

TAX CERTIFICATE



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

Issued To:

GEOSURV, LLC
P.O. BOX 246
LEAGUE CITY, TX 77574

Legal Description

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

Fiduciary Number: 26573811

Parcel Address:

Legal Acres: 8.3810

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- - - >

Account Number: 719521

Print Date: 09/06/2018

Certificate No: 237851917

Paid Date: 09/06/2018

Certificate Fee: \$10.00

Issue Date: 09/06/2018

Operator ID: PEREZ_J

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) 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 SEPTEMBER 2018</i>		
Paid in Month	*Addn Fees	Tax Due
October 2018	0.00	0.00
November 2018	0.00	0.00
December 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
		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 SEPTEMBER 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.



Signature of Collections Officer

9/6/2018

Date of Tax Certificate

FILED AND RECORDED

Instrument Number: 2018057204

Recording Fee: 129.00

Number Of Pages:5

Filing and Recording Date: 09/21/2018 10:10AM

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 Pearland, LLC, a Texas Limited Liability Company, Chun Yi Huang, Manager, owner of the property subdivided in the above and foregoing plat of BAY COLONY MEADOWS WEST, SECTION THREE, PHASE III, 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 MEADOWS WEST, SECTION THREE, PHASE III, 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 Pearland, 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 MEADOWS WEST, SECTION THREE, PHASE III, 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 Pearland, LLC, a Texas Limited Liability Company, Chun Yi Huang, Manager, owner of the property subdivided in the above and foregoing plat of BAY COLONY MEADOWS WEST, SECTION THREE, PHASE III, 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 9th day of January, 2018, 2018.

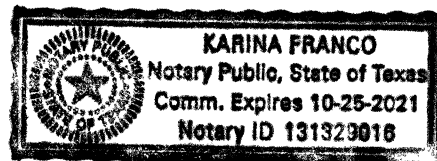
WB Pearland, LLC
a Texas Limited Liability Company

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 Pearland, 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 9th day of January, 2018.



Karina Franco
Notary Public and for the
State of Texas
My Commission Expires: 10-25-2021

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
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 MEADOWS WEST, SECTION THREE, PHASE III, 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 9th day of January, 2018.

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

Kris Carpenter
Planning Manager
City of League City

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 Sept 21, 2018, at 10:00 o'clock, a.m., and duly recorded on Sept 21, 2018, at 10:00 o'clock, a.m., at DOCUMENT NUMBER 2018057204 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: Deputy

