

STATE OF TEXAS
COUNTY OF BRAZORIA

I, JERRY ARGOVITZ, TRUSTEE, owner of the property subdivided in the above and foregoing map of 1ST OAK CREEK ADDITION, being a plot of 5.4655 acres, situated in the H.T.B. & R.R. Co. Survey, Section 22, Abstract 230, Brazoria County, Texas, does hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown hereon, and dedicate for public use, the streets, alleys, parks and easements shown hereon, forever, and do hereby waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind myself, my heirs, successors, and assigns, to warrant and defend the title to the land so dedicated.

WITNESS my hand in _____(City), _____ County, Texas, this _____ day of _____, 2018.

JERRY ARGOVITZ, TRUSTEE

STATE OF TEXAS
COUNTY OF BRAZORIA:

BEFORE ME, the undersigned authority, on this day personally appeared JERRY ARGOVITZ, TRUSTEE, known to me to be the person who's names is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of Office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas.

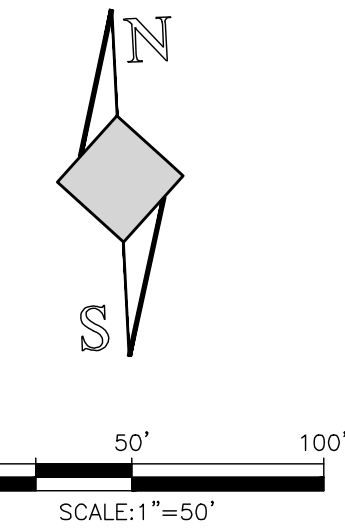
My Commission Expires: _____

APPROVED BY CITY COUNCIL OF THE CITY OF ALVIN THIS _____ DAY OF _____, 2018.

PAUL HORN _____ MAYOR

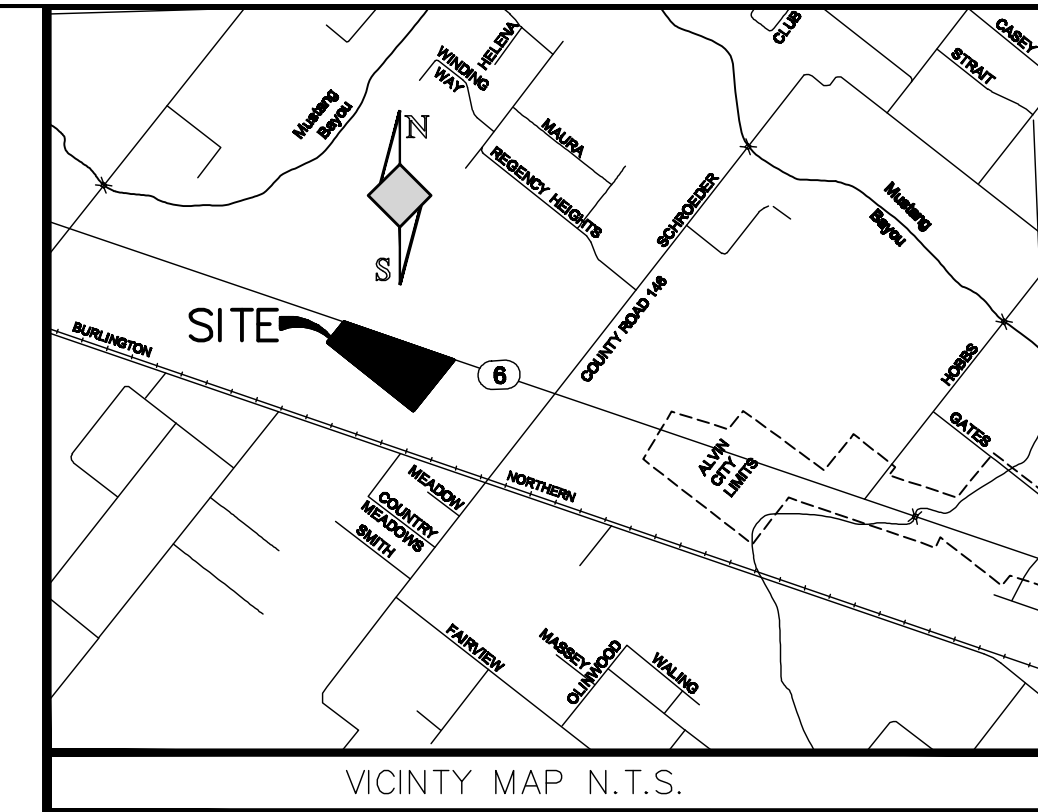
MICHELLE SEGOVIA _____ CITY ENGINEER

DIXIE ROBERTS _____ CITY SECRETARY



LEGEND

- B.C.D.R. BRAZORIA COUNTY DEED RECORDS
- CM CONTROLING MONUMENT
- FND. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
- (XXXX) CALLED BEARING/DISTANCE PER ADJOINING TRACT



