

CERTIFICATE FOR RESOLUTION  
REGARDING FENCES ON PRIVATE RESIDENTIAL PROPERTY ABUTTING EXPLORATION GREEN

THE STATE OF TEXAS §  
COUNTY OF HARRIS §  
CLEAR LAKE CITY WATER AUTHORITY §

We, the undersigned officers of the Board of Directors (the "Board") of Clear Lake City Water Authority (the "Authority"), hereby certify as follows:

1. The Board convened in regular session, open to the public, on the 11<sup>th</sup> day of July, 2019, at the regular meeting place thereof, and the roll was called of the members of the Board, to-wit:

John Branch	President
Robert T. Savely	Vice President
W. Thomas Morrow	Secretary
Gordon Johnson	Director
John Graf	Director

All members of the Board were present except the following absentees: John Branch, John Graf (this constituting a quorum). Whereupon, among other business, the following was transacted at such meeting:

RESOLUTION REGARDING FENCES ON  
PRIVATE RESIDENTIAL PROPERTY ABUTTING EXPLORATION GREEN

was duly introduced for the consideration of the Board. It was then duly moved and seconded that such Resolution be adopted; and, after due discussion, such motion, carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

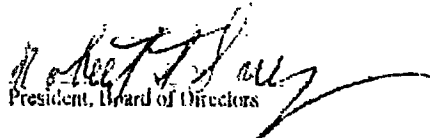
AYES: 3

NOES: 0

2. A true, full, and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Resolution has been duly recorded in said Board's minutes of such meeting, the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such meeting pertaining to the adoption of such Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance of the time, place, and purpose of such meeting and that such Resolution would be introduced and considered for adoption at such meeting and each of such officers and members consented, in advance, to the holding of such meeting for such purpose; such meeting was open to the public, as required by law, and public notice of the time, place and purpose of such meeting was given as required by V.T.C.A. Government Code, Chapter 551, as amended.

SIGNED AND SEALED this July 11, 2019.

  
Secretary, Board of Directors

  
President, Board of Directors

(SEAL)



004055.0000

RP-2021-490867

RESOLUTION REGARDING FENCES ON  
PRIVATE RESIDENTIAL PROPERTY ABUTTING EXPLORATION GREEN

THE STATE OF TEXAS

§

COUNTY OF HARRIS

§

CLEAR LAKE CITY WATER AUTHORITY

§

WHEREAS, the Clear Lake City Water Authority (the "Authority") is the owner in fee simple of approximately 178 acres of real property in Harris County, Texas, pursuant to the special warranty deed filed for record in the office of the County Clerk of Harris County, Texas under Clerk's File No. 20110187275 and more particularly therein ("Exploration Green"); and

WHEREAS, Exploration Green is being developed by the Authority into a natural flood mitigation, recreation and conservation area; and

WHEREAS, Clear Lake City Community Association, Inc. (the "Association") desires to amend certain restrictive covenants recorded in the real property records of Harris County, Texas to allow for the construction and maintenance of certain fences on residential property directly adjacent to Exploration Green along the common boundary with Exploration Green (the "Amendments"); and

WHEREAS, the Board of Directors of the Authority (the "Board") supports the Amendments and does not wish to impose restrictions on fences built along the common boundary with Exploration Green. Now, therefore:

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CLEAR LAKE CITY WATER AUTHORITY THAT:

Section 1: The Board of Directors does not wish to impose restrictions on fences located on private residential property along the common boundary with Exploration Green provided that such fences are not located within (i) an easement dedicated to the Authority or (ii) an easement dedicated to the public for water, sewer or drainage purposes.

Section 2: The President is authorized to execute, and the Secretary is authorized to attest this Resolution on behalf of the Board of the Authority and to do any and all things necessary to carry out the intent hereof.

