

TAX CERTIFICATE



CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:
GEOSURV, LLC
PO BOX 246
LEAGUE CITY, TX 77574

Legal Description
ABST 19 PERRY & AUSTIN SUR TR 23-3
ACRES 8.381

Fiduciary Number: 20126732

Parcel Address:
Legal Acres: 8.3810

Account Number: 719521
Certificate No: 235122697
Certificate Fee: \$10.00

Print Date: 04/19/2018
Paid Date: 04/19/2018
Issue Date: 04/19/2018
Operator ID: DAVILAC

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2017. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
WB PEARLAND LLC
9400 N CENTRAL EXPRESSWAY SUITE 460
DALLAS, TX 75231

2017 Value: 104,760
2017 Levy: \$2,989.52
2017 Levy Balance: \$0.00
Prior Year Levy Balance: \$0.00
Total Levy Due: \$0.00
P&I + Attorney Fee: \$0.00
Total Amount Due: \$0.00

Certified Tax Unit(s):
1 GALVESTON CO
.2 ROAD & FLOOD
211 DICKINSON ISD
340 LEAGUE CITY
605 MAINLAND COLLEGE

Reference (GF) No: N/A
Issued By: [Signature]
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR



BAY COLONY WEST MUD TAX CERTIFICATE

ID: R000244734

REF: R244734

BAY COLONY WEST MUD
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Owner Information
WB PEARLAND LLC 9400 N CENTRAL EXPRESSWAY SUITE 460 DALLAS, TX 75231

Amount Due \$0.00		
<i>IF PAID IN APRIL 2018</i>		
Paid in Month	*Addn Fees	Tax Due
May 2018	0.00	0.00
June 2018	0.00	0.00
July 2018	0.00	0.00

Mail to **GEOSURV**
PO BOX 246
LEAGUE CITY, TX 77574

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information	Market Values	Summary
ID: R000244734 GEOID: 73001900230003000 OWNER INTEREST: 1.0	LEGAL: ABST 19 PERRY & AUSTIN SUR TR 23-3 ACRES 8.381 ACRES: 8.381	Land 104,760	Total Market 104,760 Total Assessed 104,760

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2017	073 BAY COLONY WEST MUD	1,047.60	1,047.60	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2017	1,047.60	1,047.60	0.00	0.00	0.00	0.00	0.00

Quick Link:



Amount Due \$0.00
<i>IF PAID IN APRIL 2018</i>

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Beth Silva

Signature of Collections Officer

4/19/2018

Date of Tax Certificate

FILED AND RECORDED

Instrument Number: 2018023350

Recording Fee: 129.00

Number Of Pages:5

Filing and Recording Date: 04/19/2018 3:43PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script that reads "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

THE STATE OF TEXAS *
COUNTY OF GALVESTON * KNOW ALL MEN BY THESE PRESENTS *

THAT WB Pearlard, LLC, a Texas Limited Liability Company, Chun Yi Huang, Manager, owner of the property subdivided in the above and foregoing plat of **BAY COLONY POINTE WEST, SECTION THREE, PHASE II**, a Subdivision in the City of League City, Galveston County, Texas, being located and situated in the **PERRY & AUSTIN LOWER LEAGUE, Abstract #19**, Galveston County, Texas, do hereby make and establish said Subdivision according to the lines, lots, building lines, streets, reserves, notations and easements thereon shown and designate said Subdivision as **BAY COLONY POINTE WEST, SECTION THREE, PHASE II**, do hereby dedicate to the City of League City the use of all streets, drives, lanes, courts, and easements; do hereby reserve, save, except and hold privately all parks, water courses, drains, and common areas as shown hereon forever; do hereby waive any claims for damages occasioned by the grades approved for the streets, or occasioned by the alteration of the surface of any portion of the streets to conform to such grades, and; do hereby bind ourselves, our successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that, except as indicated hereon, WB Pearlard, LLC, a Texas Limited Liability Company, is the current owner of all property immediately adjacent to the boundaries of the above and foregoing **BAY COLONY POINTE WEST, SECTION THREE, PHASE II**, and that we do hereby make and establish those certain EASEMENTS as shown hereon and to be established outside the boundaries of the above and foregoing plat.

