., owners of the property Subdivided in the above and foregoing plat of AN AMENDING PLAT OF LOT 6, LOT 7 AND RESTRICTED RESERVE "B" OF CREEKWOOD SUBDIVISION, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of League City, Galveston County, Texas.

WITNESS MY HAND this 25th day of September

THE STATE OF TEXAS

THE STATE OF TEXAS

COUNTY OF GALVESTON BEFORE ME, the undersigned authority, on this day personally appeared Michael R. Johnson, Partner of Barwise, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the

same for the purposes, considerations, and in the capacity therein and herein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this 25 day of 2015.

BRESOA KAY DUVERNEY

This is to certify that the City Planner for the City of League City, Galveston County, Texas, has

approved this AN AMENDING PLAT OF LOT 6, LOT 7 AND RESTRICTED RESERVE "B" OF CREEKWOOD

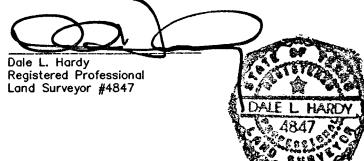
SUBDIVISION, in conformity with the laws of the State of Texas and the Ordinances of the City of League City and has authorized the recording of said Plat this 2 day of 2015.

THE STATE OF TEXAS COUNTY OF GALVESTON

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above

Dwight Sullivan County Clerk Galveston County, Texas

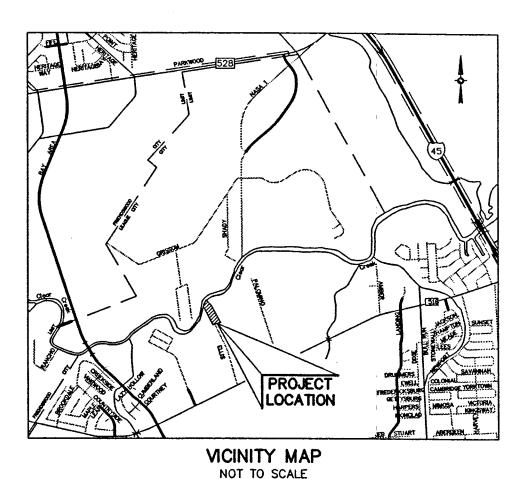
This is to certify that I, Dale L. Hardy, a Registered Professional Land Surveyor for the State of Texas, Registration #4847, have platted the above and foregoing subdivision from an actual survey



made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that all corners have been, or will be, properly



P.O. Box 246, LeagueCity, Texas 77574 281-554-7739 409-765-630 Fax: 281-554-6928



PROPERTY DESCRIPTION

Being all of Lot Six (6), Lot Seven (7), and Restricted Reserve "B", Block One (1), of **CREEKWOOD SUBDIVISION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2009A, Map Number 6, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

1. This tract lies partially in Zone "X", areas determined to be outside the 500-year flood plain, and partially in Zone "AE", a special flood hazard area inundated by 100-year flood where base flood elevations have been determined (base flood elevation = 15'), a portion of which said Zone "AE" lies in the FLOODWAY areas, as per the National Flood Insurance Program FIRM Community-Panel Number 485488 0025 D, published revision dated September 22, 1999. Designations shown hereon were scaled from the referenced FIRM panel, and the locations should be considered approximate.

2. The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of League City, Texas.

3. The herein subdivided tract or parcel of land lies entirely within the Clear Creek Independent

- 4. All easements on lot lines are centered unless otherwise shown.
- 5. All street intersection right-of-way return radii are 25 feet unless otherwise noted.
- 6. All streets shall be curb and gutter, concrete pavement with storm sewers.
- 7. All bearings and dimensions shown to designate the location of the Floodway Boundary are for reference only and should be considered approximate.
- 7. "B.L." indicates Building Line.
- 8. "U.E." indicates Utility Easement.
- 9. "S.L.E." indicates Street Light Easement.
- 10. "D.E." indicates Drainage Easement.

11. Residential lots within this development shall be restricted to a maximum impervious cover of 55% of the surface area based on drainage study and design plan as prepared by Shelmark Engineering, and approved by the City of League City.

12. All lots contain no less than 20,000 square feet and are zoned "RSF-20" at the time of

13. This property is subject to a variance to the lot width requirement granted at the Zoning Board of Adjustment's regular meeting dated May 3, 2006.

14. This property is subject to a variance to the cul-de-sac streets requirement, Section 102-9(a)(5), granted at the Planning and Zoning Commission's regular meeting dated September

15. This plat meets and exceeds the minimum compensating open space requirement of 0.25 acre

- as required by the City of League City Parks Board. 16. All future utilities shall be located underground.
- 17. This amending plat does not attempt to amend or remove any covenants or restrictions.
- 18. No post development storm water runoff will be diverted onto adjacent property. Lot Type "B" grading shall be maintained and combined lots will maintain their original lot grading design per the approved Creekwood Subdivision plans.

AN AMENDING PLAT OF LOT 6, LOT 7 AND RESTRICTED RESERVE "B" OF

Creekwood Subdivision

A SUBDIVISION OF 1.50 ACRES OF LAND SITUATED IN THE

JOHN DICKINSON LEAGUE, ABSTRACT NO. 9

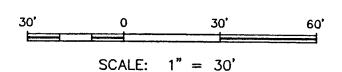
CITY OF LEAGUE CITY GALVESTON COUNTY, TEXAS

1 LOT

1 RESERVE

DEVELOPER: BARWISE, LTD., A TEXAS LIMITED PARTNERSHIP 351 CREEKSIDE DRIVE LEAGUE CITY, TX 77573

SURVEYOR: GeoSurv, LLC P.O BOX 246 LEAGUE CITY, TX 77574



SEPTEMBER 2015