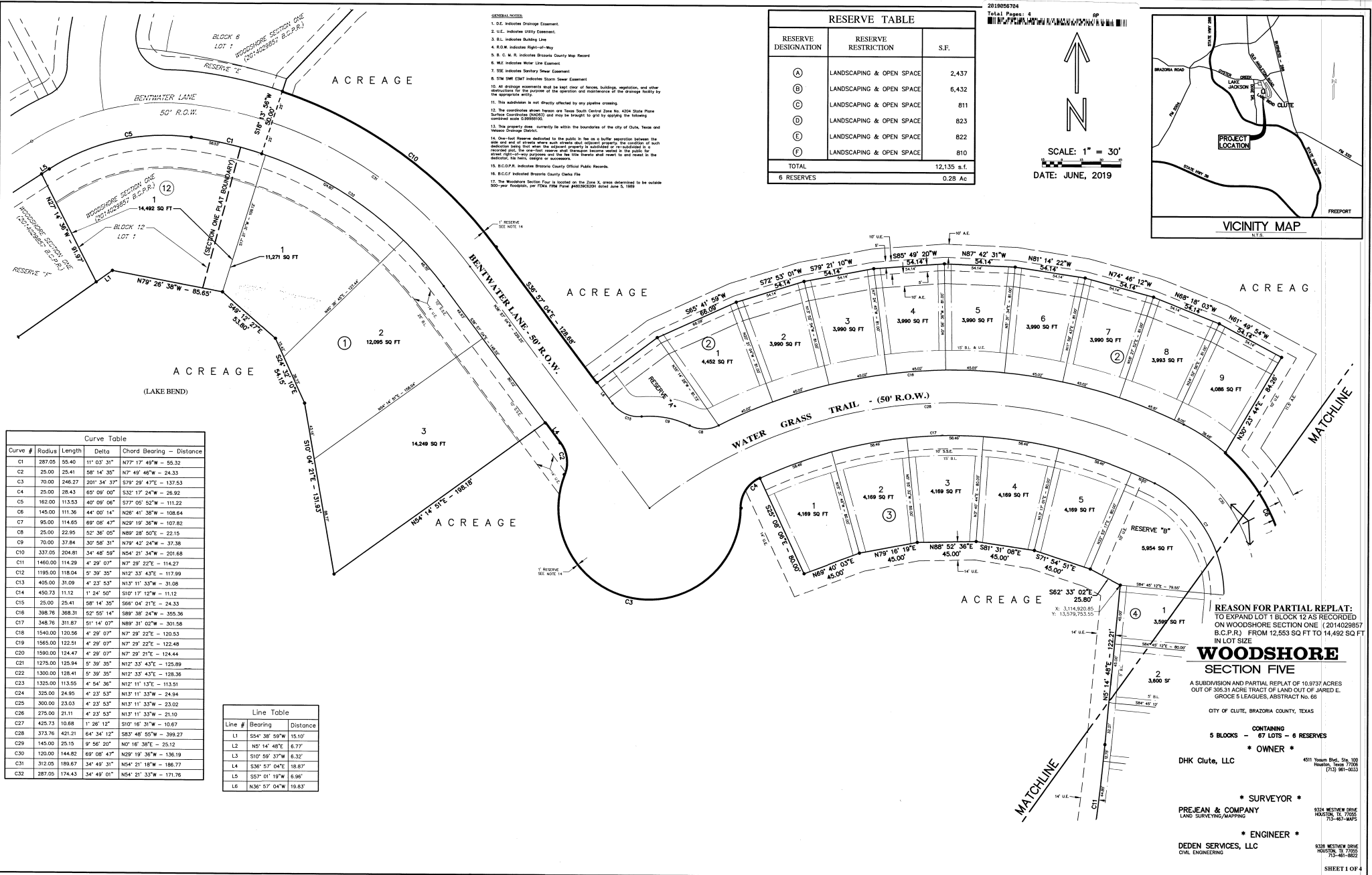




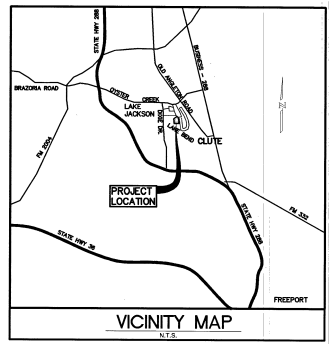
Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing - Distance
C1	287.05	56.40	11° 03' 31"	N77° 17' 49"W - 55.32
C2	25.00	25.41	58° 14' 35"	N7° 49' 48"W - 24.33
C3	70.00	246.27	201° 34' 37"	S79° 29' 47"E - 137.53
C4	25.00	28.43	65° 09' 06"	S32° 17' 24"W - 26.92
C5	162.00	113.53	40° 09' 06"	S77° 05' 52"W - 111.22
C6	145.00	111.36	44° 00' 14"	N26° 41' 38"W - 108.64
C7	95.00	114.65	69° 08' 47"	N29° 18' 36"W - 107.82
C8	25.00	22.95	52° 36' 05"	N89° 28' 50"E - 22.15
C9	70.00	37.84	30° 58' 31"	N79° 42' 24"W - 37.38
C10	337.05	204.81	34° 48' 59"	N54° 21' 34"W - 201.68
C11	1490.00	114.29	4° 29' 07"	N7° 29' 22"E - 114.27
C12	1195.00	118.04	5° 39' 35"	N12° 33' 43"E - 117.99
C13	435.00	31.09	4° 23' 53"	N13° 11' 33"W - 31.08
C14	450.73	11.12	1° 24' 50"	S10° 17' 12"W - 11.12
C15	25.00	26.41	58° 14' 35"	S66° 04' 21"E - 24.33
C16	388.78	368.31	52° 55' 14"	S89° 38' 24"W - 355.36
C17	348.78	311.87	51° 14' 07"	N89° 31' 02"W - 301.58
C18	1540.00	120.56	4° 29' 07"	N7° 29' 22"E - 120.53
C19	1585.00	122.51	4° 29' 07"	N7° 29' 22"E - 122.48
C20	1590.00	124.47	4° 29' 07"	N7° 29' 21"E - 124.44
C21	1275.00	125.94	5° 39' 35"	N12° 33' 43"E - 125.89
C22	1300.00	128.41	5° 39' 35"	N12° 33' 43"E - 128.36
C23	1325.00	113.55	4° 54' 36"	N12° 11' 13"E - 113.51
C24	325.00	24.95	4° 23' 53"	N13° 11' 33"W - 24.94
C25	300.00	23.03	4° 23' 53"	N13° 11' 33"W - 23.02
C26	275.00	21.11	4° 23' 53"	N13° 11' 33"W - 21.10
C27	425.73	10.88	1° 26' 12"	S10° 16' 31"W - 10.67
C28	373.76	401.21	64° 34' 12"	S83° 48' 55"W - 399.27
C29	143.00	28.15	9° 56' 20"	N6° 18' 38"E - 28.12
C30	120.00	144.82	69° 08' 47"	N29° 18' 36"W - 138.19
C31	312.05	189.87	34° 48' 31"	N54° 21' 34"W - 188.77
C32	287.05	174.43	34° 49' 01"	N54° 21' 33"W - 171.76

Line Table		
Line #	Bearing	Distance