METES AND BOUNDS OF
5.4655 ACRES OF LAND SITUATED IN THE
H.T.&B.R.R. COMPANY SURVEY, SECTION 21, ABSTRACT NO. 230
BRAZORIA COUNTY, TEXAS

Being a 5.4655 acre (238,078 square feet) tract out of the Lot 1 of the H.T.&B.R.R. Company Survey, Section 21, Abstract No. 230, Brazoria County, Texas as recorded under Volume 21, Page 186 of the Brazoria County Deed Records, Texas and being out a called 53,529 acre tract as conveyed to Jerry A. Argovitz, Trustee and Daniel L. Staub, Trustee recorded under Clerk File No. 7421921 (Volume 1224, Page 565) of the Brazoria County Deed Records, Texas and being more particularly described by metes and bounds as follows (with bearings referenced to Texas State Plane Coordinate System, South Central Zone, NAD 83):

BEGINNING at a found 5/8-inch iron rod with cap stamped "FNS" for the north of a called 5.09 acre tract conveyed to CMH Homes, Inc., a Tennessee Corp. as recorded under Instrument No. 2016002824 of the Official Public Records of Brazoria County, Texas and being along the southwest right-of-way line of Highway 6 (200 foot width as recorded under Volume 237, Page 343 Brazoria County Deed Records, Clerk Files No's 94-014294 & 92-022370 Brazoria County Deed Records, Texas) and for the east corner of the herein described tract;

THENCE, South 38°40'42" West, 447.93 feet along the northwest line of the said called 5.09 acre tract to a found 5/8-inch iron rod with cap stamped "FNS" in the northeast line of a 20-foot road (undeveloped) as recorded under Volume 18, Page 91 of the Brazoria County Deed Records and for the west corner of said called 5.09 acre tract and the south corner of the herein described tract;

THENCE, North 51°27'40" West, 757.21 feet along the northeast line of said 20-foot road (undeveloped) and the southwest line of said called 53,529 acre tract to a found 5/8-inch iron rod with cap stamped "AGS Consultants" for the west corner of the herein described tract;

THENCE, North 38°25'24" East, 180.43 feet through the interior of the said called 53,529 acre tract to a found 5/8-inch iron rod with cap stamped "AGS Consultants" in the southwest right-of-way line of State Highway 6 for the north corner of the herein described tract;

THENCE, South 70°53'00" East, 804.44 feet along the southwest right-of-way line of State Highway 6 to the POINT OF BEGINNING and containing 5.4655 acre (238,078 square feet) of land.

NOTES:

1. BEARINGS BASIS PER TEXAS STATE PLANE SOUTH CENTRAL ZONE, NAD 83.
2. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT.
3. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.

