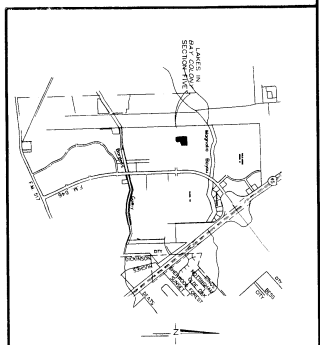
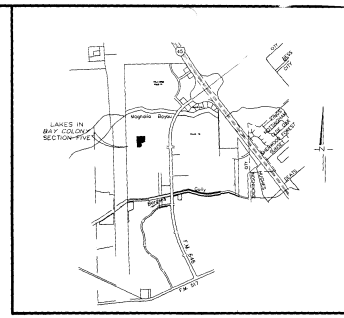
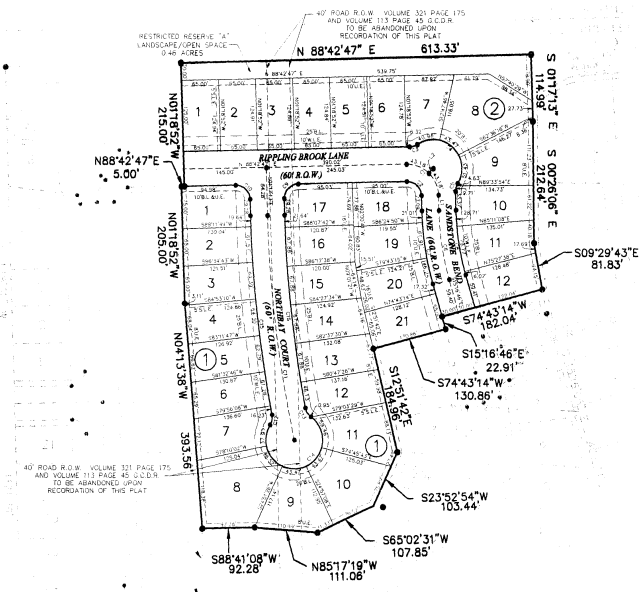


SCALE: 1"=100' OCTOBER, 2003





METES AND BOUNDS DESCRIPTION FOR A 9.149 ACRE TRACT OF LAND OUT OF THE PERRY & AUSTIN UPPER LEAGUE, ABSTRACT 19 GALVESTON COUNTY, TEXAS

Being a 9.149 acre (398,536 square feet) tract of land out of the Perry & Austin Upper League, Abstract 19, Galveston County, Texas; said 9.149 acre tract being out of and a portion of that certain called 54,1198 acre tract of land as conveyed to Nuway Development Company by Special Warranty Deed with Vendors Lien, dated July 30, 1997, as recorded in File Number 9728879 of the Official Public Records of Real Property of Galveston County, Texas; said 9.149 acre tract of land being more particularly described by metes and bounds as follows with all bearings being referenced to the North line of a called 28,4711 acre tract of land known as Lakes in Bay Colony, Section One as recorded in Plat Record 18, Map Numbers 818 & 819 of the Map Records of Galveston County, Texas:

COMMENCING at a found 5/8-inch iron rod for the Northeast corner of said 54,1198 acre tract of land; said point being on the West right-of-way line of F.M. 646 (120-foot wide right-of-way) as recorded in Volume 6011, Page 552 of the Galveston County Deed Records and also being the Southeast corner of a called 240,7954 acre tract of land as recorded in File Code Number 010-83-1573 of the Galveston County Official Public Records of Real Property;

THENCE South 88E 42' 47" West, 1,120.13 feet along the South line of said 240,7954 acre tract and the North line of said 54,1198 acre tract to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap;

THENCE South 01°17'13" East, 60.00 feet to a 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for the Northeast corner and the POINT OF BEGINNING for the herein described tract of land; said point also being the Northwest corner of Lakes in Bay Colony Section Three as recorded in Plat Record 18, Map No. 1149 Galveston County Map Records;