L1	S54° 38' 59"W	15.10'
L2	N5° 14' 48"E	6.77'
L3	S10° 59' 37"W	6.32'
L4	S36° 57' 04"E	18.87'
L5	S57° 01' 19"W	6.96'
L6	N36° 57' 04"W	19.83'

- GENERAL NOTES
1. D.C. indicates Drainage Easement.
 2. U.E. indicates Utility Easement.
 3. B.L. indicates Building Line.
 4. R.O.W. indicates Right-of-Way.
 5. B.C.M.R. indicates Brazoria County Map Record.
 6. M.E. indicates Meter Line Easement.
 7. S.E. indicates Sewer Easement.
 8. C.M. (C.M.) indicates Storm Water Easement.
 9. All drainage easements shall be kept clear of fences, buildings, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
 10. This subdivision is not directly affected by any plat recording.
 11. The coordinates shown herein are True South (Central Zone 18, 4326 State Plane Surface Coordinates (NAD83)) and may be brought to grid by applying the following coordinate zone (NAD83).
 12. This property does not currently lie within the boundaries of the city of Clute, Texas and is located in Brazoria County.
 13. One-foot Reserve dedicated to the public in fee as a buffer separation between the lots and all reserved areas shall remain dedicated property, the location of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve and drainage easement shall be the public fee dedicated property and shall remain dedicated property and shall be the public fee dedicated property, its heirs, assigns or successors.
 14. The Woodshore Section Four is located on the Zone 18, 4326 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the following coordinate zone (NAD83).
 15. B.C.C.F. indicates Brazoria County Official Public Records.
 16. B.C.C.F. indicates Brazoria County Official Public Records.
 17. The Woodshore Section Four is located on the Zone 18, 4326 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the following coordinate zone (NAD83).

