

**DESCRIPTION OF A 0.2234-ACRE (9,733 SQ. FT.) TRACT
OF LAND SITUATED IN THE JOHN DICKINSON
SURVEY, A-9, GALVESTON COUNTY, TEXAS**

Being a description of a 0.2234-acre (9,733 Sq. Ft.) tract of land situated in the John Dickinson Survey, A-9, Galveston County, Texas, and being out of a Restricted Reserve 'E' of Village of Oak Creek Colony, Section Two, as recorded in Volume 18, Page 890, File No. 9926162 of the Galveston County Map Records and conveyed to The Villages of Oak Creek Colony Homeowner's Association, Inc., by deed recorded under Clerk's File No. 2002001752 of the Official Public Records of Real Property, Galveston County, Texas. Said 0.2234-acre tract being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (CORS 96) as established by League City Reference Mark LC-2006-121, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.000129227, all distances are surface:

COMMENCING (N=13,744,353.99, E=3,195,960.27) at a point in the northeast line of a 150-Foot Wide Drainage Easement conveyed to Galveston County Municipal Utility District No. 2, by deed recorded under Film Code No. 002-27-0181 of the Official Public Records of Galveston County, Texas, for the southwest corner of Lot 12, Block 2 of said Village of Oak Creek Colony, Section Two and for the northwest corner of said Restricted Reserve 'E';

THENCE South 43 deg. 18 min. 59 sec. East, with the northeast line of said Drainage Easement and with a southwest line of said Restricted Reserve 'E', a distance of 2.57 feet to a ½-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner and **POINT OF BEGINNING (N=13,744,352.12, E=3,195,962.03)** of said tract herein described with said point marking the beginning of a curve to the left;

THENCE over and across said Restricted Reserve 'E', the following courses and distances:

1. With the arc of said curve to the left having a radius of 38.66 feet, a central angle of 31 deg. 54 min. 44 sec., an arc length of 21.54 feet, a chord bearing of North 60 deg. 32 min. 14 sec. East and a chord distance of 21.26 feet to a point;
2. North 46 deg. 37 min. 22 sec. East – 130.64 feet to a point;
3. North 39 deg. 18 min. 06 sec. West – 27.65 feet to a point in the south right-of-way line of Waverly Canyon Lane (60-Foot Wide Right-of-Way) as recorded by said plat of Village of Oak Creek Colony, Section Two;

THENCE with the south right-of-way line of said Waverly Canyon Drive and with the arc of a curve to the left having a radius of 50.00 feet, a central angle of 17 deg. 24 min. 59 sec., an arc length of 15.20 feet, a chord bearing of North 42 deg. 53 min. 40 sec. East and a chord distance of 15.14 feet to a point;

THENCE continuing over and across said Restricted Reserve 'E', the following courses and distances:

4. South 39 deg. 18 min. 06 sec. East – 28.64 feet to a point;
5. North 46 deg. 37 min. 22 sec. East – 246.42 feet to a point;

6. With the arc of a curve to the left having a radius of 198.85 feet, a central angle of 11 deg. 57 min. 43 sec., an arc length of 41.52 feet, a chord bearing of North 40 deg. 38 min. 30 sec. East and a chord distance of 41.44 feet to a point of reverse curvature;
7. With the arc of a curve to the right having a radius of 69.10 feet, a central angle of 28 deg. 58 min. 36 sec., an arc length of 34.95 feet, a chord bearing of North 49 deg. 08 min. 55 sec. East and a chord distance of 34.57 feet to a ½-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the southwest line of a called 0.863-acre tract of land conveyed to Community Public Service Company, by deed recorded in Volume 1721, Page 687 of the Galveston County Deed Records and in the northeast line of said Restricted Reserve 'E' for the northeast corner of said tract herein described;

THENCE South 86 deg. 51 min. 07 sec. East, with the southwest line of said 0.863-acre tract, and with the northeast line of said Restricted Reserve 'E', a distance of 50.20 feet to a ½-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southeast corner of said tract herein described;

THENCE continuing over and across said Restricted Reserve 'E', the following courses and distances:

