

KNOWN ALL MEN BY THESE PRESENTS

That Clear Creek Independent School District acting through Dr. Laura DuPont, Board of Trustee President, owner of the property subdivided in the above and foregoing final plat of Clear Creek ISD Five Points Complex, a subdivision in Galveston County, Texas, being 126,392 acres of land out of the Stephen F. Austin League, Abstract No. 3, Galveston County, Texas, 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 Clear Creek ISD Five Points Complex, and on behalf of said Clear Creek Independent School District, do hereby dedicate to the use of the public all streets and easements; do hereby reserve, save, except and hold privately all parks, water courses, drains, and common areas as shown hereon forever; 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 of the land so dedicated.

FURTHER, we, Clear Creek Independent School District acting through Dr. Laura DuPont, Board of Trustee President, owner of the property subdivided in the above and foregoing final plat of Clear Creek ISD Five Points Complex, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of League City.

Galveston County, Texas this 24 day of May 2021.

WITNESS, my hand in the City of League City, Galveston County, Texas, this 24 day of May 2021.

Clear Creek Independent School District

By: Jay Cunningham
Dr. Laura DuPont, Board of Trustee President
Jay Cunningham

THE STATE OF TEXAS
COUNTY OF GALVESTON

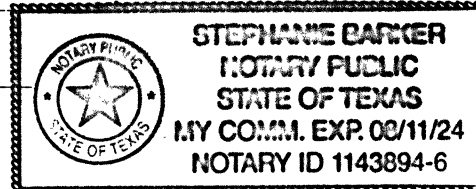
Before me, the undersigned authority, on this day personally appeared Dr. Laura DuPont, Board of Trustee President, for Clear Creek Independent School District, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said partnership.

WITNESS my hand and seal of office, this 24 day of May 2021.

Stephanie Barker
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: Stephanie Barker

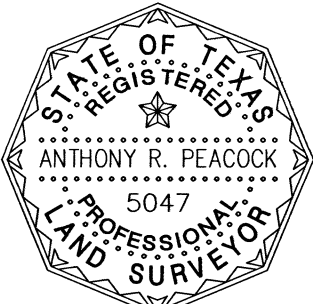
MY COMMISSION EXPIRES: 01/11/2024



This is to certify that I, Anthony R. Peacock, a Registered Professional Land Surveyor for the State of Texas, Registration No. 5047, have plotted 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.

Anthony R. Peacock

ANTHONY R. PEACOCK, REG. 5047
TEXAS REGISTRATION NO. 5047
PEACOCKMILLERSURVEY.COM



This is to certify that the City Planning Manager for the City of League City, Galveston County, Texas, has approved this plat of Clear Creek ISD Five Points Complex 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 23 day of June 2021.

Kris Carpenter

KRIS CARPENTER
PLANNING MANAGER
CITY OF LEAGUE CITY

THE STATE OF TEXAS
COUNTY OF GALVESTON

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on June 24th 2021, at 11:30 o'clock, A.M., and duly recorded on June 24th 2021, at 11:30 o'clock, A.M., in Plat Record
Map Number , Galveston County Map Records.