FURTHER, WB Pearlard, LLC, a Texas Limited Liability Company, Chun Yi Huang, Manager, owner of the property subdivided in the above and foregoing plat of **BAY COLONY POINTE WEST, SECTION THREE, PHASE II**, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of League City, Galveston County, Texas.

WITNESS my hand in the City of League City, Galveston County, Texas, this 11th day of October, 2017.

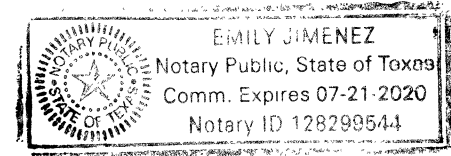
WB Pearlard, LLC
a Texas Limited Liability Company

Chun Yi Huang
Chun Yi Huang
Manager

THE STATE OF TEXAS *
COUNTY OF GALVESTON *

BEFORE ME, the undersigned authority, on this day personally appeared Chun Yi Huang, Manager, of WB Pearlard, LLC, a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the above and 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 an act and deed of said Corporation.

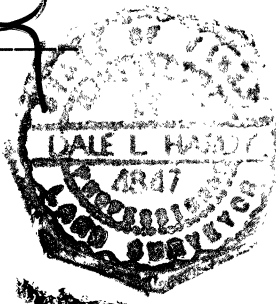
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of October, 2017.



Emily Ramirez
Notary Public and for the
State of Texas
My Commission Expires: 7/21/20

This is to certify that I, Dale L. Hardy, a Registered Professional Land Surveyor for the State of Texas, Registration #4847, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that all corners have been, or will be, properly monumented.

Dale L. Hardy
Dale L. Hardy
Registered Professional
Land Surveyor 4847



This is to certify that the City Planning and Zoning Commission of the City of League City, Galveston County, Texas, has approved this Plat of the **BAY COLONY POINTE WEST, SECTION THREE, PHASE II**, as shown hereon in accordance with the laws of the State of Texas and the Ordinances of the City of League City as heretofore adopted and on file with the City of League City, and has authorized the recording of said Plat this 11th day of April, 2018.