RESERVE TABLE		
RESERVE DESIGNATION	RESERVE RESTRICTION	S.F.
(A)	LANDSCAPING & OPEN SPACE	2,437
(B)	LANDSCAPING & OPEN SPACE	6,432
(C)	LANDSCAPING & OPEN SPACE	811
(D)	LANDSCAPING & OPEN SPACE	823
(E)	LANDSCAPING & OPEN SPACE	822
(F)	LANDSCAPING & OPEN SPACE	810
TOTAL		12,135 s.f.
6 RESERVES		0.28 Ac

2019056704
Total: 4 Pages: 4
Scale: 1" = 30'
DATE: JUNE, 2019



REASON FOR PARTIAL REPLAT:
TO EXPAND LOT 1 BLOCK 12 AS RECORDED
ON WOODSHORE SECTION ONE, (2014029857
B.C.P.R.) FROM 12,553 SQ FT TO 14,492 SQ FT
IN LOT SIZE

**WOODSHORE
SECTION FIVE**

A SUBDIVISION AND PARTIAL REPLAT OF 10.937 ACRES
OUT OF 305.31 ACRE TRACT OF LAND OUT OF JARED E.
GROCE 5 LEAGUES, ABSTRACT NO. 66

CITY OF CLUTE, BRAZORIA COUNTY, TEXAS

CONTAINING
5 BLOCKS - 67 LOTS - 6 RESERVES

* OWNER *

DHK Clute, LLC

* SURVEYOR *

PREJEAN & COMPANY
LAND SURVEYING/MAPPING

* ENGINEER *

DEDEN SERVICES, LLC
CIVIL ENGINEERING

4511 Tatum Blvd., Ste. 100
Houston, Texas 77058
(713) 961-0033

5326 WESTVIEW DRIVE
HOUSTON, TX 77055
713-481-4095

5326 WESTVIEW DRIVE
HOUSTON, TX 77055
713-481-5822

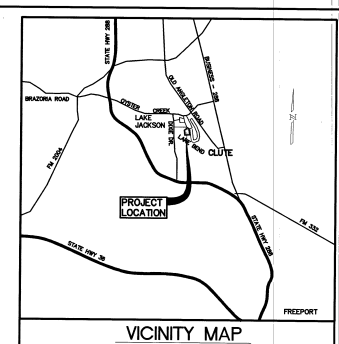
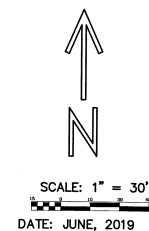
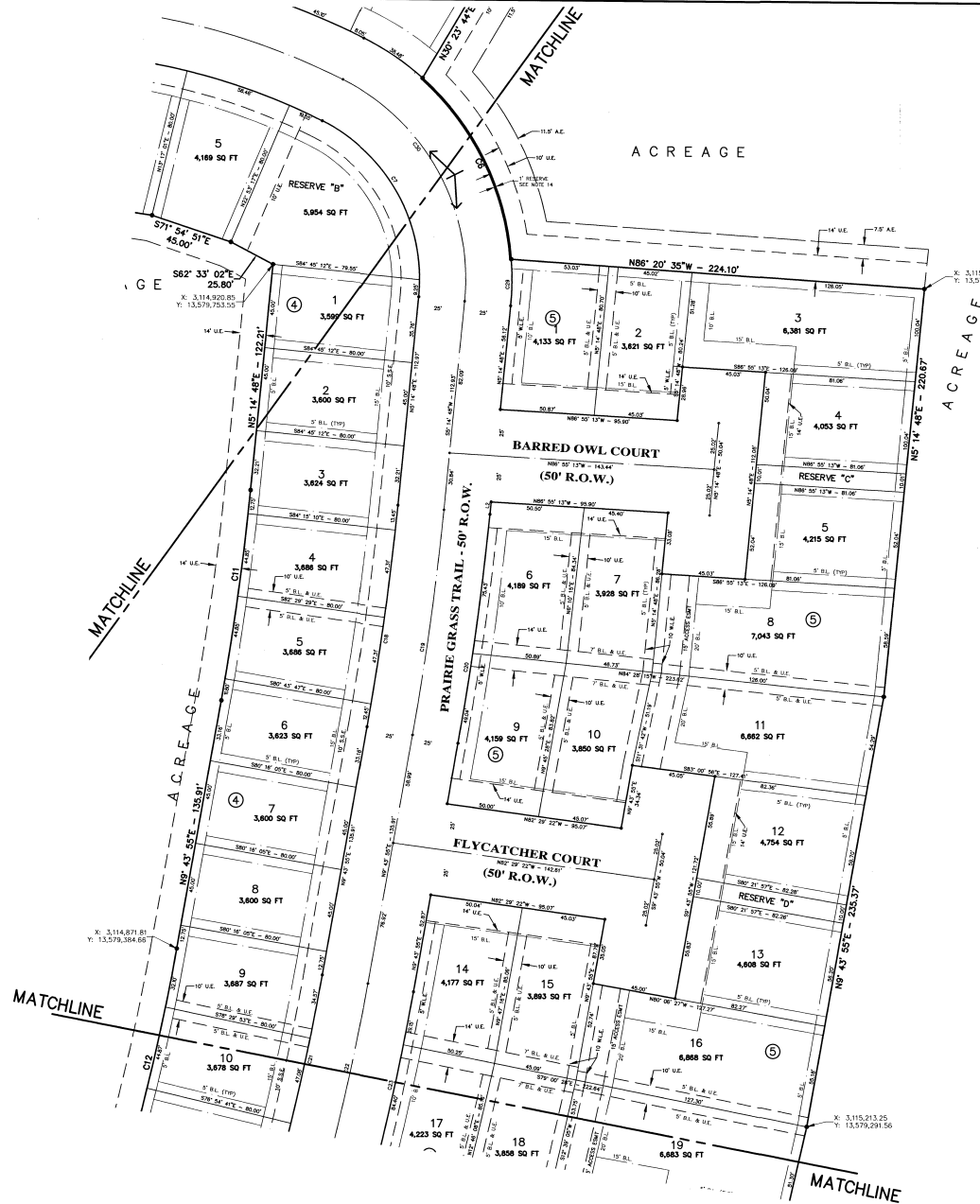
SHEET 1 OF 4

GENERAL NOTES

1. D.E. indicates Driveway Easement.
2. U.E. indicates Utility Easement.
3. B.L. indicates Building Line.
4. R.O.W. indicates Right-of-Way.
5. R. E. M. R. indicates Brazos County Map Record.
6. M.E. indicates Meter Line Easement.
7. S.E. indicates Sanitary Sewer Easement.