8. With the arc of a curve to the right having a radius of 69.02 feet, a central angle of 26 deg. 58 min. 14 sec., an arc length of 32.49 feet, a chord bearing of South 63 deg. 21 min. 53 sec. West and a chord distance of 32.19 feet to a point of reverse curvature;
9. With the arc of a curve to the left having a radius of 51.10 feet, a central angle of 44 deg. 48 min. 48 sec., an arc length of 39.97 feet, a chord bearing of South 57 deg. 04 min. 03 sec. West and a chord distance of 38.95 feet to a point of reverse curvature;
10. With the arc of a curve to the right having a radius of 216.85 feet, a central angle of 11 deg. 57 min. 43 sec., an arc length of 216.85 feet, a chord bearing of South 40 deg. 38 min. 30 sec. West and a chord distance of 45.19 feet to a point;
11. South 46 deg. 37 min. 22 sec. West – 390.57 feet to a point;
12. With the arc of a curve to the left having a radius of 37.61 feet, a central angle of 35 deg. 47 min. 30 sec., an arc length of 23.49 feet, a chord bearing of South 30 deg. 22 min. 35 sec. West and a chord distance of 23.11 feet to a ½-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the northeast line of said Drainage Easement and in the southwest line of said Restricted Reserve 'E' for the southwest corner of said tract herein described;

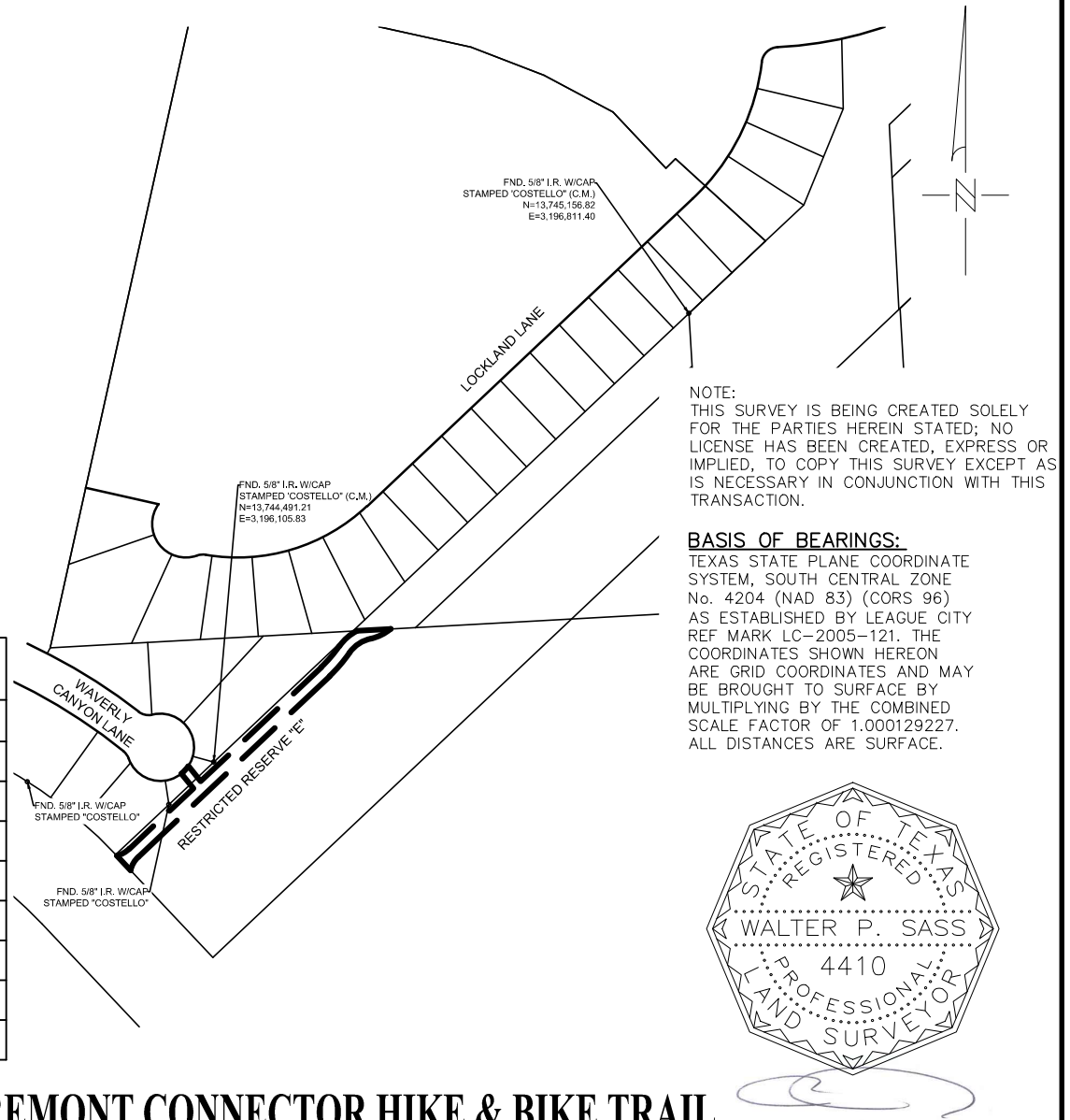
THENCE North 43 deg. 18 mi. 59 sec. West, with the northeast line of said drainage easement and with the southwest line of said Restricted Reserve 'E', a distance of 29.58 feet to the **POINT OF BEGINNING** and containing 0.2234 acre (9,733 Sq. Ft.) of land.