Doug Zund
Doug Zund - Chairman
Planning & Zoning Commission
City of League City

Kris Carpenter
Kris Carpenter
Planning Manager
City of League City

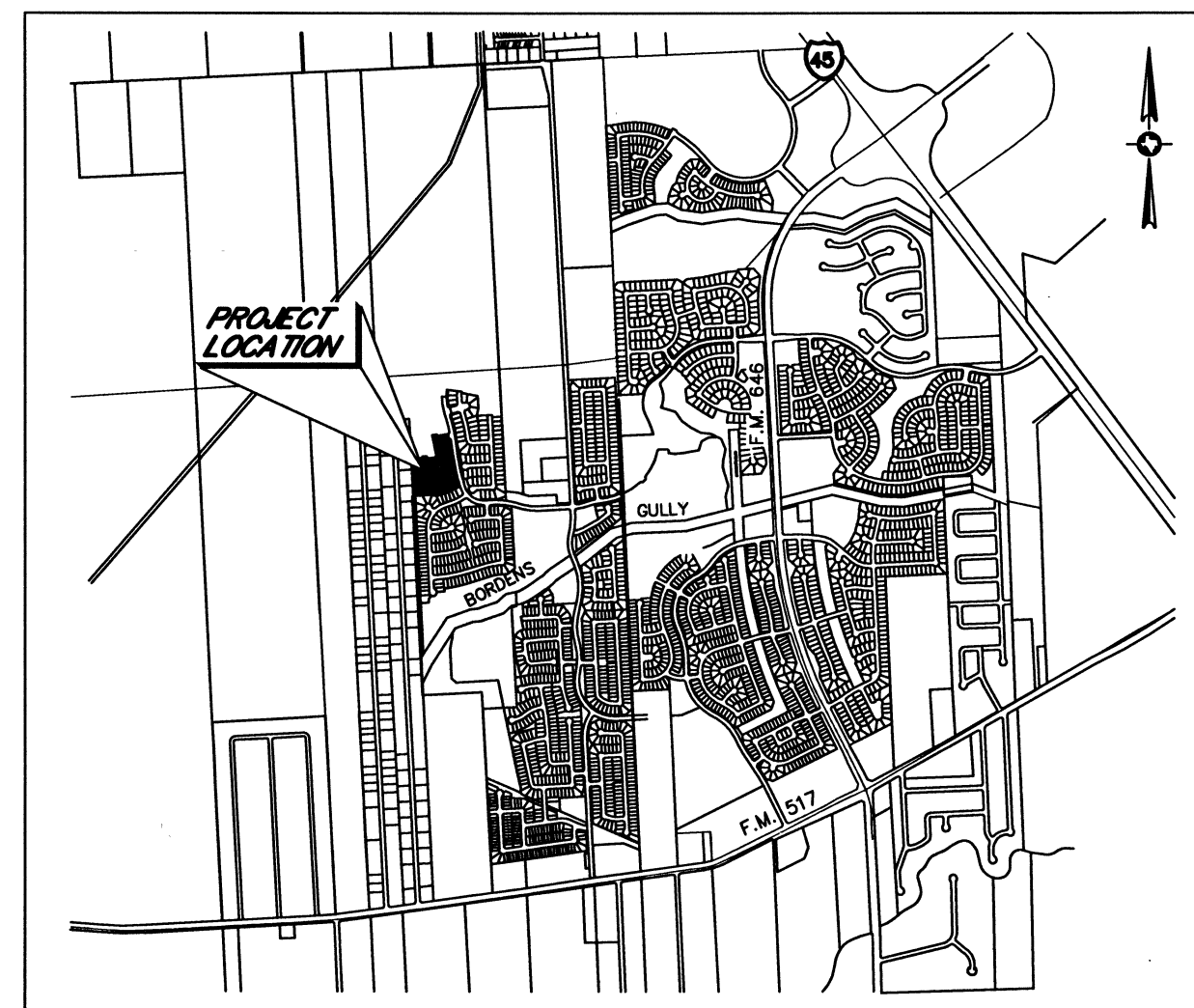
PRELIMINARY/FINAL PLAT
**BAY COLONY POINTE WEST
SECTION THREE, PHASE II**

BEING 8.38 ACRES
OUT OF LOT "A", SUBDIVISION FIVE (5)
AND LOT "A", SUBDIVISION SIX (6)
SITUATED IN THE

PERRY AND AUSTIN UPPER LEAGUE,
ABSTRACT NO. 19

CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS

31 LOTS 1 BLOCK
2 RESTRICTED RESERVES



VICINITY MAP
SCALE - N.T.S.

DEVELOPER:
WB Pearlard, LLC
5210 Spruce
Bellaire, TX
77401

SURVEYOR:
GeoSurv, LLC
P.O. Box 246
League City, TX
77574

ENGINEER:
Dannenbaum
Engineering Corp.
3100 West Alabama
Houston, TX 77098



P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-6928

THE STATE OF TEXAS *
COUNTY OF GALVESTON *

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on 09/26/17, 2017, at 2:30 o'clock, P.m., and duly recorded on 09/29/17, 2017, at 2:30 o'clock, P.m., at DOCUMENT NUMBER 2018-02330 Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

Dwight Sullivan
County Clerk
Galveston County, Texas

By: *[Signature]* Deputy

PROPERTY DESCRIPTION:

All of that certain 8.38 acres (365,082 square feet) tract or parcel of land out of Lot "A", Subdivision Five (5) and Lot "A", Subdivision Six (6), recorded in Volume 321, Page 175 of the Deed Records of Galveston County, Texas, situated in the **PERRY AND AUSTIN UPPER LEAGUE, Abstract No. 19**, Galveston County, Texas, and being out of and a part of a called 143.79 acres tract described in that certain Foreclosure Sale Deed from Bay Colony Expansion 200, Ltd. to Inter National Bank recorded under Clerk's File Number 2008020932 of the Official Public Records of Real Property of Galveston County, Texas, said 8.38 acres tract being more particularly described by metes and bounds as follows:

NOTE: BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, 1983 DATUM (NAD 83). ALL DISTANCES ARE ACTUAL SURFACE DISTANCES AND MAY BE CONVERTED TO GRID BY APPLYING THE COMBINED SCALE FACTOR 0.999865013.

