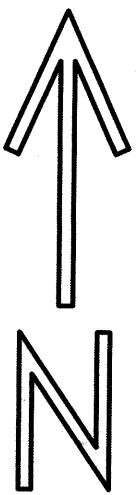
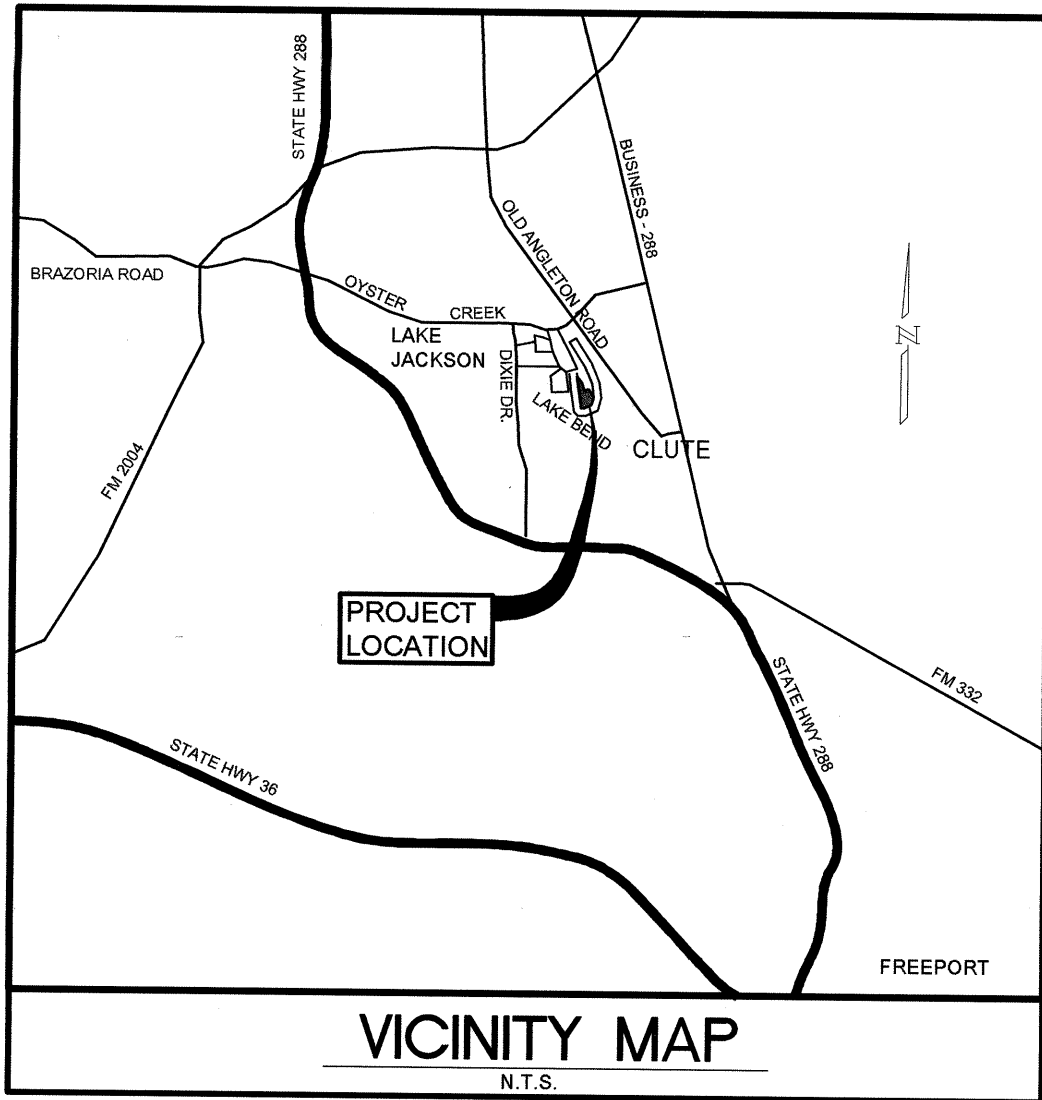


RESERVE TABLE		
RESERVE DESIGNATION	RESERVE RESTRICTION	S.F.
(A)	LANDSCAPE/ OPEN SPACE	12,243
(B)	LANDSCAPE/ OPEN SPACE	192,824
(C)	LANDSCAPE/ OPEN SPACE	4,081
(C)	LANDSCAPE/ OPEN SPACE	20,595
TOTAL		229,743
4 RESERVES		5.27 Ac