PASSED, APPROVED AND ADOPTED this 11<sup>th</sup> day of July, 2019

ATT:ST:

*William M. M...*  
Secretary, Board of Directors

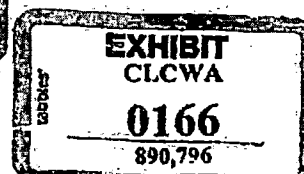
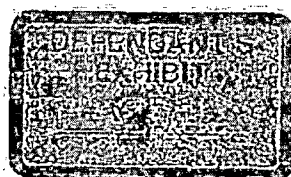
*Michael J. ...*  
President, Board of Directors

(SEAL)



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## LANDPLANNER REPORT



## CLEAR LAKE CITY GOLF COURSE PLANNING ANALYSIS

Prepared by Vernon G. Henry & Associates, Inc.  
Revised May 7, 2007

Outlined below is an analysis of each of the 10 tracts that comprise the former golf course property that extends through single-family residential neighborhoods west of Bay Area Boulevard and south of Space Center Boulevard. The entire golf course is located within the City of Houston, Harris County, Texas. The entire golf course acreage was platted in separate parcels between June 1963 and March 1976. Included for each tract is information on possible land uses and development feasibility should the current deed restrictions expire that limit use to a golf course or other recreational activity facility.

### TRACT A

- 15.28 acres
- Located on and west of HCFCF drainage way, south of Space Center Boulevard
- Drainage way = Ditch "I" (HCFCF fee strip)
- Platted as Clear Lake City, Section 3 - Unrestricted Reserve F; plat recorded November 7, 1963 in volume 106, page 1
- Approximately 550' x 1187'
- 10' of street frontage on Neptune Lane
- Encumbered by a 15' wide petrochemical pipeline easement that extends diagonally across the tract, 110' from the northeast corner; continues across Tract B
- 681' of frontage on Ditch "I"
- Former golf course holes #4 and #5
- Only possible street access is bridging across Ditch "I" through Tract B
- Contingent on access, could be developed as single-family on looped streets

### TRACT B

- 21.90 acres
- Located on Bay Area Boulevard at Seakale Lane, across Ditch "I" from Tract A
- Platted as Clear Lake City, Section 3 - Unrestricted Reserve F (19.91) acres, and portion of Unrestricted Reserve H (1.99 acres); plat recorded November 7, 1963 in volume 106, page 1
- Approximately 550' x 1,605'
- Street Frontages:
  - 650' on Bay Area Boulevard
  - 110' on Seakale Lane
  - 10' on Neptune Lane
- 718' of frontage on Ditch "I" (HCFCF fee strip)

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- Encumbered by the following:
  - 15' wide petrochemical easement that extends diagonally across the tract, 210' from the southwestern property line; continues across Tract A
  - 16' wide utility easement centered on the common line between Reserves F and H
  - 25' x 122' utility (drainage?) easement off Bay Area Boulevard that widens to 30' and extends across entire tract to Ditch "I"
  - 10' utility (drainage?) easement that crosses 30' easement 220' from and parallel to Bay Area Boulevard
- Former golf course holes #6 and #7
- Variance required from City of Houston to intersect Bay Area Blvd. with a public street less than 600' from Neptune Lane to the south and Seahorse Drive to the north
- Commercial reserve possible along Bay Area Boulevard
- Single-family or multi-family residential possible on balance of tract extending across Ditch "I" onto Tract A
- Sufficient width to permit looped streets
- Maximum of 150 single-family lots permissible on Tracts A and B combined if only one point of access

#### TRACT C

- 13.62 acres
- Located west of Bay Area Boulevard, between Reseda Drive and Neptune Lane
- Adjoins west side of Ditch "I" (HCPCD fee strip)
- Southern portion platted as Clear Lake City, Section 3 - Unrestricted Reserve E (5.54 acres); plat recorded August 29, 1963 in volume 103, page 14
- Northern portion platted as Clear Lake City, Section 2 - Unrestricted Reserve E (8.08 acres); plat recorded November 7, 1963 in volume 106, page 1
- Linear shape, approximately 270' x 1,950'
- 45' of street frontage at north end on Neptune Lane
- 1,950' of frontage on Ditch "I"
- Former golf course holes #2 and #3
- Wraps around 16' x 37' parcel, owned by Clear Lake City Water Authority (CLCWA), near southwest corner of tract
- Currently re-useable only for open space, detention and/or recreational purposes due to insufficient street access