BEGINNING at an iron rod with cap stamped "GeoSurv" found marking the most Northerly corner of Reserve "A" of BAY COLONY POINTE WEST, SECTION THREE, PHASE 1, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Plat Record 2007A, Map Numbers 76-79 in the Office of the County Clerk of Galveston County, Texas, said point at the West line of Cross Colony Drive, a 60.00 feet wide public roadway right-of-way, as set forth in the plat of said BAY COLONY POINTE WEST, SECTION THREE, PHASE 1;
THENCE, Southwesterly, along the North line of said BAY COLONY POINTE WEST, SECTION THREE, PHASE 1, the following courses and distances:

S 64°06'05" W, a distance of 175.58 feet to an iron rod with cap stamped "GeoSurv" found marking an angle point to the right;

S 71°41'30" W, a distance of 167.21 feet to an iron rod with cap stamped "All Points" found marking an angle point to the right;

N 77°49'31" W, a distance of 69.37 feet to an iron rod with cap stamped "GeoSurv" found marking an angle point to the left;

and S 86°59'10" W, at a distance of 215.89 feet passing an iron rod with cap stamped "GeoSurv" found marking the Northeast corner of Reserve "G" of said BAY COLONY POINTE WEST, SECTION THREE, PHASE 1, and continuing for a total distance of 255.99 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Southwest corner of the herein described tract, said point also being the Northwest corner of said BAY COLONY POINTE WEST, SECTION THREE, PHASE 1 and being at the West line of said 143.79 acres tract;

THENCE, N 03°00'39" W, along the West line of said 143.79 acres tract, a distance of 501.39 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Northwest corner of the herein described tract;

THENCE, N 86°59'10" E, a distance of 165.07 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for corner, said point being at the beginning of a non-tangent curve to the left, said curve having a radius of 25.00 feet, the center of which bears N 86°59'10" E;

THENCE, N 03°00'50" W, a distance of 20.40 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for corner;

THENCE, N 86°59'10" E, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for corner, said point being at the beginning of a non-tangent curve to the left, said curve having a radius of 25.00 feet, the center of which bears N 86°59'10" E;

THENCE, Southeastly, along the arc of said non-tangent curve to the left, passing through a central angle of 90°00'00", a distance of 39.27 feet, the chord of which bears S 48°00'50" E, 35.36 feet, to a 5/8 inch iron rod with cap stamped "GeoSurv" set for point of tangency;

THENCE, N 86°59'10" E, a distance of 75.37 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 25.00 feet and a central angle of 98°29'52";

THENCE, Northeastly, along the arc of said tangent curve to the left, a distance of 42.98 feet, the chord of which bears N 37°44'14" E, 37.88 feet, to a 5/8 inch iron rod with cap stamped "GeoSurv" set for point of tangency;

THENCE, N 11°30'42" W, a distance of 273.96 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for corner;

THENCE, N 78°29'18" E, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for corner, said point being at the beginning of a non-tangent curve to the left, said curve having a radius of 25.00 feet, the center of which bears N 78°29'18" E;

THENCE, Southeastly, along the arc of said non-tangent curve to the left, passing through a central angle of 90°00'00", a distance of 39.27 feet, the chord of which bears S 56°30'42" E, 35.36 feet, to a 5/8 inch iron rod with cap stamped "GeoSurv" set for point of tangency;

THENCE, N 78°29'18" E, a distance of 126.05 feet to an iron rod with cap stamped "GeoSurv" found for the Northwest corner of the herein described tract;