Curve Table				Line Table		
Curve #	Radius	Length	Delta	Chord Bearing - Distance	Line #	Bearing - Distance
C1	25.00	25.41	58° 14' 36"	N7° 48' 40"W - 24.33	L1	S30° 57' 04"E - 18.87
C2	70.00	248.27	201° 34' 37"	S79° 29' 47"E - 137.53	L2	N89° 40' 03"E - 45.00
C3	25.00	28.43	65° 09' 00"	S32° 17' 24"W - 26.92	L3	N79° 18' 10"E - 45.00
C4	450.73	11.12	1° 24' 50"	S10° 17' 24"W - 11.12	L4	N88° 52' 30"E - 45.00
C5	438.05	19.81	2° 39' 09"	S8° 12' 22"W - 19.81	L5	S81° 31' 08"E - 45.00
C6	200.00	68.80	19° 42' 36"	S2° 57' 03"E - 68.87	L6	S71° 54' 51"E - 45.00
C7	15.00	29.21	111° 36' 33"	S42° 59' 24"W - 24.81	L7	S62° 33' 02"E - 25.80
C8	25.00	19.56	44° 50' 10"	N6° 01' 41"E - 19.07	L8	S10° 59' 37"W - 6.32
C9	25.00	38.77	84° 18' 33"	S59° 15' 53"W - 33.55	L9	S80° 25' 13"E - 50.00
C10	125.00	73.65	33° 45' 35"	S10° 11' 10"W - 72.59	L11	S79° 02' 23"E - 39.42
C12	100.00	51.10	17° 49' 13"	S2° 13' 00"W - 30.88	L12	S79° 02' 23"E - 39.42
C13	150.00	89.38	34° 08' 23"	S10° 22' 34"W - 88.06	L13	S79° 02' 23"E - 39.42
C14	450.00	126.68	16° 30' 40"	S14° 59' 57"E - 126.23		
C15	475.00	136.68	16° 30' 40"	S14° 59' 57"E - 136.41		
C16	500.00	144.09	16° 30' 40"	S14° 59' 57"E - 143.59		
C17	150.00	145.09	55° 48' 06"	S51° 08' 20"E - 140.38		
C18	175.00	170.44	55° 48' 06"	S51° 08' 20"E - 163.78		
C19	200.00	194.78	55° 48' 06"	S51° 08' 20"E - 187.18		
C20	80.50	252.90	180° 00' 00"	N10° 59' 37"E - 161.00		
C21	195.59	331.44	180° 00' 00"	N10° 59' 37"E - 211.00		
C22	193.59	409.98	180° 00' 00"	N10° 59' 37"E - 261.00		
C23	25.00	28.89	66° 12' 01"	S45° 54' 23"E - 27.31		
C24	50.00	57.77	66° 12' 01"	S45° 54' 23"E - 54.61		
C25	75.00	86.66	66° 12' 01"	S45° 54' 23"E - 81.92		
C26	225.00	274.40	19° 42' 36"	S2° 57' 03"E - 77.52		
C27	250.00	304.01	19° 42' 36"	S2° 57' 03"E - 88.58		
C28	486.05	22.99	2° 36' 36"	S8° 12' 22"W - 22.08		
C29	461.05	20.94	2° 36' 36"	S8° 12' 22"W - 20.04		
C30	1460.00	114.29	4° 29' 07"	N7° 29' 22"E - 114.27		
C31	450.00	31.08	4° 29' 53"	S13° 11' 35"W - 31.08		

GENERAL NOTES:

1. D.E. 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. WLE Indicates Water Line Easement
7. SSE Indicates Sanitary Sewer Easement
8. STM SWR ESMT Indicates Storm Sewer 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 pipeline crossing.
11. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the following combined scale 0.99988100.
12. This property does currently lie within the boundaries of the city of Clute, Texas and Velasco Drainage District.
13. One-foot Reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicant, his heirs, assigns or successors.
14. B.C.O.P.R. Indicates Brazoria County Official Public Records.
15. B.C.C.F. Indicates Brazoria County Clerks File
16. THE WOODSHORE SECTION SIX IS LOCATED IN ZONE "X" AS AREAS OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON FIRM PANEL No. 48039C0620K, DATED DECEMBER 30, 2020.