8. S.W. S.W. S.W. indicates Storm Sewer Easement.
9. All existing easements shall be kept clear of houses, buildings, vegetation, and other obstructions for the purpose of the operation and maintenance of the easement facility by the appropriate entity.
10. This subdivision is not directly affected by any pipeline crossing.
11. The coordinates shown herein are Texas State Central Zone No. 4204 State Plane Survey Coordinates (NAD83) and must be brought to rest by applying the following correction factors:
12. This property does, currently lie within the boundaries of the City of Clute, Texas and is subject to the City's rules and regulations.
13. One-foot Reserve dedicated to the public in fee as a buffer reservation between the side and end of streets where such streets are not dedicated property, the condition of such easement shall be as when the adjacent property is subdivided or otherwise used to ensure public safety and shall remain in fee forever. Reserve easement shall be subject to street right-of-way purposes and the fee title thereto shall revert to and remain in the public in the event of any change of ownership.
14. B.C.C.P.R. indicates Brazos County Official Public Records.
15. B.C.C.P. indicates Brazos County Official Public Records.
16. B.C.C.P. indicates Brazos County Official Public Records.
17. The Woodshore Section Five is located in the Zone X, zone determined to be outside 500-year floodplain, per FEMA Flood Panel #40130C001 dated June 5, 1989.