#### TRACT D

- 10.91 acres
- Located west of Bay Area Boulevard, between Reseda Drive and Neptune Lane
- Adjoins east side of Ditch "I" (HCFCD fee strip)
- Southern portion platted as Clear Lake City, Section 3 – Unrestricted Reserve E (4.95 acres); plat recorded August 29, 1963 in volume 103, page 14
- Northern portion platted as Clear Lake City, Section 2 – Unrestricted Reserve E (5.96 acres); plat recorded November 7, 1963 in volume 106, page 1
- Linear, approximately 250' x 1900'
- No street frontage
- 1,900' of frontage on Ditch "I"
- Former golf course hole #8
- Currently re-useable only for open space, detention and/or recreational purposes due to no street access

#### TRACT E

- 30.1118 acres
- Located adjacent to clubhouse tract (Tract F)
- Platted as Clear Lake City, Section 1 – later delineated as Reserve B; plat recorded June 6, 1963 in volume 100, page 56
- Irregular shape
- No street frontage
- Frontage around upstream end of Ditch "I" (HCFCD fee strip)
- Former golf course holes #1 and #9, and driving range
- Useable for residential if developed in conjunction with Tract F in order to provide access

#### TRACT F – GOLF COURSE CLUBHOUSE

- 7.1283 acres
- Located at Diana Lane and Reseda Drive
- Platted as Clear Lake City, Section 1 – later delineated as Reserve B1; plat recorded June, 1963 in volume 100, page 56
- Irregular shape
- Street frontages:
  - 975' on Diana Lane
  - 579' on Reseda Lane
- No frontage on any drainageways
- Could be developed with a number of land uses, most likely multi-family

#### TRACT G

- 36.55 acres
- Located northwest of clubhouse between Reseda Drive and El Dorado Boulevard
- Platted as Clear Lake City, Section 4 – Unrestricted Reserve A; plat recorded December 3, 1963 in volume 107, page 1
- Linear shape, ranging in width from 365' - 700' x 2,650'
- Street frontages:
  - 365' on Reseda Lane
  - 190' on El Dorado Boulevard
- Encumbered by a network of drainage easements serving adjacent residential areas
- Former golf course holes #10, #11, #17 and #18
- Two existing ponds near center of tract
- Could be developed as single-family subject to adjustment of drainage easements
- Will require a variance from City of Houston to have a 2,650' block length instead of the maximum 1,400' per City's Development Ordinance

#### TRACT H

- 10.9905 acres
- Located north of El Dorado Boulevard, across Ditch "J" from Tract J and across Ditch "K" from Tract I
- Platted as Clear Lake City "Core B", Section 1 – Restricted Reserve A (Golf Course); plat recorded April 4, 1967 in volume 146, page 130
- Linear shape, approximately 270' x 1,600'
- No street frontage
- Drainageway (HCFCD fee strip) frontages:
  - 1,600' on west side of Ditch "J"
  - 273' on south side of Ditch "K"
- Former golf course hole #12
- Only possible public street access is bridging across Ditch "J" through Tract J
- Permanently restricted by plat to golf course use unless: 1) restriction is lifted by consent of all landowners within plat, or 2) condemned through eminent domain

#### TRACT I

- 10.678 acres
- Located north of Tract H across Ditch "K", and west of Tract "J" across Ditch "J"
- Platted as Oakbrook West, Section 4 – Restricted Reserve D (Golf Course); plat recorded March 5, 1968 in volume 151, page 140
- Linear shape, approximately 280' x 1,550'
- 60' of street frontage at north end on Penn Hills Lane



- Drainageway (HCFCD fee strip) frontages:
  - 1,550' on west side of Ditch "J"
  - 282' on north side of Ditch "K"
- Former golf course hole #13
- Variance required from City of Houston to intersect Penn Hills Lane with a public street:
  - Is less than 75' from Pearhaven Drive to the east
  - Is less than 105' from Diana Lane to the west
  - Insufficient frontage for right-of-way corner clips
- Only likely public street access is bridging across Ditch "J" through Tract J
- Permanently restricted by plat to golf course use unless: 1) restriction is lifted by consent of all landowners within plat, or 2) condemned through eminent domain