This description is accompanied by a plat of even survey date.

Compiled by:
Weisser Engineering Company
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No.: F-68
Job No. IC071
Date: 05/29/2018



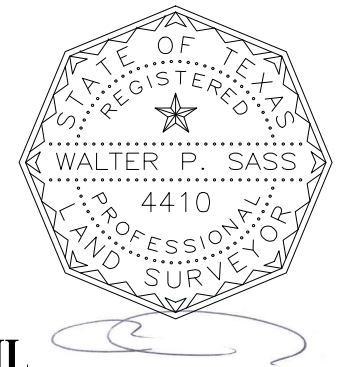
Line Table		
Line #	Length	Direction
L1	2.57'	S43° 18' 59"E
L2	130.64'	N46° 37' 22"E
L3	27.65'	N39° 18' 06"W
L4	28.64'	S39° 18' 06"E
L5	246.42'	N46° 37' 22"E
L6	50.20'	S86° 51' 07"E
L7	390.57'	S46° 37' 22"W
L8	29.58'	N43° 18' 59"W



NOTE:
THIS SURVEY IS BEING CREATED SOLELY
FOR THE PARTIES HEREIN STATED; NO
LICENSE HAS BEEN CREATED, EXPRESS OR
IMPLIED, TO COPY THIS SURVEY EXCEPT AS
IS NECESSARY IN CONJUNCTION WITH THIS
TRANSACTION.

BASIS OF BEARINGS:

TEXAS STATE PLANE COORDINATE
SYSTEM, SOUTH CENTRAL ZONE
No. 4204 (NAD 83) (CORS 96)
AS ESTABLISHED BY LEAGUE CITY
REF MARK LC-2005-121. THE
COORDINATES SHOWN HEREON
ARE GRID COORDINATES AND MAY
BE BROUGHT TO SURFACE BY
MULTIPLYING BY THE COMBINED
SCALE FACTOR OF 1.000129227.
ALL DISTANCES ARE SURFACE.



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	21.54'	38.66'	31° 54' 44"	N60° 32' 14"E	21.26'
C2	15.20'	50.00'	17° 24' 59"	N42° 53' 40"E	15.14'
C3	41.52'	198.85'	11° 57' 43"	N40° 38' 30"E	41.44'
C4	34.95'	69.10'	28° 58' 36"	N49° 08' 55"E	34.57'
C5	32.49'	69.02'	26° 58' 14"	S63° 21' 53"W	32.19'
C6	39.97'	51.10'	44° 48' 48"	S57° 04' 03"W	38.95'
C7	45.27'	216.85'	11° 57' 43"	S40° 38' 30"W	45.19'
C8	23.49'	37.61'	35° 47' 30"	S30° 22' 35"W	23.11'

THE LEAGUE CITY CLAREMONT CONNECTOR HIKE & BIKE TRAIL

WEISSER Engineering Co.
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
www.WeisserEng.com
T.B.P.E.R. #F-68 T.B.P.L.S. #100518-00

**0.2234 ACRE (9,733 SQ. FT.)
TRAIL EASEMENT
JOHN DICKINSON SURVEY, A-9
GALVESTON COUNTY, TEXAS**

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DRAWN BY:	V.M.	CALC'D. BY:	J.H.	SCALE:	N.T.S.
F.B. NO:		CHECKED BY:	J.M.	SHEET	01 OF 04
CREW CHIEF:		DATE:	05/29/2018	JOB No.:	IC071

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G.C.M.U.D. NO. 2
150' WIDE DRAINAGE EASEMENT
F.C. NO. 002-27-0181
O.P.R.G.C.

P.O.B.
N=13,744,352.12
E=3,195,962.03
SET 1/2" I.R. W/CAP
STAMPED "WEISSER
ENG HOUSTON TX

SET 1/2" I.R. W/CAP
STAMPED "WEISSER ENG.
HOUSTON, TX

LOT 12

VILLAGE OF OAK CREEK COLONY
SECTION TWO
BLOCK 2
VOL. 18 PG. 890
FILE NO. 9926162
G.C.M.R.

P.O.C.
N=13,744,353.99
E=3,195,960.27

8' UTILITY EASEMENT
VOL. 18, PG. 890
FILE NO. 9926162
G.C.M.R.