Line #	Bearing	Distance
L1	S54° 36' 59"W	15.10'
L2	N5° 14' 48"E	6.77'
L3	S10° 59' 37"W	6.32'
L4	S30° 57' 04"E	18.87'
L5	S57° 01' 19"W	6.96'
L6	N30° 57' 04"W	19.83'

Curve #	Radius	Length	Delta	Chord Bearing - Distance
C1	287.05	55.40	11° 03' 31"	N77° 17' 49"W - 55.32
C2	25.00	25.41	58° 14' 35"	N7° 49' 46"W - 24.33
C3	70.00	246.27	201° 34' 37"	S79° 29' 47"E - 137.53
C4	25.00	28.43	65° 09' 00"	S32° 17' 24"W - 26.92
C5	162.00	113.53	40° 09' 06"	S77° 05' 52"W - 111.22
C6	145.00	111.36	44° 00' 14"	N26° 41' 38"W - 108.64
C7	95.00	114.60	69° 08' 47"	N29° 19' 36"W - 107.82
C8	25.00	22.90	52° 36' 05"	N89° 28' 50"E - 22.15
C9	70.00	37.84	30° 08' 31"	N79° 42' 24"W - 37.38
C10	337.29	204.81	34° 48' 59"	N54° 21' 34"W - 201.68
C11	1460.00	114.39	4° 29' 07"	N7° 29' 22"E - 114.27
C12	1195.00	118.04	5° 39' 35"	N12° 33' 43"E - 117.99
C13	405.00	31.09	4° 23' 53"	N13° 11' 33"W - 31.08
C14	450.73	11.12	1° 24' 50"	S10° 17' 12"W - 11.12
C15	25.00	25.41	58° 14' 35"	S66° 04' 21"E - 24.33
C16	388.76	368.31	52° 55' 14"	S89° 38' 24"W - 355.36
C17	348.76	311.87	51° 14' 07"	N89° 31' 02"W - 301.58
C18	1540.00	120.56	4° 29' 07"	N7° 29' 22"E - 120.53
C19	1565.00	122.51	4° 29' 07"	N7° 29' 22"E - 122.48
C20	1590.00	124.47	4° 29' 07"	N7° 29' 21"E - 124.44
C21	1275.00	125.94	5° 39' 35"	N12° 33' 43"E - 125.89
C22	1300.00	128.41	5° 39' 35"	N12° 33' 43"E - 128.36
C23	1325.00	113.55	4° 54' 36"	N12° 11' 13"E - 113.51
C24	325.00	24.95	4° 23' 53"	N13° 11' 33"W - 24.94
C25	300.00	23.03	4° 23' 53"	N13° 11' 33"W - 23.02
C26	275.00	21.11	4° 23' 53"	N13° 11' 33"W - 21.10
C27	425.73	10.68	1° 26' 12"	S10° 17' 12"W - 10.67
C28	373.76	421.21	64° 34' 12"	S87° 48' 55"W - 399.27
C29	145.00	25.15	9° 56' 20"	N07° 16' 38"E - 25.12
C30	120.00	144.82	89° 08' 47"	N29° 19' 36"W - 136.19
C31	312.05	189.67	34° 49' 31"	N54° 21' 18"W - 186.77
C32	287.05	174.43	34° 49' 01"	N54° 21' 33"W - 171.76



RESERVE DESIGNATION	RESERVE RESTRICTION	S.F.
(A)	LANDSCAPING & OPEN SPACE	2,437
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(D)	LANDSCAPING & OPEN SPACE	823
(E)	LANDSCAPING & OPEN SPACE	822
(F)	LANDSCAPING & OPEN SPACE	810
TOTAL		12,135 s.f.
6 RESERVES		0.28 Ac

REASON FOR PARTIAL REPLAT:
TO EXPAND LOT 1 BLOCK 12 AS RECORDED ON
WOODSHORE SECTION ONE (2014029857 S.C.P.R.)
FROM 12,553 SQ FT TO 14,492 SQ FT IN LOT SIZE

WOODSHORE SECTION FIVE

A SUBDIVISION AND PARTIAL REPLAT OF 10.9737 ACRES
OUT OF 305.31 ACRE TRACT OF LAND OUT OF JARED E.
GROCE S LEASES, ABSTRACT NO. 66