THENCE, S 09°46'23" E, a distance of 60.03 feet to an iron rod with cap stamped "GeoSurv" found for reentrant corner of the herein described tract, said point being at the beginning of a non-tangent curve to the right, said curve having a radius of 25.00 feet, the center of which bears S 11°30'42" E;

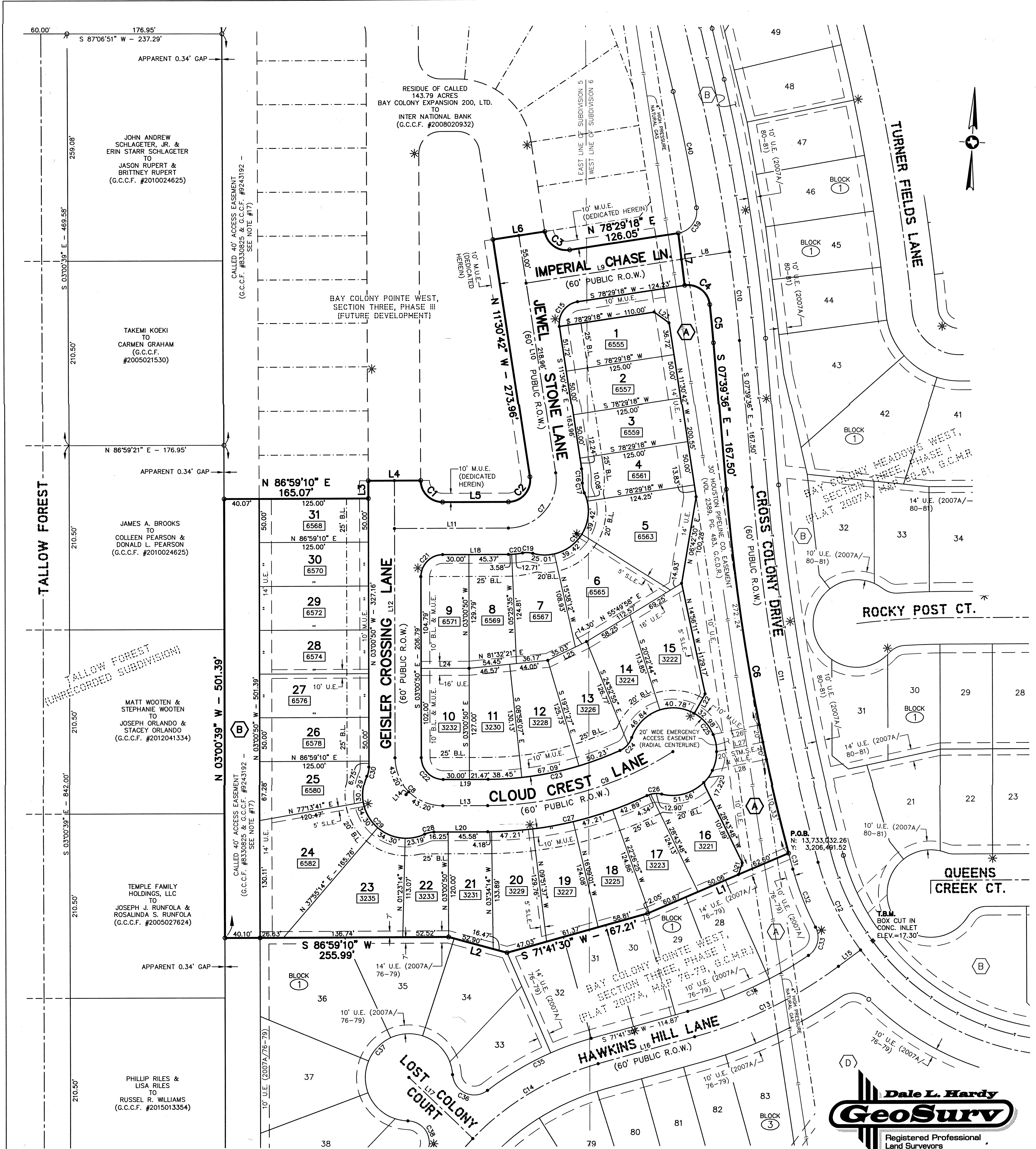
THENCE, Southeastly, along the arc of said non-tangent curve to the right, passing through a central angle of 92°34'09", a distance of 40.39 feet, the chord of which bears S 55°13'37" E, 36.14 feet, to an iron rod with cap stamped "GeoSurv" found for point of compound curvature, said curve having a radius of 1970.00 feet, and being at the Westerly line of said Cross Colony Drive;