THENCE South 01E 17' 13" East, 114.99 feet along west line of said Lakes in Bay Colony Section Three to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 00E 26' 06" East, 212.64 feet continuing along west line of said Lakes in Bay Colony Section Three to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 74E 43' 14" West, 182.04 feet to a set 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 15°16'46" East, 22.91 feet to a set 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 74°43'14" West, 130.86 feet to a set 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 12E 51' 42" East, 184.96 feet to a set 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 23E 52' 54" West, 103.44 feet to a set 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 65E 02' 31" West, 107.85 feet to a set 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE North 85E 17' 19" West, 111.06 feet to a set 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 88E 41' 08" West, 92.28 feet to a set 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE North 04E 13' 38" West, 393.56 feet to a set 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE North 01E 18' 52" West, 205.00 feet to a set 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE North 88E 42' 47" East, 5.00 feet to a set 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE North 01E 18' 52" West, 215.00 feet to a set 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE North 88E 42' 47" East, 613.33 feet to the POINT OF BEGINNING containing 9.149 acres (398,536 square feet) of land, more or less.

DANNENBAUM ENGINEERING CORPORATION  
Consulting Engineers

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	86.37	55.00	89°58'21"	54.97	77.76	N46°18'03"W
C2	39.26	25.00	89°58'21"	24.99	35.35	N46°18'02"W
C3	14.34	25.00	32°51'31"	7.37	14.14	N72°17'02"E
C4	135.86	50.00	155°41'23"	232.14	97.76	N46°18'03"W
C5	14.34	25.00	32°51'31"	7.37	14.14	S15°06'53"W
C6	121.87	500.00	135°57'54"	61.24	121.57	S08°17'49"E
C7	129.18	530.00	135°57'54"	64.91	128.86	S08°17'49"E
C8	114.56	470.00	135°57'54"	57.56	114.27	S08°17'49"E
C9	39.27	25.00	90°00'00"	25.00	35.36	S43°42'47"W
C10	39.27	25.00	90°00'00"	25.00	35.36	N46°17'13"E
C11	395.73	2150.00	10°32'45"	198.45	395.17	S06°33'36"E
C12	18.40	25.00	42°10'00"	9.64	17.99	N10°38'33"E
C13	18.99	25.00	43°11'54"	9.98	18.54	S32°18'10"E
C14	231.83	50.00	265°19'29"	53.94	73.34	N78°50'48"E
C15	350.20	2180.00	9°12'15"	175.48	349.82	S05°53'20"E
C16	339.27	2120.00	9°10'09"	170.00	338.91	S05°52'18"E

LINE	LENGTH	BEARING
L1	27.09	S01°18'52"E
L2	11.45	N43°41'57"E

GENERAL NOTES:

- 1.) "B.L." indicates building line.
- 2.) "U.E." indicates utility easement.
- 3.) "W.L.E." indicates water line easement.
- 4.) "STM. SWR. ESMT." indicates storm sewer easement.
- 5.) "S.S.E." indicates sanitary sewer easement.
- 6.) "S.L.E." indicates street light easement.
- 7.) "M.U.E." indicates municipal utility easement.
- 8.) All building line transitions are at 45 degree angles to the straight side lot line where the transition occurs.
- 9.) All easements on lot lines are centered unless otherwise shown.
- 10.) All street intersection right-of-way return radii are 25 feet unless otherwise noted.
- 11.) All streets will be paved with concrete and be curb and gutter street with storm sewers.
- 12.) All lots shall be front loading only.
- 13.) This subdivision plat lies within the Dickinson Independent School District.
- 14.) According to the flood insurance rate maps for the City of League City, Texas, Galveston County, Panel No. 485488-0030 E, dated September 22, 1999, which covers the subject property, all of the tract of land shown hereon appears to lie within "Zone X" of Other Areas and described as "Areas determined to be outside the 500-year flood plain" as depicted therein.
- 15.) All lots contain no less than 7000 square feet.
- 16.) This subdivision lies within the City of League City corporate limits.
- 17.) "F.M.E." indicates force main easement.

# LAKES IN BAY COLONY SEC. 5

BEING  
9.149 ACRES OF LAND  
CONTAINING  
2 BLOCKS - 33 LOTS - 1 RESERVE  
OUT OF THE  
PERRY AND AUSTIN UPPER LEAGUE SURVEY, A-19  
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS  
OWNER: BAY COLONY LAKES SECTION  
FOUR, L.P.

DANNENBAUM  
ENGINEERING CORPORATION  
3100 WEST ALABAMA, HOUSTON, TEXAS 77058 (713) 520-4670

SCALE: 1"=100' OCTOBER, 2003

2004/9/97 2004/04/21/09