CITY OF CLUTE, BRAZORIA COUNTY, TEXAS

CONTAINING
5 BLOCKS - 67 LOTS - 6 RESERVES

* OWNER *
DHK Clute, LLC

* SURVEYOR *
PREJEAN & COMPANY
LAND SURVEYING/MAPPING

* ENGINEER *
DEDEN SERVICES, LLC
CIVIL ENGINEERING

4511 Towns Blvd., Ste. 100
Houston, Texas 77056
(713) 461-0033

8334 WESTVIEW DRIVE
HOUSTON, TX 77055
713-461-0033

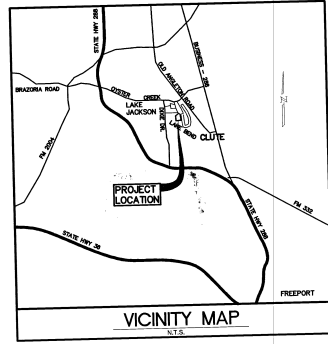
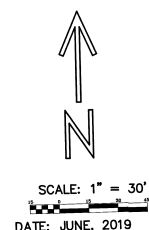
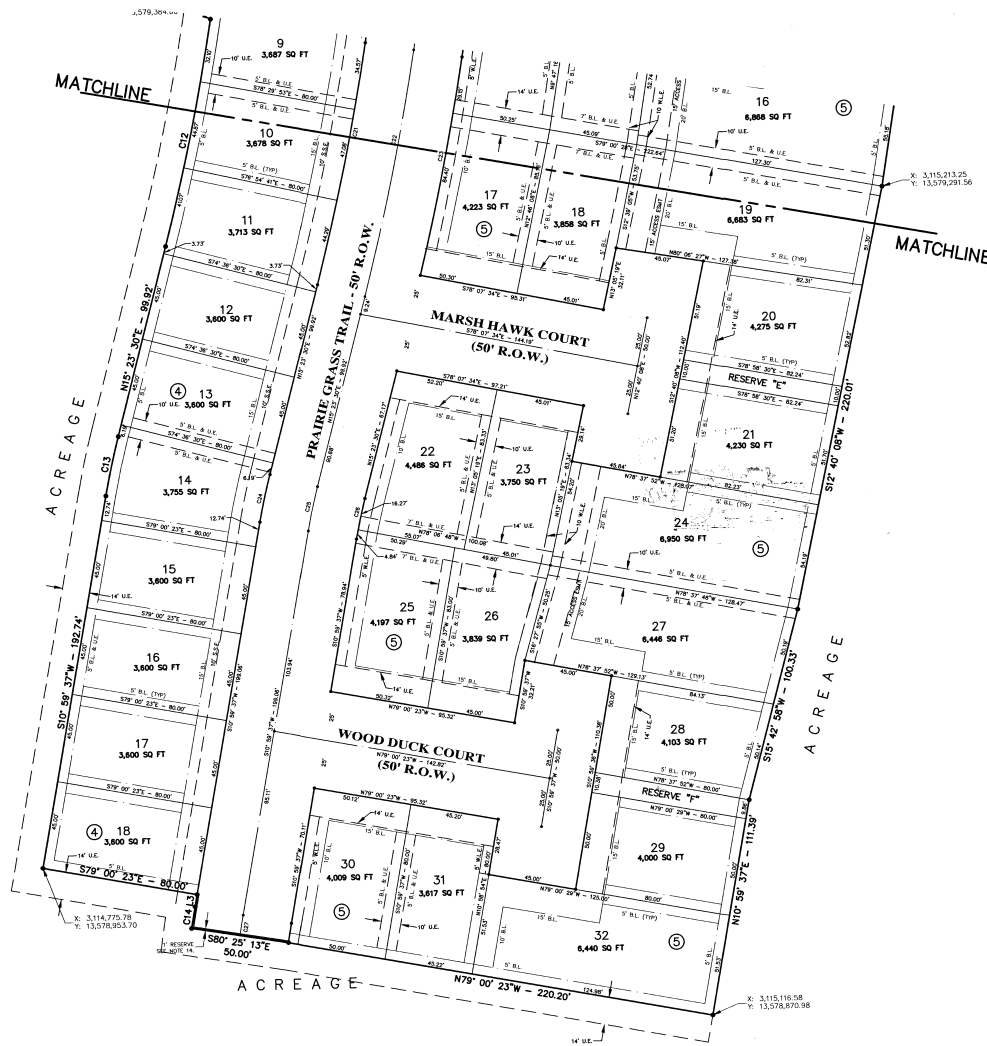
8338 WESTVIEW DRIVE
HOUSTON, TX 77055
713-461-0033