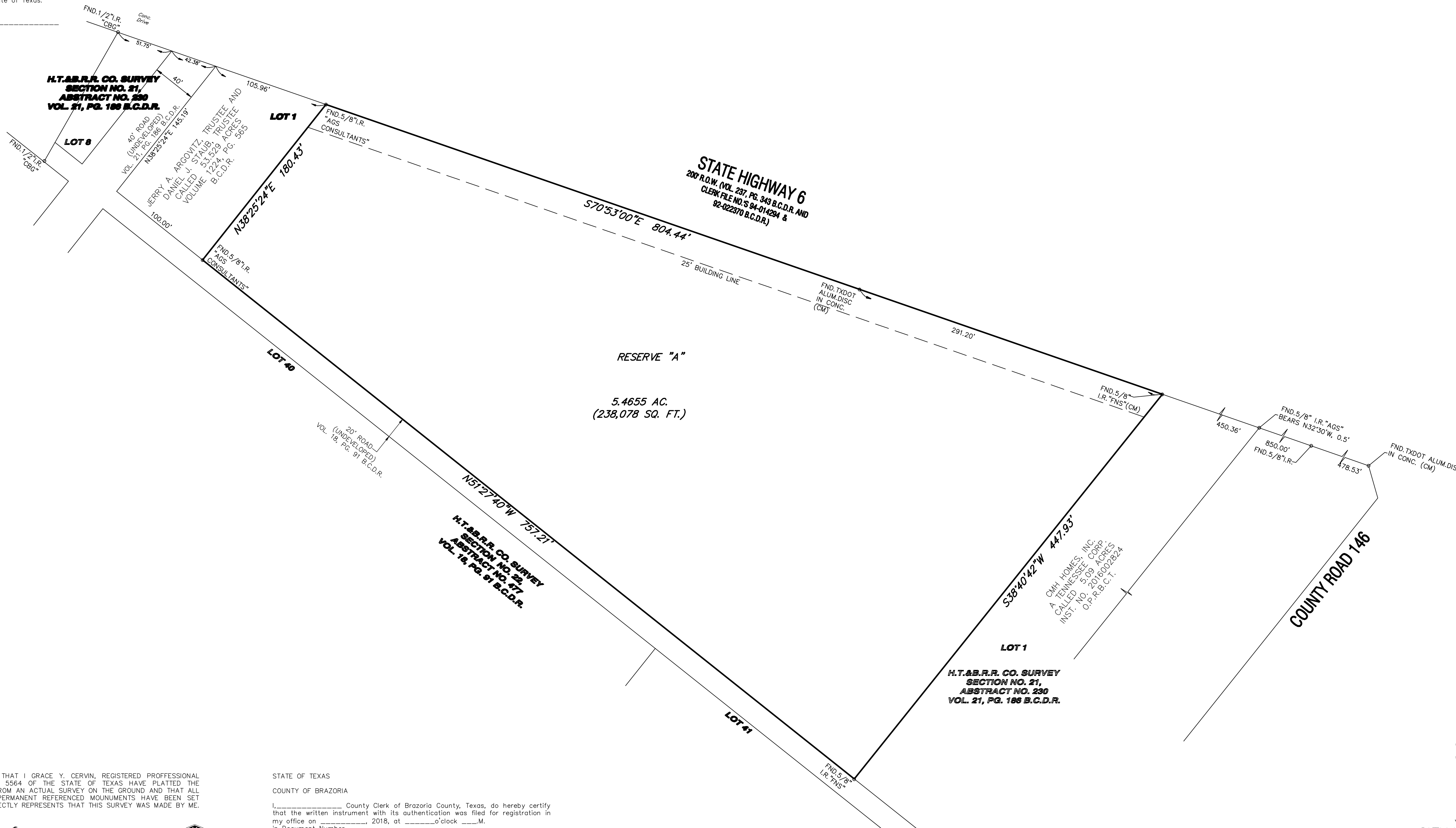
FINAL PLAT

1st Oak Creek Addition

1 RESERVE

5.4655 ACRES (238,078 SQ.FT.)
SITUATED IN THE H.T.B.&R.R. CO. SURVEY,
SECTION 21
ABSTRACT NO. 230 AS RECORDED IN
VOLUME 21, PAGE 186
BRAZORIA COUNTY DEED RECORDS, TEXAS

MARCH 13, 2018



THIS IS TO CERTIFY THAT I GRACE Y. CERVIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5564 OF THE STATE OF TEXAS HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET AND THIS PLAT CORRECTLY REPRESENTS THAT THIS SURVEY WAS MADE BY ME.

Grace Y. Cervin

GRACE Y. CERVIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5564



STATE OF TEXAS
COUNTY OF BRAZORIA

I, _____ County Clerk of Brazoria County, Texas, do hereby certify that the written instrument with its authentication was filed for registration in my office on _____, 2018, at _____ o'clock _____ M.
In Document Number _____

Witness my hand and seal of office, at Angleton, Brazoria County, Texas, the day and date last written above.

Deputy _____ County Clerk of Brazoria County, Texas.

OWNER:
JERRY ARGOVITZ, TRUSTEE
730 NORTH POST OAK, SUITE 340
HOUSTON, TX 77024
(713)-682-6822

SURVEYOR:
ALLY GENERAL SOLUTIONS, LLC
7070 WEST 43RD STREET, STE. 203
HOUSTON, TEXAS 77092
O-281-888-7682
TBPLFS FIRM NO. 10194392

ENGINEER:
DYNAMIC ENGINEERING
14521 OLD KATY ROAD
SUITE 250
HOUSTON, TEXAS 77079
O-281-789-6400