

STATE OF TEXAS  
COUNTY OF GALVESTON

WE, THE EDGE AT 401, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, SEAN MICKLER, MANAGER, HERINAFTER REFERRED TO AS THE OWNERS OF THE 3.9187 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF MCREAKEN MANOR REPLAT NO 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

IN TESTIMONY WHEREOF, THE EDGE AT 401, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SEAN MICKLER, ITS MANAGER, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

THE EDGE AT 401, LTD., A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
SEAN MICKLER, MANAGER

STATE OF TEXAS  
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SEAN MICKLER, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON \_\_\_\_\_

I/WE, THE HUNTINGTON NATIONAL BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MCREAKEN MANOR REPLAT NO 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2026011597 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSE AND EFFECTS OF SAID PLAT AND TO THE DEDICATION AND RESTRICTIONS SHOWN HEREON, AND I/WE HEREBY CONFIRM THAT I AM/WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART HEREOF.

THE HUNTINGTON NATIONAL BANK

ERIC FAULK, COMMUNITY PRESIDENT

STATE OF TEXAS  
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIC FAULK, COMMUNITY PRESIDENT, 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 \_\_\_\_\_ OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON \_\_\_\_\_

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MCREAKEN MANOR REPLAT NO 1 IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ OF \_\_\_\_\_, 2026.

BECKY BENNETT, ASSISTANT PLANNER  
TOM HINCKLEY, CHAIRMAN

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING TO THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.

JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING

**SURVEYOR:**

THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5565, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

TOBY PAUL COUCHMAN, RPLS  
TEXAS REGISTRATION NO. 5565

**PURPOSE OF DOCUMENT: PLAT REVIEW**  
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN  
REGISTRATION #5565  
RELEASE DATE: 04/06/2026