#### TRACT J

- 20.2231 acres
- Located north of El Dorado Boulevard, across Ditch "J" from Tracts H and I
- Platted as Oakbrook West, Section 2 - Golf Course Reserve A, Unrestricted; plat recorded March 2, 1976 in volume 233, page 68
- Linear shape, ranging in width from 186'-330' x 3,000'
- 270' of street frontage on El Dorado Boulevard
- 3,000' of frontage on Ditch "J" (HCFCD fee strip)
- Former golf course holes #14 and #16
- Variance required from City of Houston to intersect El Dorado Boulevard with a public street less than 600' from Torrey Pines Road to the north
- Subject to legal interpretation, restricted by plat to golf course use unless: 1) restriction is lifted by consent of all landowners within plat, or 2) condemned through eminent domain
- If not restricted to golf course, useable for single-family, subject to 350 maximum trip generation on a cul-de-sac

# CLEAR LAKE GOLF COURSE CLEAR LAKE CITY, TEXAS

Tract 1<sup>st</sup>  
10.678 Acres

Tract 4  
20.2233 Acres

Tract 1<sup>st</sup>  
10.9904 Acres

Tract 3  
37.884 Acres

Tract 6  
7.128 Acres

Tract 5  
13.6197 Acres

Tract 2  
15.2792 Acres

Tract 7  
21.9099 Acres

Tract 8  
10.9915 Acres

Tract 9  
30.11 Acres

EXHIBIT  
CLCWA  
0170  
899,796

SRG 000470

Exhibit No. 4  
Worldwide Court  
Re: rccs, Inc.

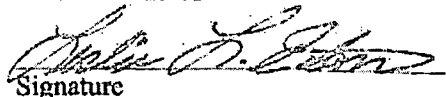
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The Exploration Green Fence Resolution is in reference to the documents listed below, releasing the Property Owners fencing restrictions that were along the former Golf Course.

Oakbrook, Section 1 B752566 095-15-0447, et seq.13 09/05/1963
Oakbrook, Section 2 B752567 095-15-0460, et seq.13 09/05/1963
Oakbrook, Section 3 B849207 005-33-0628, et seq. 3 03/06/1964
Oakbrook, Section 4 B849206 005-33-0614, et seq.14 03/06/1964
Oakbrook West, Section One C 487795 071-39-1155, et seq. 8 04/24/1967
Oakbrook West, Section One K418458 039-69-1257, et seq. 7 02/20/1986
Oakbrook West, Section Two C678392 091-31-0683, et seq. 6 03/21/1968
Oakbrook West, Section Three C972100 108-33-0934, et seq. 6 08/26/1969
Oakbrook West, Section Four E996119 155-18-0272, et seq.10 12/28/1976
Oakbrook West, Section Five H266196 002-00-2017, et seq.13 12/18/1981

Adopted on the 17th day of July, 2019, by at least a majority of the Board of Trustees of the Association.

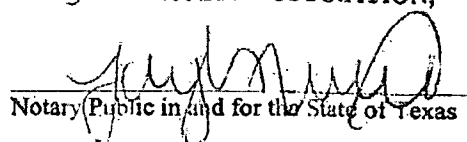
**CLEAR LAKE CITY COMMUNITY  
ASSOCIATION**

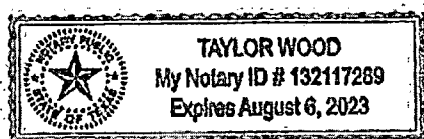
  
Signature

Printed Name: Leslie Eaton

Title: Secretary

This instrument was acknowledged before me on 19th day of August, 2021, by Leslie Eaton the Secretary of CLEAR LAKE CITY COMMUNITY ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

  
Notary Public in and for the State of Texas



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# Pages 12  
08/27/2021 12:38 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$58.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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