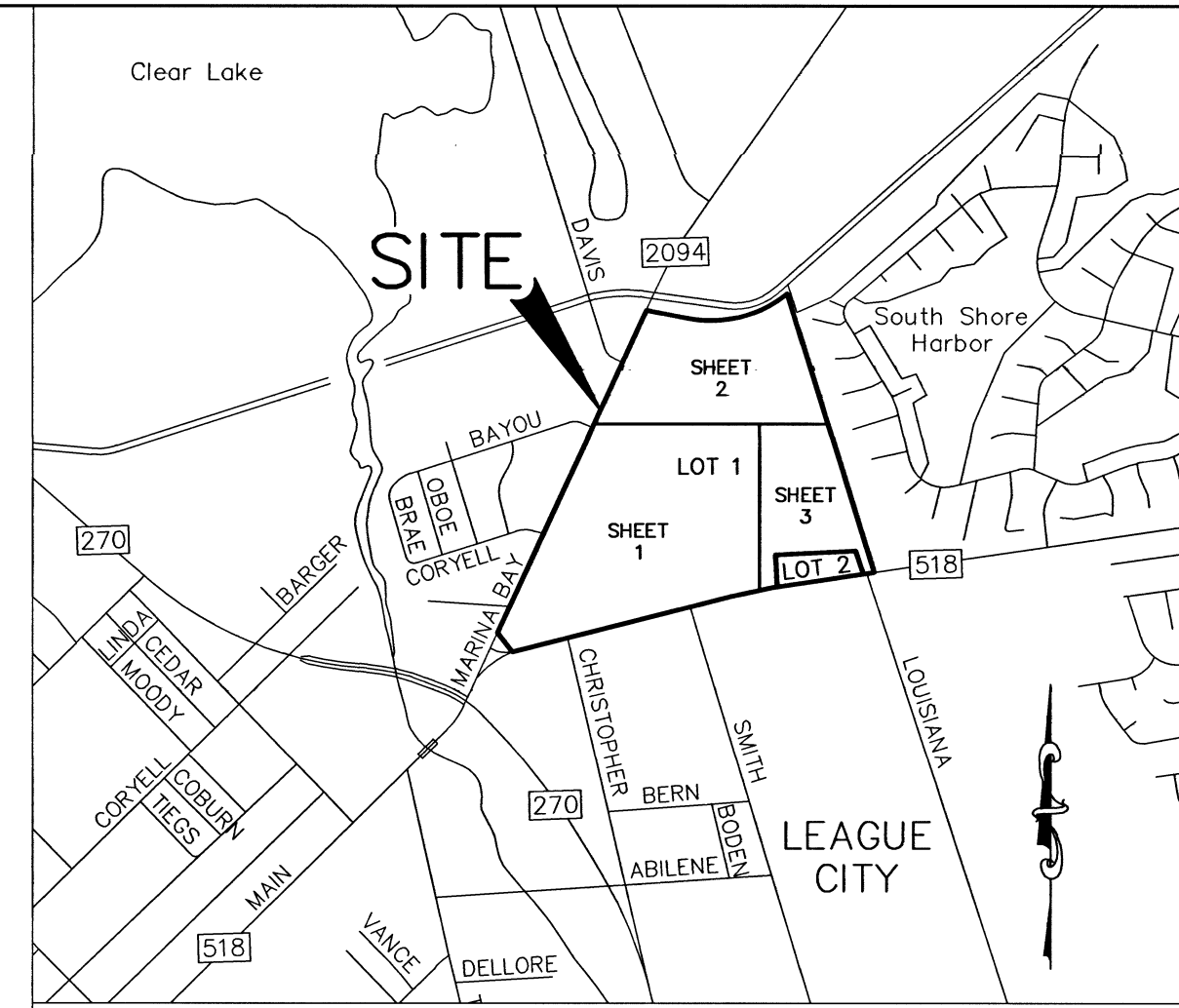
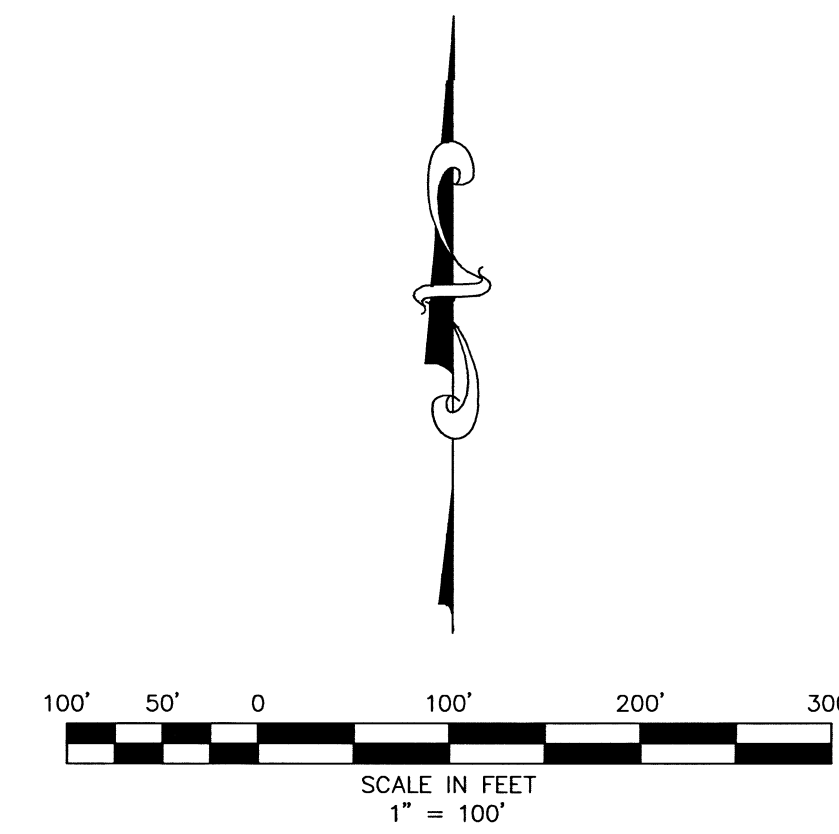
Witness my hand and seal of office, at Galveston, Texas, the day and date last above written.