GENERAL NOTES

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6. M.L. indicates Meter Line Easement.
7. S.W. indicates Sanitary Sewer Easement.
8. S.W. S.W. indicates Storm Sewer Easement.
9. All drainage easements shall be kept clear of trees, buildings, vegetation, and other obstructions that may impede the flow of water and the maintenance of the drainage facility by the owner of the property.
10. The subdivision is not directly affected by any platting existing.
11. The coordinates shown herein are Town South Central Zone No. 4200 State Plane Surface Coordinates (NAD83) and may be subject to GPS by applying the following combined scale 0.99999999.
12. The property does, currently lie within the boundaries of the City of Clute, Texas and various Districts.
13. The easements are dedicated to the public to be used as a buffer separation between the site and end of streets where such streets exist, adjacent property, and the use of such easements shall not make the easement property is subject to the use of such easements for any other purpose and the fee title thereto and shall not be used for any other purpose.
14. B.C.P.R. indicates Brazos County Official Public Records.
15. B.C.P.R. indicates Brazos County Official Public Records.
16. B.C.P.R. indicates Brazos County Official Public Records.
17. The easements shown herein are based on the Zone 4, shown determined to be suitable 500-year floodplain, per FEMA FIRM Panel 1705002000 dated June 5, 1989.

Line Table		
Line #	Bearing	Distance
L1	S54° 38' 59"W	15.10'
L2	N5° 14' 48"E	6.77'
L3	S10° 59' 37"W	6.32'
L4	S36° 57' 04"E	18.89'
L5	S57° 01' 18"W	6.96'
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C19	1565.00	122.51	4° 29' 07"	N7° 29' 22"E - 122.48
C20	1580.00	124.47	4° 29' 07"	N7° 29' 21"E - 124.44
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C22	1300.00	128.41	5° 39' 35"	N12° 33' 43"E - 128.38
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C24	325.00	74.95	4° 23' 53"	N13° 11' 33"W - 24.94
C25	300.00	23.03	4° 23' 53"	N13° 11' 33"W - 23.02
C26	275.00	21.11	4° 23' 53"	N13° 11' 33"W - 21.10
C27	425.73	10.68	1° 26' 12"	S10° 16' 31"W - 10.67
C28	373.78	421.21	64° 34' 12"	S83° 48' 55"W - 399.27
C29	145.00	25.15	9° 56' 20"	N0° 16' 38"E - 25.12
C30	120.00	144.82	89° 08' 47"	N29° 19' 38"W - 136.19
C31	312.05	189.67	34° 49' 31"	N54° 21' 18"W - 186.77
C32	287.05	174.43	34° 49' 01"	N54° 21' 33"W - 171.76



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REASON FOR PARTIAL REPLAT:
TO EXPAND LOT 1 BLOCK 12 AS RECORDED ON
WOODSHORE SECTION ONE (2014028857 B.C.P.R.)
FROM 12,553 SQ FT TO 14,492 SQ FT IN LOT SIZE

WOODSHORE SECTION FIVE

A SUBDIVISION AND PARTIAL REPLAT OF 10.9737 ACRES
OUT OF 305.31 ACRE TRACT OF LAND OUT OF JARED E.
GROCE 5 LEAGUES, ABSTRACT NO. 66

CITY OF CLUTE, BRAZORIA COUNTY, TEXAS

5 BLOCKS - CONTAINING 67 LOTS - 6 RESERVES
* OWNER *

DHK Clute, LLC

* SURVEYOR *
PREJEAN & COMPANY
LAND SURVEYING/MAPPING

* ENGINEER *
DEDEN SERVICES, LLC
CIVIL ENGINEERING

4511 Town Blvd., Ste. 100
Houston, Texas 77056
(713) 461-0033

8308 WESTVIEW DRIVE
HOUSTON, TX 77055
(713) 461-8622

STATE OF TEXAS
COUNTY OF BRAZORIA

We, DHK Clute, LLC, a Texas Limited Liability Company, acting by and through Douglas H. Konekka its Manager, owner of the 10.9737 acre tract described in the above and foregoing map of WOODSHORE SECTION FIVE, do hereby make subdivision of said property, according to the lines shown, lots, alleys, public building lines, easements, 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 ourselves, our heirs, successors and assigns, to warranty and defend the title to the land dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above foregoing subdivision of Woodshore Section Five where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

WITNESSE my hand in the City of Houston, Texas, this Fifteenth day of July, 2019.

DHK Clute, LLC, a Texas Limited Liability Company

By:

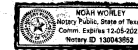
Douglas H. Konekka
Douglas H. Konekka, Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Douglas H. Konekka, Manager, 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 Fifteenth day of July, 2019.