SCALE: 1" = 50'
DATE: JUNE, 2021

WOODSHORE
SECTION SIX

A SUBDIVISION PLAT OF 16.15 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
3 BLOCKS - 48 LOTS - 4 RESERVES

* OWNER *

DHK CLUTE, LLC

* SURVEYOR *

PREJEAN & COMPANY
LAND SURVEYING/MAPPING

* ENGINEER *

DEDEN SERVICES, LLC
CIVIL ENGINEERING

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

9324 WESTVIEW DRIVE
HOUSTON, TX 77055
713-467-8822

9328 WESTVIEW DRIVE
HOUSTON, TX 77055
713-467-8822



GENERAL NOTES:

1. D.E. 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. WLE INDICATES WATER LINE EASMENT
7. SSE INDICATES SANITARY SEWER EASEMENT
8. STM SWR ESMT INDICATES STORM SEWER EASEMENT
10. 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.
11. THIS SUBDIVISION IS NOT DIRECTLY AFFECTED BY ANY PIPELINE CROSSING.
12. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE 0.99998100.
13. THIS PROPERTY DOES CURRENTLY LIE WITHIN THE BOUNDARIES OF THE CITY OF CLUTE, TEXAS AND VELASCO DRAINAGE DISTRICT.
14. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
15. B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS.
16. B.C.C.F. INDICATED BRAZORIA COUNTY CLERKS FILE
17. THE WOODSHORE SECTION SIX IS IN ZONE "X" AS AREAS OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON FIRM PANEL NO. 48039C020K, DATED DECEMBER 30, 2020.

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

Curve Table					Line Table		
Curve #	Radius	Length	Delta	Chord Bearing - Distance	Line #	Bearing	Distance
C1	25.00	25.41	58°14'35"	N7°49'48"W - 24.33	L1	S36°57'04"E	18.87
C2	70.00	248.27	201°34'37"	S79°29'47"E - 137.53	L2	N69°40'03"E	45.00
C3	25.00	28.43	65°09'00"	S32°17'24"W - 26.82	L3	N79°18'19"E	45.00
C4	450.73	11.12	1°24'50"	S10°17'12"W - 11.12	L4	N88°52'36"E	45.00
C5	436.05	10.81	2°38'09"	S8°12'22"W - 10.81	L5	S81°31'08"E	45.00
C6	200.00	68.80	19°42'39"	S2°57'03"E - 68.47	L6	S71°54'51"E	45.00
C7	15.00	29.21	111°38'33"	S42°58'24"W - 24.81	L7	S62°33'02"E	26.80
C8	25.00	19.56	44°50'10"	N8°01'41"E - 19.07	L8	S10°59'37"W	0.32
C9	25.00	36.77	84°19'33"	S53°19'53"W - 33.55	L9	S60°28'13"E	60.00
C10	125.00	73.65	33°49'38"	S10°11'10"W - 72.59	L11	S79°00'23"E	38.42
C11	100.00	31.10	17°49'13"	S2°13'00"W - 30.88	L12	S79°00'23"E	38.42
C12	150.00	89.38	34°08'23"	S10°22'34"W - 88.06	L13	S79°00'23"E	38.42
C14	450.00	128.68	19°30'40"	S14°59'57"E - 129.23			
C15	475.00	136.88	19°30'40"	S14°59'57"E - 136.41			
C16	500.00	144.08	19°30'40"	S14°59'57"E - 143.59			
C17	150.00	148.09	55°48'08"	S81°09'20"E - 140.38			
C18	175.00	170.44	55°48'08"	S81°09'20"E - 163.78			
C19	200.00	194.75	55°48'08"	S81°09'20"E - 187.18			
C20	80.50	255.80	180°00'00"	N10°59'37"E - 191.00			
C21	105.50	331.44	180°00'00"	N10°59'37"E - 211.00			
C22	130.50	409.88	180°00'00"	N10°59'37"E - 261.00			
C23	25.00	39.88	68°12'01"	S45°54'32"E - 27.31			
C24	50.00	57.77	68°12'01"	S45°54'32"E - 54.61			
C25	75.00	86.66	68°12'01"	S45°54'32"E - 81.92			
C26	225.00	77.40	18°42'38"	S2°57'03"E - 77.02			
C27	250.00	88.01	18°42'38"	S2°57'03"E - 85.58			
C28	489.05	22.08	2°38'09"	S8°12'22"W - 22.08			
C29	451.05	20.94	2°38'09"	S8°12'22"W - 20.94			
C30	1480.00	114.29	4°29'07"	N7°29'22"E - 114.27			
C31	455.00	31.09	4°29'53"	S13°11'33"W - 31.08			

STATE OF TEXAS
COUNTY OF BRAZORIA

We, DHK CLUTE, LLC, a Texas Limited Liability Company, acting by and through, Douglas H. Konopka its Manager, owner of the 15.68 acre tract described in the above and foregoing map of WOODSHORE SECTION SIX, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, 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 SIX 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.