DWIGHT D. SULLIVAN,
COUNTY CLERK
GALVESTON COUNTY, TEXAS

By: Janah Clark

LEGEND

- AC = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- D.E. = DRAINAGE EASEMENT
- G.C.C.F. = GALVESTON COUNTY CLERK'S FILE
- G.C.D.R. = GALVESTON COUNTY DEED RECORDS
- G.C.M.R. = GALVESTON COUNTY MAP RECORDS
- VOL. = VOLUME
- PG. = PAGE
- L. = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- No. = NUMBER
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- SQ. FT. = SQUARE FEET
- SAN.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- P.O.B. = POINT OF BEGINNING
- IR = IRON ROD
- IP = IRON PIPE
- CIR = CARRIED IRON ROD
- CONC. = CONCRETE
- MON. = MONUMENT
- RM = REFERENCE MARKER
- TM = TEMPORARY BENCHMARK
- H.L.&P. = HOUSTON LIGHTING & POWER Co.
- F.M. = FARM TO MARKET



VICINITY MAP
SCALE: 1" = 1,500'

NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER ISSUED BY ABSTRACT SERVICES OF HOUSTON, A DIVISION OF TITLE HOUSTON HOLDINGS, OF No. 2013-10-0023, ISSUED DATE: JULY 19, 2020, SEARCH DATE: JUNE 30, 2020, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48167C0039G, EFFECTIVE DATE: 8/15/2019, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (SHADED). AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1'00" OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. BASE FLOOD ELEVATION: THE FLOOD ZONE SEPARATION LINES SHOWN HEREON ARE APPROXIMATE BASED UPON GRAPHIC REPRESENTATION OF SUCH LINES AS PER SAID FEMA FLOOD INSURANCE RATE MAP.
- AS PER SAID CITY PLANNING LETTER, THE SURVEYED PROPERTY IS AFFECTED BY AN ASSIGNMENT AND CONVEYANCE AS PER VOL. 1749, PG. 835, G.C.D.R. (NOT PLOTTABLE).
- AS PER SAID CITY PLANNING LETTER, THE SURVEYED PROPERTY IS AFFECTED BY AN ASSIGNMENT AND CONVEYANCE AS PER VOL. 2805, PG. 770, G.C.D.R. AMENDED BY VOL. 2933, PG. 328, G.C.D.R. (NOT PLOTTABLE).
- AS PER SAID CITY PLANNING LETTER, THE SURVEYED PROPERTY IS AFFECTED BY AN ASSIGNMENT AND CONVEYANCE AS PER G.C.C.F. No. 8112131. (NOT PLOTTABLE).
- AS PER SAID CITY PLANNING LETTER, THE SURVEYED PROPERTY IS AFFECTED BY A DRAINAGE EASEMENT AS PER VOL. 241, PG. 192, G.C.D.R. (BLANKET TYPE EASEMENT, NOT PLOTTABLE).
- AS PER SAID CITY PLANNING LETTER, THE SURVEYED PROPERTY IS AFFECTED BY A WARREN PETROLEUM CORPORATION PIPELINE EASEMENT AS PER VOL. 723, PG. 146, G.C.D.R. (BLANKET TYPE EASEMENT, NOT PLOTTABLE).
- AS PER SAID CITY PLANNING LETTER, THE SURVEYED PROPERTY IS AFFECTED BY AN AFFIDAVIT OF CORRECTION AND CERTIFICATION OF CITY ORDINANCE No. 2013-49 AS PER G.C.C.F. No. 2013077429.
- THE HEREIN SUBDIVIDED TRACT OR PARCEL OF LAND LIES ENTIRELY WITHIN THE INCORPORATED LIMITS OF THE CITY OF LEAGUE CITY.
- THE HEREIN SUBDIVIDED TRACT OR PARCEL OF LAND LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
- IN THE ABSENCE OF A HYDROLOGIC AND HYDRAULIC STUDY THE DEFAULT MAXIMUM PERCENT OF IMPERVIOUS COVER SHALL BE THAT FROM THE MASTER DRAINAGE PLAN FOR THE CITY OF LEAGUE CITY WHEREIN THE DESIGN PERCENTAGE OF IMPERVIOUS COVER IS 55 PERCENT (RUNOFF COEFFICIENT, C=0.30 WHERE C=12).