Notary Public in and for Harris County, Texas
(after Notary Seal)



STATE OF TEXAS
COUNTY OF BRAZORIA

I hereby certify that proper engineering consideration has been given this plat to matters of streets, lots, and drainage layout. To the best of my knowledge this plat conforms to all requirements in accordance with state and local laws and regulations for the City of Clute, Texas.

Robert T. Toff
Robert T. Toff, P.E.

STATE OF TEXAS
COUNTY OF BRAZORIA

I here certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey on the ground by: Progen Surveying and Mapping Company.

N. M. Mathis
N. M. Mathis
Texas Registration No. 4517



STATE OF TEXAS
COUNTY OF BRAZORIA

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. INT. THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK
BRAZORIA COUNTY, TEXAS

BY: _____
DEPUTY

2019056704
Brazoria Co. County - Joyce Huffman, County Clerk
11/15/2019 11:07 AM
11/15/2019
Fee: 421.00
Joyce Huffman

PLANNING AND ZONING COMMISSION
Approved this 16th day of July, 2019, by the Planning and Zoning Commission of the City of Clute, Brazoria County, Texas.

George V. Bellamy
George Bellamy, Chairman
Billy Koenig
Billy Koenig
Douglas Koenig
Douglas Koenig
Adrian Rignall
Adrian Rignall

Susan Falcone-Pots

CITY COUNCIL

I hereby certify that the above and foregoing plat of WOODSHORE SECTION FIVE, to the City of Clute was approved this 16th day of July, 2019, by the City Council of the City of Clute, Brazoria County, Texas.

Carl Hinkle
Carl Hinkle, Mayor
Chuck Pate
Chuck Pate, Ward C
Tom Quinn
Tom Quinn, Ward D
Eric A. Hinkle
Eric A. Hinkle, Ward B
Francis Vaughn
Francis Vaughn, Ward E

Said subdivision shall be subject to all the requirements of the Code of Ordinances of the City of Clute, Brazoria County, Texas.

Kevin Testament
City Secretary

VELASCO DRAINAGE DISTRICT

- The board of supervisors of the Velasco Drainage District does not warrant, represent or guarantee:
1. That drainage facilities outside the boundaries of this subdivision are available to receive runoff from the facilities described in this plat.
 2. That drainage facilities described in this subdivision are adequate for rainfall in excess of Velasco Drainage District minimum requirements (10 year frequency).
 3. That building elevation requirements have been determined by the Velasco Drainage District.
 4. That the District assumes responsibility for construction, operation or maintenance of subdivision drainage facilities.
 5. That Velasco Drainage District is responsible for floodplain administration or the issuance of FEMA development permits.

The District review is solely based on the documentation submitted for review and a reliance on submission of the report by the Texas professional engineer. The District's review is not intended and shall not serve as a substitution of the overall responsibility and/or decision making power of the party making the plan or plat herein, that or its principals or agents.

G. L. Kibben
G. L. Kibben, Chairman

J. L. Jones
J. L. Jones, Vice Chairman

F. Robert Hamlet
F. Robert Hamlet, Secretary

6-18-19
Date:

DATE: JUNE, 2019
REASON FOR PARTIAL REPLAT:
TO EXPAND LOT 1 BLOCK 12 AS RECORDED ON
WOODSHORE SECTION ONE (2014029857 B.C.P.R.)
FROM 12,553 SQ FT TO 14,492 SQ FT IN LOT SIZE

WOODSHORE
SECTION FIVE

A SUBDIVISION AND PARTIAL REPLAT OF 10.9737 ACRES
OUT OF 305.31 ACRE TRACT OF LAND OUT OF JARED E.
GROCE 5 LEAGUES, ABSTRACT No. 66

CITY OF CLUTE, BRAZORIA COUNTY, TEXAS

CONTAINING
5 BLOCKS - 67 LOTS - 6 RESERVES

* OWNER *

DHK Clute, LLC

4511 Yorklum Blvd., Ste. 100
Houston, Texas 77056
(713) 961-0033

* SURVEYOR *

PREJEAN & COMPANY
LAND SURVEYING/MAPPING

8304 WESTVIEW DRIVE
HOUSTON, TX 77055
713-461-4455

* ENGINEER *

DEDEN SERVICES, LLC
CIVIL ENGINEERING

5308 WESTVIEW DRIVE
HOUSTON, TX 77055
713-461-4455

SHEET 4 OF 4