THENCE, Southeastly, along the Westerly line of said Cross Colony Drive and the arc of said compound curve, passing through a central angle of 01°16'57", a distance of 44.09 feet, the chord of which bears S 08°18'05" E, 44.09 feet, to an iron rod with cap stamped "GeoSurv" found for point of tangency;

THENCE, S 07°39'36" E, along the Westerly line of said Cross Colony Drive, a distance of 167.50 feet to an iron rod with cap stamped "GeoSurv" found for point of curvature of a tangent curve to the left, said curve having a radius of 2430.00 feet and a central angle of 09°57'49";

THENCE, Southeastly, along the Westerly line of said Cross Colony Drive and the arc of said tangent curve to the left, a distance of 422.57 feet, the chord of which bears S 12°38'31" E, 422.04 feet, to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 8.38 acres (365,082 square feet) of land.

2018 023350



LEGEND

- B.L. BUILDING LINE
- G.C.C.F. GALVESTON COUNTY CLERK'S FILE
- G.C.D.R. GALVESTON COUNTY DEED RECORDS
- G.C.M.R. GALVESTON COUNTY MAP RECORDS
- I.R. IRON ROD
- M.U.E. MUNICIPAL UTILITY EASEMENT (WATER, SANITARY SEWER, & STORM SEWER)
- R.O.W. RIGHT-OF-WAY
- S.L.E. STREET LIGHT EASEMENT
- STM.S.E. STORM SEWER EASEMENT
- T.B.M. TEMPORARY BENCHMARK
- U.E. UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- # RESTRICTED RESERVE IDENTIFIER
- 1234 STREET ADDRESS
- * STREETLIGHT

LINE TABLE

LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	175.58'	S 64°06'05" W	L11	130.37'	S 86°59'10" W	L21	14.30'	N 15°37'09" E
L2	69.37'	N 77°49'31" W	L12	316.79'	S 03°00'50" E	L22	25.53'	N 28°21'21" E
L3	20.40'	N 03°00'50" W	L13	51.47'	N 86°59'10" E	L23	21.21'	N 56°30'42" W
L4	60.00'	N 86°59'10" E	L14	4.40'	S 41°59'10" W	L24	55.00'	N 86°59'10" E
L5	75.37'	N 86°59'10" E	L15	31.45'	S 50°34'21" W	L25	49.33'	N 61°16'12" E
L6	60.00'	N 78°29'18" E	L16	114.87'	S 71°41'30" W	L26	54.06'	N 75°41'06" E
L7	60.03'	S 09°46'23" E	L17	101.61'	N 49°04'38" W	L27	54.06'	N 75°41'06" E
L8	55.79'	S 78°29'18" W	L18	75.37'	S 86°59'10" W	L28	63.21'	N 75°41'06" E
L9	180.14'	S 78°29'18" W	L19	51.47'	N 86°59'10" E			
L10	273.96'	S 11°30'42" E	L20	61.83'	S 86°59'10" W			

LOT AREA TABLE

LOT	AREA (SQ. FT.)	AREA (ACRES)	LOT	AREA (SQ. FT.)	AREA (ACRES)	LOT	AREA (SQ. FT.)	AREA (ACRES)
BLOCK 1			BLOCK 1 (CONT.)			BLOCK 1 (CONT.)		
1	6,353	0.15	12	7,126	0.16	23	10,287	0.24
2	6,250	0.14	13	7,067	0.16	24	12,578	0.29
3	6,250	0.14	14	6,079	0.14	25	6,889	0.16
4	6,279	0.14	15	7,709	0.18	26	6,250	0.14
5	10,042	0.23	16	6,758	0.16	27	6,250	0.14
6	8,679	0.20	17	6,705	0.15	28	6,250	0.14
7	7,099	0.16	18	6,700	0.15	29	6,250	0.14
8	6,568	0.15	19	6,841	0.16	30	6,250	0.14
9	7,004	0.16	20	7,338	0.17	31	6,250	0.14
10	6,851	0.16	21	6,394	0.15			
11	6,865	0.16	22	5,965	0.14			