- A SWQ (STORM WATER QUALITY) PERMIT MUST BE OBTAINED BEFORE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR A STRUCTURE. ALL STRUCTURAL OR NON-STRUCTURAL CONTROLS ON OR FOR THE PARCEL(S) MAY NOT BE CHANGED FROM THE PLANS AND TECHNICAL SPECIFICATIONS IN THE SWQ PERMIT UNLESS THE PROVISIONS OF SECTION 43-54 OF THE LEAGUE CITY CODE OF ORDINANCES HAVE BEEN MET.
- TEMPORARY BENCHMARK (TBM) "E": BEING A BOX CUT ON THE SOUTH EDGE OF CONCRETE OF A WATER VAULT ON THE NORTH SIDE OF F.M. 518, APPROXIMATELY 2,000' NORTHEAST OF THE CENTERLINE INTERSECTION OF F.M. 518 AND LOUISIANA AVENUE, BEING APPROXIMATELY 1,400' WEST OF THE CENTERLINE INTERSECTION OF F.M. 518 AND LOUISIANA AVENUE. ELEVATION = 16.80' NAVD 1988 (BASED ON NGS BENCHMARK P639 AW1082, AS PER GPS OBSERVATIONS).
- IN ACCORDANCE WITH THE CITY OF LEAGUE CITY SUBDIVISION AND DEVELOPMENT ORDINANCE, ALL FUTURE UTILITIES SHALL BE LOCATED UNDERGROUND, EXCEPT AS MAY BE APPROVED BY THE CITY OF LEAGUE CITY.
- ALL PROPOSED AND FUTURE UTILITIES SHALL CONFORM TO THE LEAGUE CITY SUBDIVISION AND DEVELOPMENT REGULATIONS.
- PER CITY DESIGN CRITERIA, NO PRE OR POST-DEVELOPED SURFACE WATER RUNOFF SHALL IMPACT ADJACENT PROPERTY AS OUTLINED IN THE ENGINEERING AND CONSTRUCTION ORDINANCE.
- DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS, AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE MOST CURRENT GENERAL DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF LEAGUE CITY.
- ALL BUILDING SETBACK LINES SHALL BE PER THE CITY OF LEAGUE CITY ZONING ORDINANCE.
- ALL LANDSCAPING, GRADING, AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF LEAGUE CITY AND AASHTO SIGHT DISTANCE REQUIREMENTS FOR MOTORISTS.
- THERE ARE PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL SIDEWALKS SHALL BE INSTALLED SUCH THAT A MINIMUM OF ONE-FOOT (1') CLEARANCE IS MAINTAINED FROM ANY UTILITY STRUCTURE ACCESSIBLE FROM GROUND LEVEL SUCH AS MANHOLE LIDS, WATER VALVES, CLEANOUTS, POWER POLES, METERS, ETC.
- THERE IS HEREBY DEDICATED AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET WIDE UPWARD FROM A PLANE 20 FEET ABOVE THE GROUND ADJACENT TO ALL UTILITY EASEMENTS, EXCEPT AS OTHERWISE SHOWN HEREON. EASEMENTS MAY BE FENCED BY THE BUILDER, APPLICANT, OR SUBSEQUENT PROPERTY OWNER. PLATWORK, LANDSCAPING, AND FENCING ARE ONLY PERMITTED IN PUBLIC UTILITY EASEMENTS. THE CITY OR FRANCHISE UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE SAID PLATWORK, LANDSCAPING OR FENCING FOR THE PURPOSES OF INSTALLATION, OPERATION, AND MAINTENANCE INTO THE EASEMENTS, AND SHALL NOT BEAR THE RESPONSIBILITY FOR REPLACEMENT.
- ALL EASEMENTS ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.

MINOR PLAT OF
CLEAR CREEK ISD FIVE POINTS COMPLEX

BEING A SUBDIVISION OF 126.392 ACRES OF LAND CONSISTING OF CLEAR CREEK HIGH SCHOOL, CLEAR CREEK INTERMEDIATE SCHOOL, EDUCATION SUPPORT CENTER, VETERANS MEMORIAL STADIUM AND MAIN TRANSPORTATION CENTER
BEING OUT OF LOTS 7, 9 AND 10 IN DIVISION "C" OF LEAGUE CITY AND LOTS 89, 90, 91, 92, 93, 94, 101, 102, 103 AND 104 IN DIVISION "D" OF LEAGUE CITY
LOCATED IN THE
MICHAEL MULDOON TWO LEAGUE GRANT SURVEY, ABSTRACT No. 18
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

1 BLOCK 2 LOTS

DATE: APRIL, 2021 SCALE: 1" = 100'

OWNER:

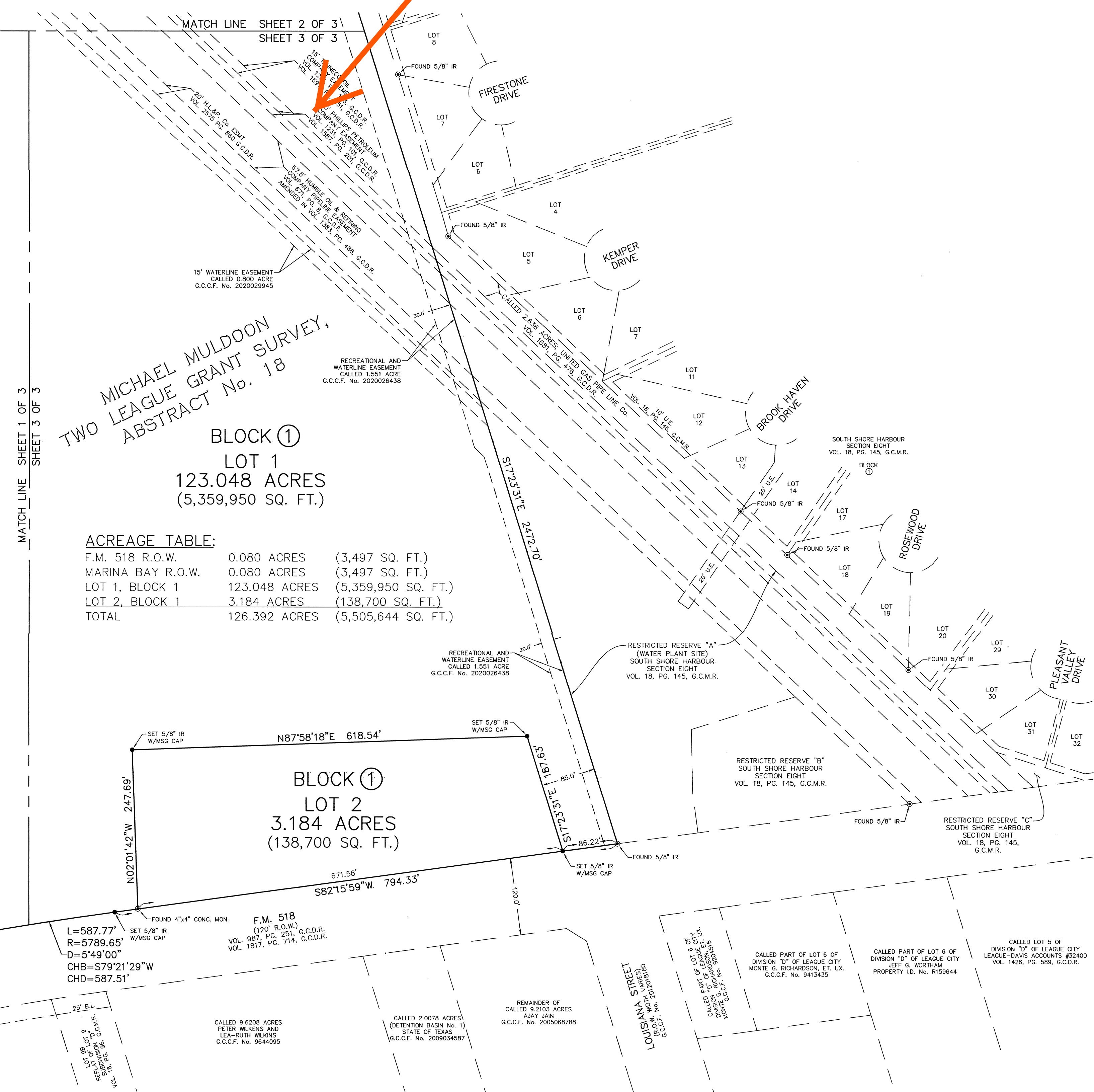
CLEAR CREEK INDEPENDENT SCHOOL DISTRICT
2425 EAST MAIN STREET, LEAGUE CITY, TEXAS 77573

SURVEYOR:



www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH * HOUSTON, TEXAS 77043
PHONE 713-413-1900 * FAX 713-413-1944
TEXAS FIRM REGISTRATION No. 10047100

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ACREAGE TABLE:

F.M. 518 R.O.W.	0.080 ACRES	(3,497 SQ. FT.)
MARINA BAY R.O.W.	0.080 ACRES	(3,497 SQ. FT.)
LOT 1, BLOCK 1	123.048 ACRES	(5,359,950 SQ. FT.)
LOT 2, BLOCK 1	3.184 ACRES	(138,700 SQ. FT.)
TOTAL	126.392 ACRES	(5,505,644 SQ. FT.)