WITNESS my hand in the City of Houston, Texas, this 8th day of June, 2021.

DHK CLUTE, LLC, a Texas Limited Liability Company

By:

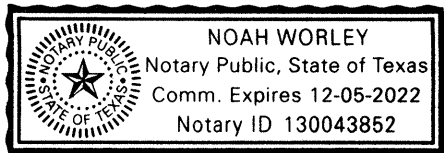
Douglas H. Konopka
Douglas H. Konopka, Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Douglas H. Konopka, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8th day of June, 2021

Noah Worley
Notary Public in and for Harris County, Texas
(affix Notary Seal)



STATE OF TEXAS
COUNTY OF BRAZORIA

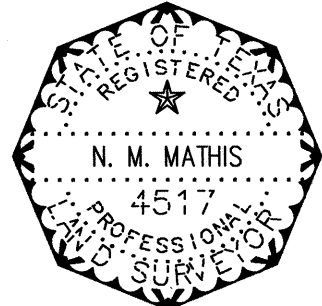
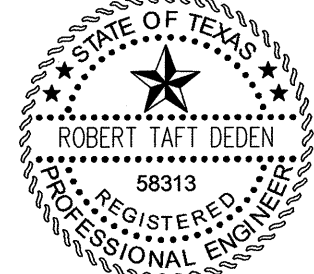
I, hereby certify that proper engineering consideration has been given this plat to matters of streets, lots, and drainage layout. To the best of my knowledge this plat conforms to all requirements in accordance with state and local laws and regulations for the City of Clute, Texas.

Robert Taft Deden, P.E.
Robert Taft Deden, P.E.

STATE OF TEXAS
COUNTY OF BRAZORIA

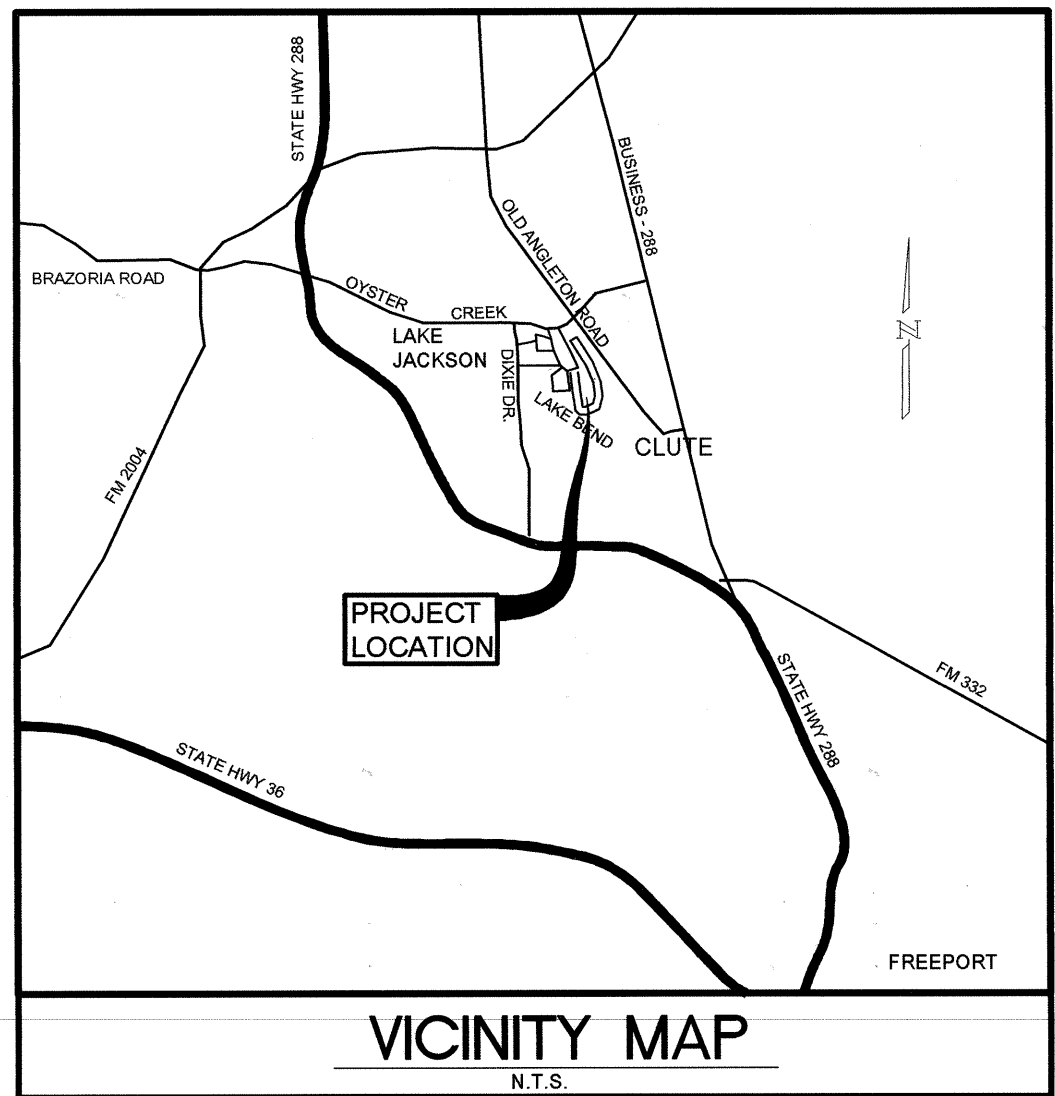
I here certify that the above plat conforms to the minimum standards set forth by the Texas Board Of Professional Land Surveying according to an actual survey on the ground by: Prejean Surveying and Mapping Company.