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	S 48°00'50" E	35.36'
C2	25.00'	98°29'52"	42.98'	N 37°44'14" E	37.88'
C3	25.00'	90°00'00"	39.27'	S 56°30'42" E	35.36'
C4	25.00'	92°34'09"	40.39'	S 55°13'37" E	36.14'
C5	1970.00'	01°16'57"	44.09'	S 08°18'05" E	44.09'
C6	2430.00'	09°57'49"	422.57'	S 12°38'31" E	422.04'
C7	55.00'	98°29'52"	94.55'	S 37°44'14" W	83.33'
C8	55.00'	90°00'00"	86.39'	S 48°00'50" E	77.78'
C9	400.00'	31°59'34"	223.35'	N 70°59'22" E	220.46'
C10	2000.00'	02°55'46"	102.26'	S 09°07'29" E	102.25'
C11	2400.00'	10°24'24"	435.91'	S 12°51'48" E	435.31'
C12	300.00'	21°21'39"	111.85'	S 28°44'50" E	111.20'
C13	500.00'	21°07'09"	184.30'	S 61°07'55" W	183.26'
C14	315.00'	30°46'08"	169.16'	S 56°18'26" W	167.14'
C15	25.00'	90°00'00"	39.27'	S 33°29'18" W	35.36'
C16	85.00'	10°58'51"	16.29'	S 06°01'16" E	16.27'
C17	25.00'	27°00'44"	11.79'	S 14°02'13" E	11.68'
C18	50.00'	130°33'37"	113.94'	S 37°44'14" W	90.84'
C19	25.00'	27°00'44"	11.79'	S 89°30'40" W	11.68'
C20	85.00'	10°58'51"	16.29'	S 81°29'44" W	16.27'
C21	25.00'	90°00'00"	39.27'	S 41°59'10" W	35.36'
C22	25.00'	90°00'00"	39.27'	S 48°00'50" E	35.36'
C23	370.00'	24°07'20"	155.77'	N 74°55'30" E	154.63'
C24	25.00'	46°54'51"	20.47'	N 39°24'24" E	19.90'
C25	50.00'	26°52'49"	23.62'	S 31°20'37" E	23.48'
C26	25.00'	39°31'04"	17.24'	S 81°36'15" W	16.90'
C27	430.00'	25°08'26"	188.68'	S 74°24'57" W	187.17'
C28	25.00'	24°57'05"	10.89'	S 74°30'37" W	10.80'
C29	50.00'	139°54'11"	122.09'	N 48°00'50" W	93.94'
C30	25.00'	24°57'05"	10.89'	N 09°27'42" E	10.80'
C31	2430.00'	00°26'35"	18.79'	S 17°50'43" E	18.79'
C32	330.00'	12°22'50"	71.31'	S 24°15'25" E	71.17'
C33	25.00'	83°29'30"	36.43'	S 11°17'55" W	33.29'
C34	470.00'	18°38'50"	152.96'	S 62°22'05" W	152.29'
C35	345.00'	22°11'07"	133.59'	S 60°35'56" W	132.75'
C36	25.00'	123°59'59"	54.11'	N 68°29'38" W	44.15'
C37	50.00'	26°59'59"	231.40'	S 40°55'22" W	73.63'
C38	25.00'	123°59'59"	54.11'	S 29°39'38" E	44.15'
C39	25.00'	90°40'20"	39.56'	N 33°09'08" E	35.56'
C40	1970.00'	03°56'21"	135.44'	N 14°09'12" W	135.42'

RESTRICTED RESERVE AREA TABLE

RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE
"A"	37,986	0.87	LANDSCAPE/OPEN SPACE/PIPELINE ESMT.
"B"	20,097	0.46	DRAINAGE/LANDSCAPE/OPEN SPACE/ACCESS ESMT.

