



Vicinity Map
N.T.S.

BAY COLONY EXPANSION 369, LTD.
157.0053 ACRES
FILE NO. 2002016646 G.C.O.P.R.R.P.

METES AND BOUNDS DESCRIPTION
FOR A 11.521 ACRE TRACT OF LAND
OUT OF THE PERRY & AUSTIN UPPER LEAGUE, ABSTRACT 19
GALVESTON COUNTY, TEXAS

Being a 11.5209 acre (398.536 square feet) tract of land out of the Perry & Austin Upper League, Abstract 19, Galveston County, Texas; said 11.521 acre tract being out of and a portion of that certain called 54.1198 acre tract of land known as the North Galveston League, Abstract 19, Galveston County, Texas, 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 11.521 acre tract of land known as Lakes in Bay Colony, Section One as recorded in Abstract 115, Map Numbers 815 & 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-feet 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 Film Code Number 010-83-1573 of the Galveston County Official Public Records of Real Property;

THENCE South 88°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;

THENCE North 01° 19' 04" West, 413.23 feet to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE North 01° 18' 52" West, 1121.76 feet to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE North 88° 42' 47" East, 310.00 feet to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 01° 18' 52" East, 215.00 feet to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner.

THENCE South 88° 42' 47" West, 5.00 feet to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 01° 18' 52" East, 205.00 feet to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 04° 13' 38" East, 393.56 feet to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner.

THENCE South 01° 18' 52" East, 120.00 feet to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 88° 41' 08" West, 15.00 feet to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 01° 18' 52" East, 265.00 feet to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 48° 07' 09" East, 52.35 feet to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner;

THENCE South 25° 58' 03" East, 191.29 to the beginning of a non-tangent curve to the left having a radius of 380.00 feet, a central angle of 211° 37' 57"

length of 161.09 feet, and a long chord which bears South 31E 11' 05" West 159.89 feet to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING" cap for corner.

THENCE North 71° 32' 52" West, 22.93 feet to a found 3/4-inch iron rod with a "DANNENBAUM ENGINEERING"

THENCE South 88° 40' 56" East, 320.44 feet to the POINT OF BEGINNING

containing 11.5209 acres (501,851 square feet) of land, more or less.

BLOCK 3	
SQ. FT.	ACRES

7,800	0.18
8,866	0.20
9,413	0.22
8,767	0.20

8,552	0.20
8,337	0.19
8,122	0.19
7,907	0.18

7,500	0.18
7,800	0.18
8,866	0.20

BAY COLONY

SEC 6

BEING
11,5300 ACRES OF LAND

3 BLOCKS - 41 LOTS - 2 RESERVES

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 77018 (713) 555-0870

SCALE: 1"=100' NOVEMBER, 2006

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 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 L'ague City, Texas, Panel No. 485448E--003F, 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 to 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.

LOT AREA TABLE

[illegible]

*LAKEs IN
BAY COLONY
SEC. 6*

BEING
11.5209 ACRES OF LAND
CONTAINING
3 BLOCKS - 41 LOTS - 2 RESERVES
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

SCALE: 1"=100' NOVEMBER 2006

2007A/2
2007002918

STATE OF TEXAS
COUNTY OF GALVESTON

WE, Boy Coney Lakes Section Four, LP, a Texas limited Partnership, by its General Partner, COLE Management, LLC, of the 111209 street corner of Highway 78 and Highway 63, located north of Boy Coney Lakes, Sec. 6, do hereby make known to all persons having an interest in said lands or property according to oil lines, dedications, restrictions and covenants of said plots or portions thereof, that we have decided to dedicate certain parcels of land to public and hereby choose them thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby dedicate for public utility purposes, on undisturbed aerial easement five (5) feet in width from a pipe twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon:

FURHER, we hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways and walkways crossing such drainage facilities.

FURTHER, we do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the centerline of any and all baysou, creeks, gullies, runways, roads, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving League City, Texas Galveston County or any other governmental agency the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plumbing and other obstructions to the operations and maintenance of the drainage facility and that such adjoining property shall not be permitted to drain directly in the easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, Bay Colony Lakes Section Four, LP, A Texas Limited Partnership, by its General Partner, TEE Management, L.L.C., has caused these presents to be signed by Richard A. Rice, Vice President, this 19 day of DECEMBER, 2006.

By: Bay Colony Lakes Section Four, LP;
By its General Partner, TYEE Management, L.L.C.

By: Shelly Lee

(Print Name), (Title)

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared R. Michael H. Smith, 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, and in the presence of the witnesses set out, and as the act and deed of said corporation.

Notary Public in and for the State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of August, 2006.

day of

Notary Public in and for
The State of Texas
My Commission Expires: 9/28/2010



Lender hereby agrees to expressly subordinate its deed of trust lien to the terms and conditions of this plat. Said lien recorded in the official Public Record of Real Property in Galveston County, Texas, under Film Code No. 019-22-1880 securing payment of one note in the principal amount of \$2,885,777.00 and any other amount payable under the terms of the sold deed of trust.

COMERICA BANK

BY: _____

ALLES:

Larry A. Shrouder
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John A. Brown, of Comerica Bank, respectively 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, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11 day of February, 2006.

Notary Public in and for
The State of Texas
My Commission Expires: 



1. Royal I. Brown, an authorizing under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plot is true and correct, was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature and other reference points have been marked with iron rods (or other suitable permanent material) having an outside diameter of not less than three quarters of an inch (3/4") and a length of not less than three (3) feet.

Royal T. Brown
Registered Professional Land Surveyor
Texas Registration No. 3881



This is to certify that the City Planning and Zoning Commission of the City of League City, Texas, has approved this plat and subdivision of Bay Colony Lakes, Sec. 6, in conformance with the laws of the State of Texas and the ordinances of the City of League City, as shown thereon and authorized the recording of this plat this 20th day of November, 2006.

By: [Signature]
John Wycott
Chairman

By: [Signature]
Lesondra Holmes
Planning Manager

I, Mary Ann Daigle, County Clerk, Galveston County, Texas do hereby certify that the written instrument was filed for record in my office on January 12, 2006 at 8:23 o'clock A.m. and duly recorded on January 12, 2006 at 8:23 o'clock A.m. in Plot record 2627A Map number 2, 3 Galveston County Maps Records.

WITNESS, my hand and seal of office, at Galveston County, Texas the day and date last above written.

Mary Ann Daigle, County Clerk
Galveston County, Texas

By: Robert J. Bullock
Deputy

*LAKES IN
BAY COLONY
SEC. 6*

BEING
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CONTAINING
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OUT OF THE
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CITY OF LAQUE CITY, GALVESTON COUNTY, TEXAS
OWNER: BAY COLONY LAKES SECTION
FOUR, L.P.

DANNENBAUM
ENGINEERING CORPORATION
3100 WEST ALABAMA, HOUSTON, TEXAS 77066 (713)

SCALE: 1"=100' NOVEMBER, 2006

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