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



RESERVE TABLE

RESERVE DESIGNATION	RESERVE RESTRICTION	S.F.
(A)	LANDSCAPE/ OPEN SPACE	12,243
(B)	LANDSCAPE/ OPEN SPACE	192,824
(C)	LANDSCAPE/ OPEN SPACE	4,081
(C)	LANDSCAPE/ OPEN SPACE	20,595
TOTAL		229,743
4 RESERVES		5.27 Ac



PLANNING AND ZONING COMMISSION

Approved this 26th day of August, 2021, by the Planning and Zoning Commission of the City of Clute, Brazoria County, Texas.

Billy Koehning
Billy Koehning, Chairman

Arnold Vaughn
Arnold Vaughn

George Y. Bettonay
George Bettonay

Rebecca Kelley

Gerald Koehning
Gerald Koehning

David E. Rickaway

Adrian Alzamendi
Adrian Alzamendi

Carolyn Kirk
Carolyn Kirk

CITY COUNCIL

I, hereby certify that the above and foregoing plat of WOODSHORE SECTION SIX, to the City of Clute was approved this 26th day of August, 2021, by the City Council of the City of Clute, Brazoria County, Texas.

Calvin Shifflet
Calvin Shifflet, Mayor

Chuck Pate
Chuck Pate, Ward C

Jeff Criss
Jeff Criss, Ward A

Harvis Quinn
Harvis Quinn, Ward D

Erick Aguilar
Erick Aguilar, Ward B

Frances Vaughn
Frances Vaughn, Ward E

Rene Pecturist
Rene Pecturist, 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, their or its principals or agents.

L.H. Jones
L.H. Jones, Chairman

F. Robert Hamlet
F. Robert Hamlet, Vice Chairman

Fred Ortiz
Fred Ortiz, Secretary

06/15/2021
Date:

DHK CLUTE, LLC

PREJEAN & COMPANY
LAND SURVEYING/MAPPING

* ENGINEER *

DEDEN SERVICES, LLC
CIVIL ENGINEERING

4511 Yaum Blvd., Ste. 100
Houston, Texas 77055
(713) 961-0033

9324 WESTVIEW DRIVE
HOUSTON, TX 77055
713-681-9822

SHEET 2 OF 2

2021056709
Brazoria County - Joyce Hudman, County Clerk
08/27/2021 12:58 PM
Total Pages: 2
Fee: 225.00
Joyce Hudman