FND. 5/8" I.R.
"COSTELLO"

FUTURE TRAIL

RESTRICTED RESERVE "E"

THE VILLAGES OF OAK CREEK
COLONY HOMEOWNER'S ASSOCIATION, INC.
C.F. NO. 2002001752
O.P.R.R.P.G.C.

60' EXXON PIPELINE EASEMENT
VOL. 3269, PG. 881
VOL. 3239, PG. 883
G.C.D.R.
60' COMMUNITY PUBLIC
SERVICE CO. EASEMENT
VOL. 1755, PG. 536
G.C.D.R.

MATCHLINE - SEE SHT. 3

THE LEAGUE CITY CLAREMONT CONNECTOR HIKE & BIKE TRAIL



**WEISSER
Engineering Co.**

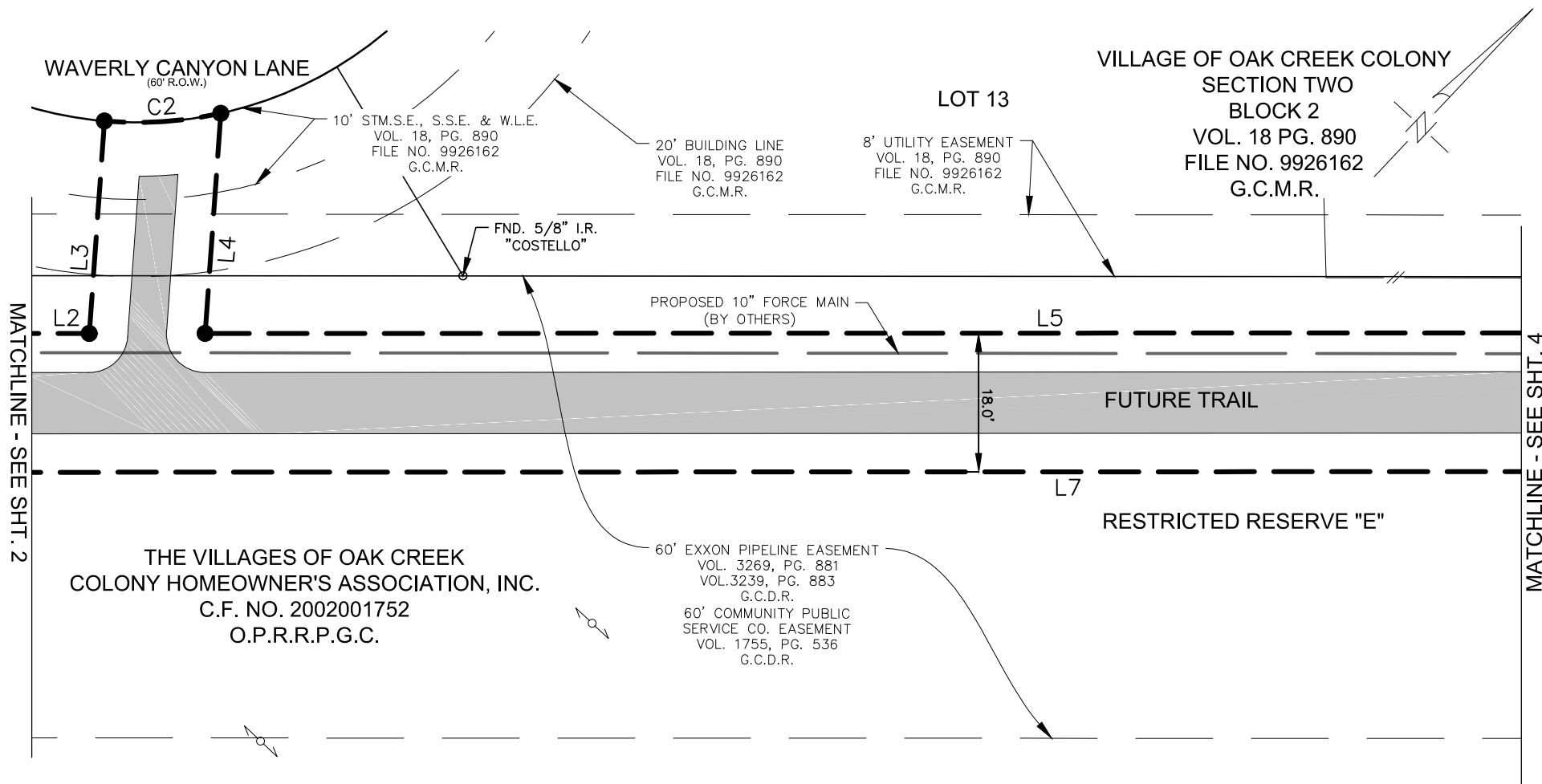
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CREW CHIEF:	DATE: 05/29/2018	JOB No.: IC071