- Notes:
- This property lies in Zone X (unshaded), defined by FEMA as areas determined to be outside 500-year floodplain, as scaled from Flood Insurance Rate Map Community-Panel Number 485488 0030 E, map revised September 22, 1999 and further revised to reflect LOMR effective December 26, 2014.
 - The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of League City, Texas.
 - The herein subdivided tract or parcel of land lies within the Dickinson Independent School District.
 - All streets shall be curb and gutter, concrete pavement with storm sewers.
 - All street intersection right-of-way return radii are 25 feet unless otherwise noted.
 - All easements on lot lines are centered unless otherwise noted.
 - Residential lots within this development section shall be restricted to a maximum impervious cover of 60% of the surface area, based on the Drainage Study and Design Plan as prepared by Dannenbaum Engineering Corporation, and approved by the City of League City.
 - Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone 4204, 1983 datum (NAD 83).
 - All Restricted Reserves contained within this plot are intended for the benefit of and will be maintained by the Bay Colony West Homeowners Association.
 - All sidewalks shall be installed such that a minimum of one foot (1') clearance is maintained from any utility structure accessible from ground level such as lids, water valves, cleanouts, power poles, meters, etc.
 - The developer shall place sidewalks across all reserves that are restricted to landscape, open space and recreation center or parks unless a trails master plan stipulates otherwise.
 - In accordance with City of League City Subdivision Code, all future utilities shall be located underground.
 - Elevations expressed hereon are based on Elevations shown hereon are based on League City Reference Mark LC-2005-128, Elevation 15.17', NAVD 88, 2002 adjustment (CORS).
 - No pre- or post- developed storm water flows shall be diverted onto adjacent properties without approval. Any pre-existing conditions shall be accommodated.
 - All Landscaping and Structures, including fences, at intersections shall conform to the City of League City and AASHTO Site Distance Requirements for Motorists.
 - Driveway requirements for the locations, widths, and offset from an intersection and any existing driveways or proposed driveways, shall conform to the most current General Design and Construction Standards of the City of League City.
 - As per the terms of that certain Relinquishment and Abandonment of Reserved Drill Sites recorded in Clerk's File Number 9243192, the 40' wide access easement, shown hereon, and the 400'x400' drill site it serves, lying South of subject property in the vicinity of Borden's Gulley, were to be relinquished and abandoned forever "by the year 2010 if, and only if, the surrounding minerals owned by the Grantors herein are not being produced in sufficient paying quantities to qualify as a commercial producing oil and gas well. However, in the event the surrounding minerals are being produced in commercial paying quantities, at the year 2010, then the reservation... shall continue until cessation of production."

PRELIMINARY/FINAL PLAT
BAY COLONY POINTE WEST
SECTION THREE, PHASE II
 BEING 8.38 ACRES
 OUT OF LOT "A", SUBDIVISION FIVE (5)
 AND LOT "A", SUBDIVISION SIX (6)
 SITUATED IN THE
 PERRY AND AUSTIN UPPER LEAGUE,
 ABSTRACT NO. 19
 CITY OF LEAGUE CITY
 GALVESTON COUNTY, TEXAS
31 LOTS 1 BLOCK
2 RESTRICTED RESERVES

DEVELOPER: WB Pearlson, LLC
 5210 Spruce
 Bellaire, TX 77401

SURVEYOR: GeoSurv, LLC
 P.O. Box 246
 League City, TX 77574

ENGINEER: Dannenbaum Engineering Corp.
 3100 West Alabama
 Houston, TX 77098

Dale L. Hardy
GeoSurv
 Registered Professional
 Land Surveyors
 P.O. Box 246, League City, Texas 77574
 281-554-7739 409-765-6030 Fax: 281-554-6928

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