**\*PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT\***

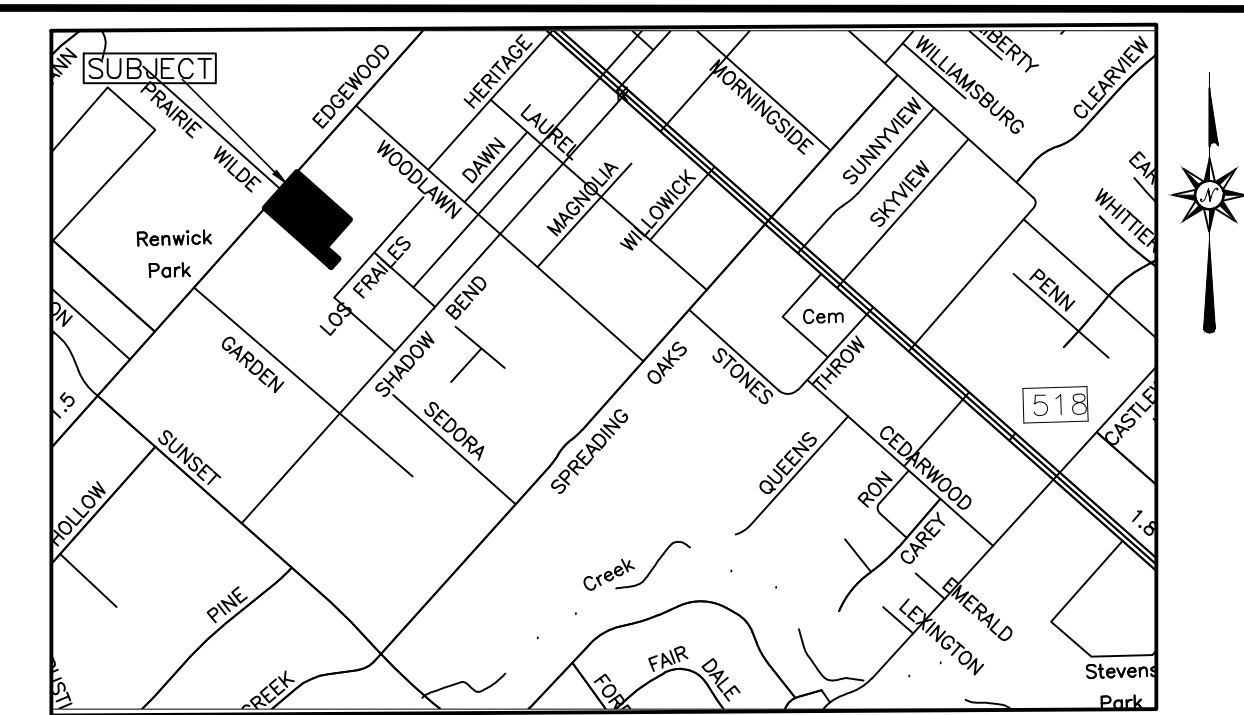
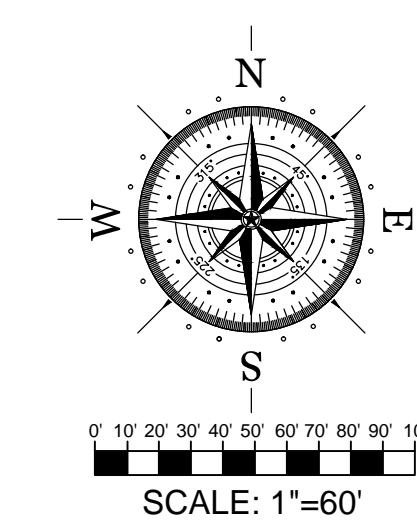
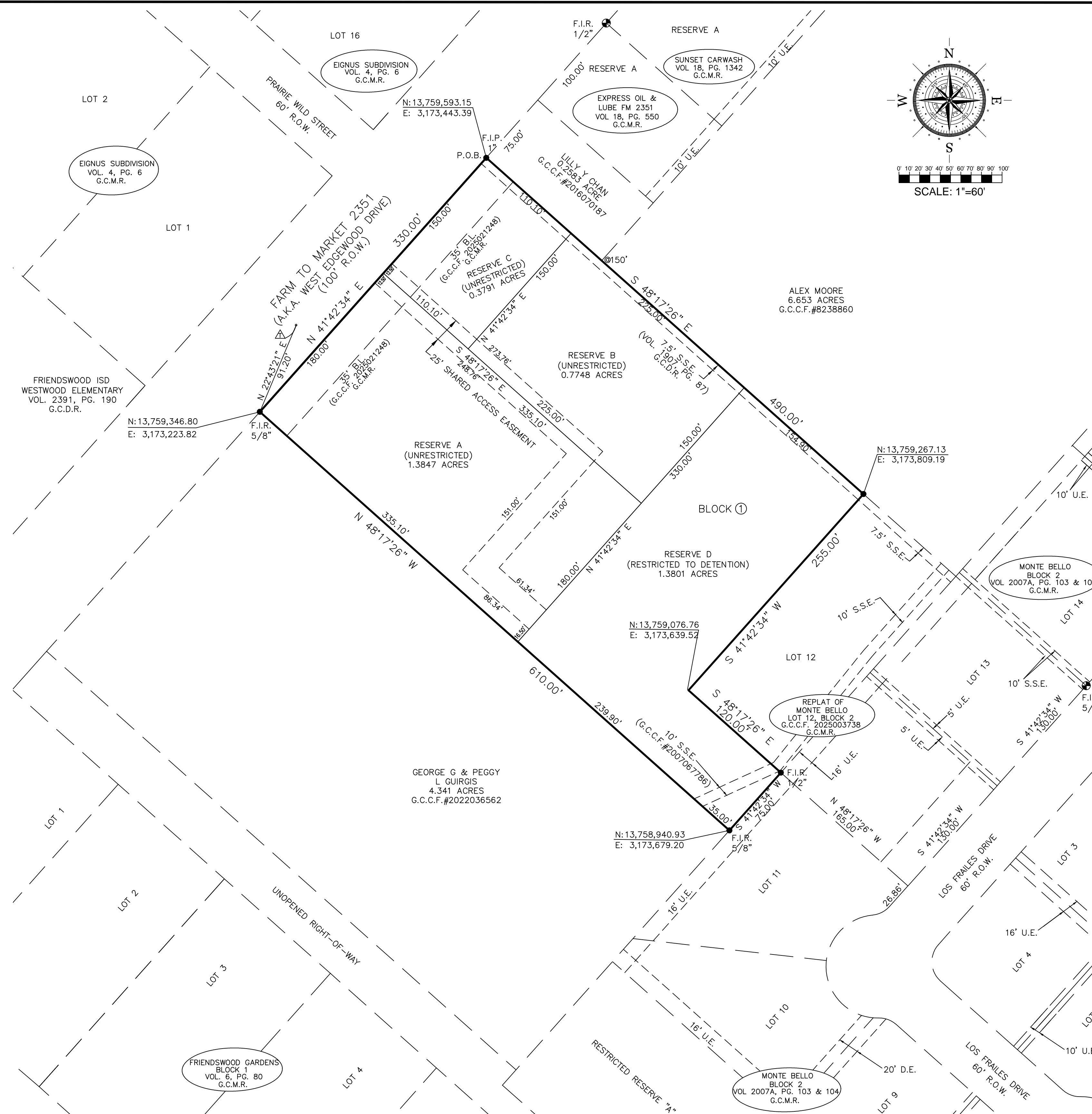
THE STATE OF TEXAS  
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON \_\_\_\_\_, 2026, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 2026, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., IN INSTRUMENT NUMBER \_\_\_\_\_, GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN, COUNTY CLERK  
OF GALVESTON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY



VICINITY MAP SCALE 1"=1/4 MILE  
KEY MAP 657P

- GENERAL PLAT NOTES:
1. INDICATES PROPERTY CORNER.
2. INDICATES CONTROL MONUMENT.
3. INDICATES TEMPORARY PROJECT BENCHMARK.
4. F.I.P. INDICATES FOUND IRON PIPE.
5. F.I.R. INDICATES FOUND IRON ROD.
6. S.I.R. INDICATES SET IRON ROD.
7. W.L.E. INDICATES WATER LINE EASEMENT.
8. U.E. INDICATES UTILITY EASEMENT.
9. B.L. INDICATES BUILDING LINE.
10. R.O.W. INDICATES RIGHTS-OF-WAY.
11. VOL. INDICATES VOLUME.
12. PG. INDICATES PAGE.
13. P.O.B. INDICATES POINT OF BEGINNING.
14. P.O.C. INDICATES POINT OF COMMENCEMENT.
15. G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE.
16. G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS.
17. G.C.D.R. INDICATES GALVESTON COUNTY DEED RECORDS.
18. D.E. INDICATES DRAINAGE EASEMENT.
19. S.S.E. INDICATES SANITARY SEWER EASEMENT.
20. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
21. SIDEWALKS AND ADA RAMP ARE REQUIRED PER CHAPTER 70 OF THE FRIENDSWOOD CODE OF ORDINANCES. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMP ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
22. NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
23. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26. OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
24. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN THE PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS; THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY (TNMP).
25. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
26. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
27. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791025-10125, DATED APRIL 02, 2026, WITH AN EFFECTIVE DATE OF MARCH 24, 2026.
28. SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
29. THE PLAT BOUNDARY CLOSES TO WITHIN 1:10,000.
30. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
31. ACCESS EASEMENT(S) AFFECTING THE SUBJECT PROPERTY GRANTED TO MCREAKEN AGRICULTURE, LLC, AS SET FORTH AND DEFINED BY INSTRUMENT(S) FILED FOR RECORD UNDER GALVESTON COUNTY CLERK'S FILE NO. 2026011595.

Table with 2 columns: ZONING DISTRICT, CSC. Rows include Lot Area Minimum SF (15,000), Lot Width Minimum Feet (100), Lot Depth Minimum Feet (150), Yard Minimum Feet Front (30), Yard Minimum Feet Rear (15), Yard Minimum Feet Side Interior (10), Yard Minimum Feet Side Exterior (10), Height Maximum Feet (40), Landscape Requirements (YES), Exception Notes (0), Maximum Lot Coverage (30%).