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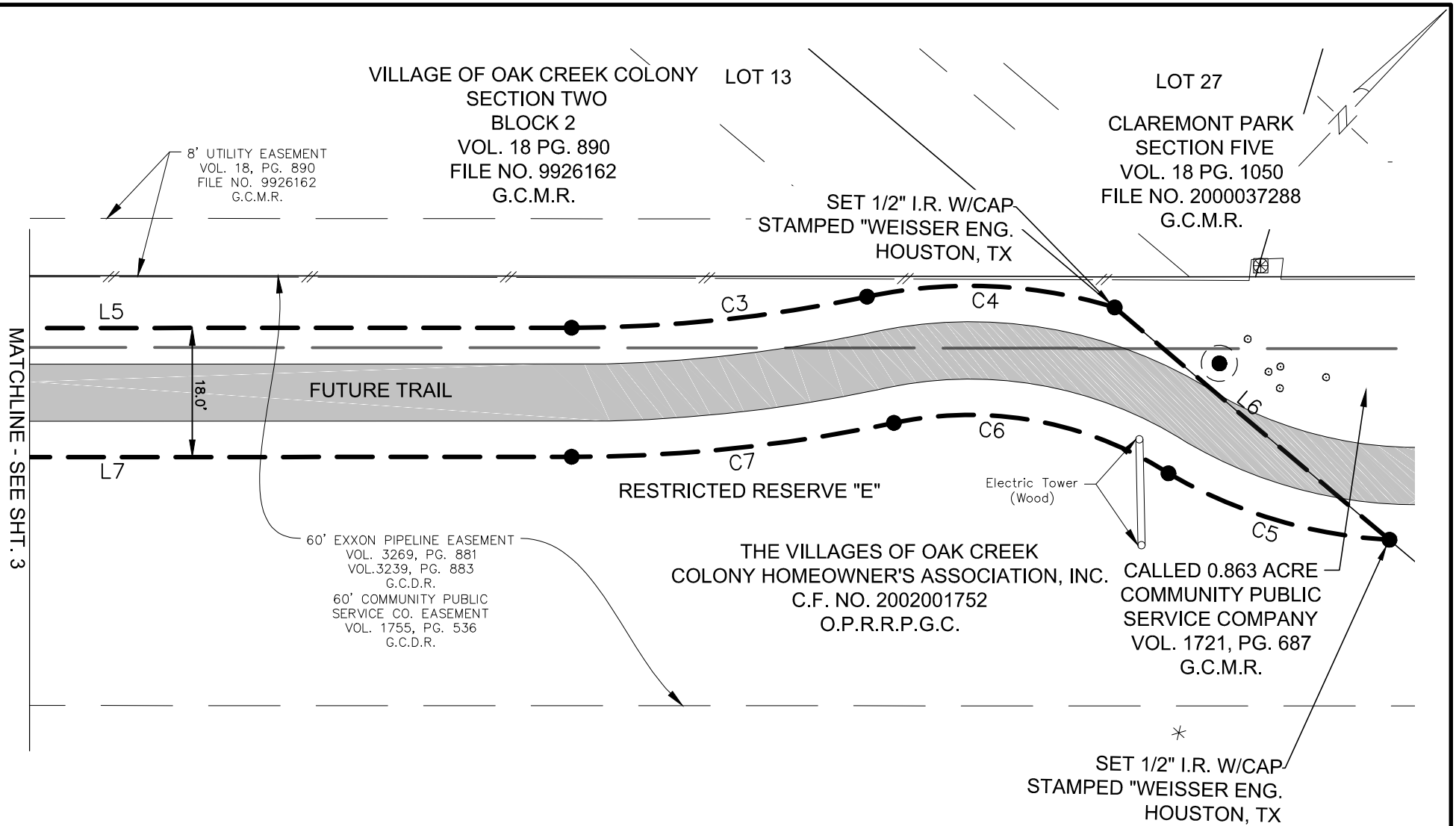
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GALVESTON COUNTY, TEXAS**

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CREW CHIEF:		DATE:	05/29/2018	JOB No.:	IC071

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Engineering Co.**

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GALVESTON COUNTY, TEXAS**

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F.B. NO:	CHECKED BY: J.M.	SHEET 04 OF 04
CREW CHIEF:	DATE: 05/29/2018	JOB No.: IC071