PROPERTY DESCRIPTION:
A TRACT OF LAND CONTAINING 3.9187 ACRES, SITUATED IN THE SARAH MCKISSICK SURVEY, ABSTRACT 151, GALVESTON COUNTY, TEXAS BEING LOT ONE (1), IN BLOCK ONE (1), OF MCREAKEN MANOR. A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2025021248, OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS. SAID 3.9187 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1-INCH IRON PIPE FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF FARM TO MARKET 2351, ALSO KNOWN AS WEST EDGEWOOD DRIVE, BASED ON A WIDTH OF 100.00 FEET, SAID POINT BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST WESTERLY CORNER OF A CALLED 0.2583 ACRE TRACT, AS CONVEYED TO LILLY Y. CHAN, BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2016070187;
THENCE, SOUTH 48°17'26" EAST, ALONG THE COMMON LINE WITH SAID 0.2583 ACRE TRACT, PASSING AT A DISTANCE OF 150.00 FEET THE MOST SOUTHERLY CORNER OF SAID 0.2583 ACRE TRACT AND THE WESTERLY CORNER OF A CALLED 6.653 ACRE TRACT, AS CONVEYED TO ALEX MOORE, BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 8238860 AND CONTINUING FOR A TOTAL DISTANCE OF 490.00 FEET, TO A POINT FOR CORNER, BEING THE MOST NORTHERLY CORNER OF THE REPLAT OF MONTE BELLO, LOT 12, BLOCK 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2025003738;
THENCE SOUTH 41°42'34" WEST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT WITH THE SAID SUBDIVISION, A DISTANCE OF 255.00 FEET, TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 48°17'26" EAST, CONTINUING ALONG THE COMMON LINE WITH SAID SUBDIVISION, A DISTANCE OF 120.00 FEET, TO A 1/2-INCH IRON ROD FOUND, FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING THE NORTH CORNER OF LOT 11 IN BLOCK 2 OF MONTE BELLO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2007A, PAGES 103 & 104 OF THE GALVESTON COUNTY MAP RECORDS;
THENCE SOUTH 41°42'34" WEST, ALONG WITH THE COMMON LINE WITH SAID LOT 11, A DISTANCE OF 75.00 FEET, TO A 5/8-INCH IRON ROD FOUND, FOR THE MOST SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE EASTERLY CORNER OF A CALLED 4.341 ACRE TRACT, AS CONVEYED TO GEORGE G. AND PEGGY L. GUIRGIS, BY DEED AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2022036562;
THENCE NORTH 48°17'26" WEST, ALONG THE COMMON LINE BETWEEN SAID 4.341 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 610.00 FEET, TO A 5/8-INCH IRON ROD FOUND, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING SITUATED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID FARM TO MARKET 2351 (WEST EDGEWOOD DRIVE) AND BEING THE NORTH CORNER OF SAID 4.341 ACRE TRACT;
THENCE NORTH 41°42'34" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID FARM TO MARKET 2351 (WEST EDGEWOOD DRIVE), A DISTANCE OF 330.00 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE CALLS 3.9187 ACRES OF LAND.

FLOOD STATEMENT:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48167C0014G, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019, THIS TRACT IS LOCATED IN FLOOD ZONE "X"
BENCHMARK NGS HCGSD 54 (AW5596) EL 29.50 NAVD 88 FROM JUNCTION OF FM 518 AND FM 528 IN FRIENDSWOOD, GO SOUTHWEST ON FM 528 FOR 1.8 KM (1.1 MI) TO THE ENTRANCE TO THE CLEAR CREEK DRAINAGE DISTRICT BUILDING ON THE LEFT. TURN LEFT ONTO ENTRANCE DRIVE TO THE MARK ON THE RIGHT IN THE GRASS. THE STATION IS A PUNCH MARK IN THE TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1-INCH PCV PIPE THAT IS 20 FEET LONG FILLED WITH GREASE THAT IS ENCASED IN A 5-INCH PCV PIPE WITH A LOGO CAP STAMPED--HCGSD 54 1986-- THE ROD IS RECESSED 8 CM BELOW THE GROUND SURFACE. LOCATED 26.0 METERS (85.3 FT) SOUTHEAST OF THE CENTERLINE OF FM 528 AND 0.6 METERS (2.0 FT) SOUTHWEST OF THE EDGE OF A CURB.
TEMPORARY PROJECT BENCHMARK IS A MAG NAIL SET IN ASPHALT, BEARING N 22°43'21" E, 91.20 FEET FROM THE WEST PROPERTY CORNER OF THE SUBJECT PLAT. ELEVATION 31.49'.

MCREAKEN MANOR  
REPLAT NO 1

A SUBDIVISION CONTAINING 3.9187 ACRES, BEING LOT ONE (1), IN BLOCK ONE (1), OF MCREAKEN MANOR, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2025021248, OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS. IN THE SARAH MCKISSICK SURVEY ABSTRACT 151 GALVESTON COUNTY, TEXAS.

CITY OF FRIENDSWOOD  
REASON FOR REPLAT: TO CREATE 4 RESERVES 1 BLOCK.  
4 RESERVES 1 BLOCK  
APRIL 06 2026

PRO-SURV SURVEYING & MAPPING SERVICES  
OWNER THE EDGE AT 401, LTD., A TEXAS LIMITED PARTNERSHIP  
SEAN MICKLER, MANAGER  
2000 W. PARKWOOD, STE. 100  
FRIENDSWOOD, TX 77546  
PHONE: 281-286-6666