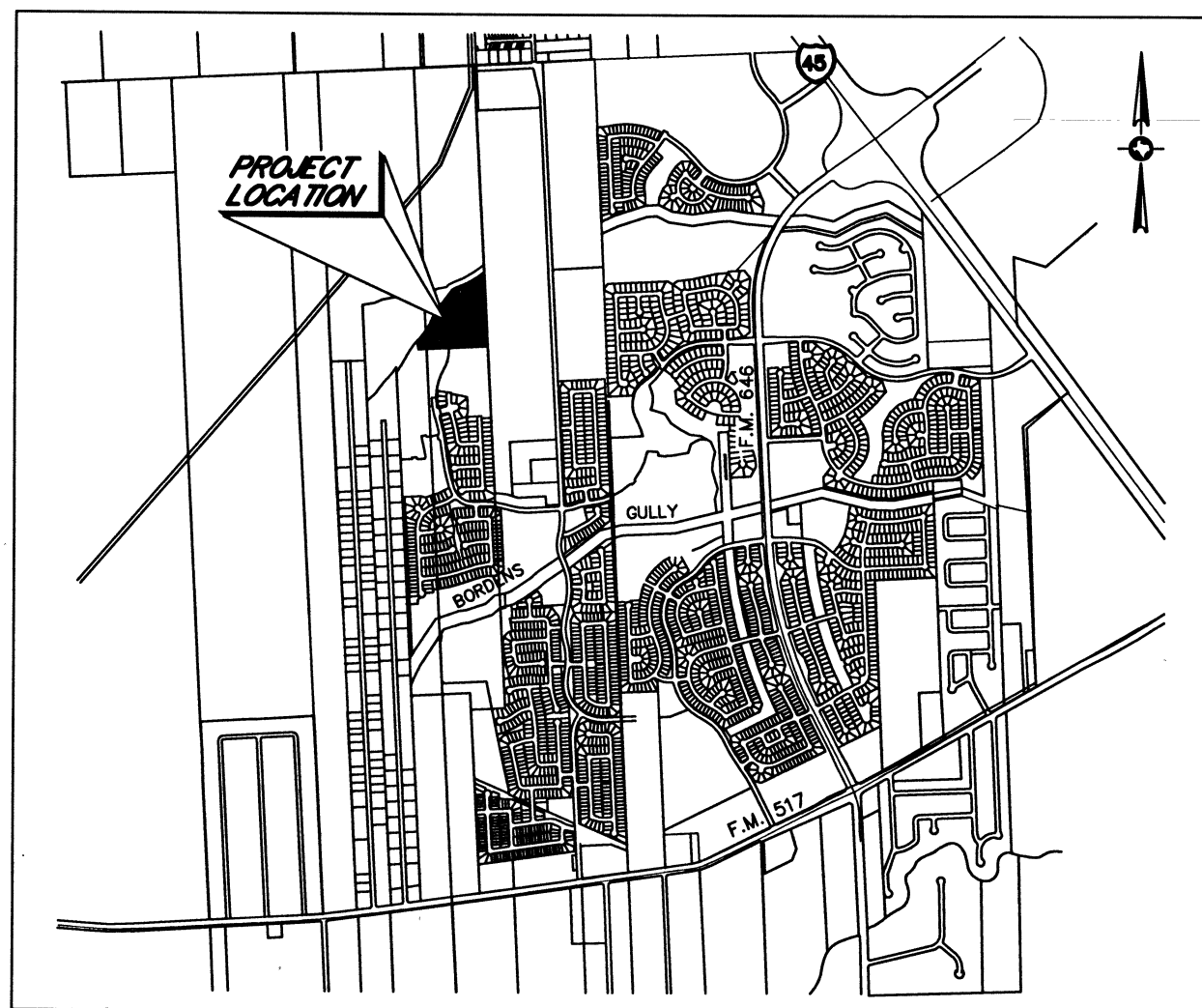
PRELIMINARY/FINAL PLAT
**BAY COLONY MEADOWS WEST
SECTION THREE, PHASE III**

BEING 13.89 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

50 LOTS 3 BLOCKS
3 RESTRICTED RESERVES



VICINITY MAP
SCALE : N.T.S.

DEVELOPER:
WB Pearland, 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

PROPERTY DESCRIPTION:

All of that certain 13.89 acres (604,917 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 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 13.89 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.

COMMENCING at an iron rod with cap stamped "GeoSurv" found marking the most Northerly corner of Reserve "A" of BAY COLONY MEADOWS WEST, SECTION THREE, PHASE I, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Plat Record 2007A, Map Numbers 80-81 in the Office of the County Clerk of Galveston County, Texas, said point having Texas State Plane Coordinate Values of Y = 13,734,318.40 and X = 3,208,315.50;

THENCE, Northeasterly, along the arc of a curve to the right, said curve having a radius of 720.00 feet, the chord of which bears S 83°18'03" E, passing through a central angle of 18°40'55", a distance of 234.76 feet, the center of which bears N 16°02'25" E, 233.73 feet, to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a point of tangency;

THENCE, N 25°22'52" E, a distance of 138.34 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a point of curvature of a tangent curve to the left, said curve having a radius of 380.00 feet and a central angle of 28°09'24";

THENCE, Northeasterly, along the arc of said tangent curve to the left, a distance of 186.74 feet, the chord of which bears N 11°18'10" E, 184.87 feet, to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a point of tangency;

THENCE, N 02°46'32" W, a distance of 37.63 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the POINT OF BEGINNING of the herein described tract, said point being at the North line of a 30 feet wide pipeline right-of-way in favor of American Petrofina Company of Texas, set forth in that certain instrument recorded in Volume 3281, Page 513 and amended by instrument recorded in Clerk's File Number 8119552, both in the Office of the County Clerk of Galveston County, Texas, and having Texas State Plane Coordinate Values of Y = 13,734,886.71 and X = 3,206,473.77;

THENCE, S 87°13'28" W, along the North line of said 30 feet wide American Petrofina Company right-of-way, a distance of 401.24 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a corner;

THENCE, N 11°37'02" W, a distance of 113.44 feet to the most Westerly corner of the herein described tract, said point being at the Southeastery line of Geisler Gully, an 80.00 foot wide drainage easement as set forth in instruments from Louis G. Lobit to Galveston County recorded in Volume 921, Pages 213 and 214 of the Deed Records of Galveston County, Texas;

THENCE, Northeasterly, along the Southeastery line of said Geisler Gully, the following courses and distances:

- 1) N 40°29'26" E, a distance of 25.35 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the right;
- 2) N 41°32'02" E, a distance of 55.09 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the left;
- 3) N 40°25'37" E, a distance of 47.93 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the left;
- 4) N 36°34'19" E, a distance of 61.76 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the left;
- 5) N 33°11'08" E, a distance of 26.01 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the left;
- 6) N 30°50'17" E, a distance of 45.01 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the left;
- 7) N 26°53'40" E, a distance of 30.36 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the left;
- 8) N 23°24'24" E, a distance of 29.14 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the right;
- 9) N 23°57'02" E, a distance of 28.45 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the right;
- 10) N 25°56'18" E, a distance of 56.87 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the right;
- 11) N 29°57'24" E, a distance of 89.77 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the right;
- 12) N 33°10'53" E, a distance of 10.78 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the right;
- 13) N 36°27'54" E, a distance of 143.86 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the right;
- 14) N 36°57'07" E, a distance of 34.14 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the right;
- 15) N 37°50'59" E, a distance of 145.64 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the right;
- 16) N 40°18'14" E, a distance of 10.21 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the right;
- 17) N 60°04'14" E, a distance of 48.23 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the right;
- 18) N 68°43'51" E, a distance of 133.20 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the left;
- 19) N 61°01'01" E, a distance of 125.02 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the left;
- 20) N 57°02'50" E, a distance of 66.87 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the left;

21) and N 54°44'43" E, a distance of 109.62 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the most Northerly corner of the herein described tract, said point being at the East line of said 143.79 acres tract and at the West line of both the aforementioned 76.1115 acres tract and of a called 14.7087 acres tract, called Tract I, described in that certain Warranty Deed with Vendor's Lien from Vena Gibson Casey to Betty J. Taylor recorded under Clerk's File Number 2004056820 of the Official Public Records of Real Property of Galveston County, Texas;

THENCE, S 03°02'29" E, along the East line of said 143.79 acres tract and the West line of said 76.1115 acres tract, a distance of 990.89 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Southeast corner of the herein described tract, said point being at the North line of said 30 feet wide American Petrofina Company right-of-way;

THENCE, S 87°13'28" W, along the North line of said 30 feet wide American Petrofina Company right-of-way, a distance of 523.10 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 13.89 acres (604,917 square feet) of land.



P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-8928

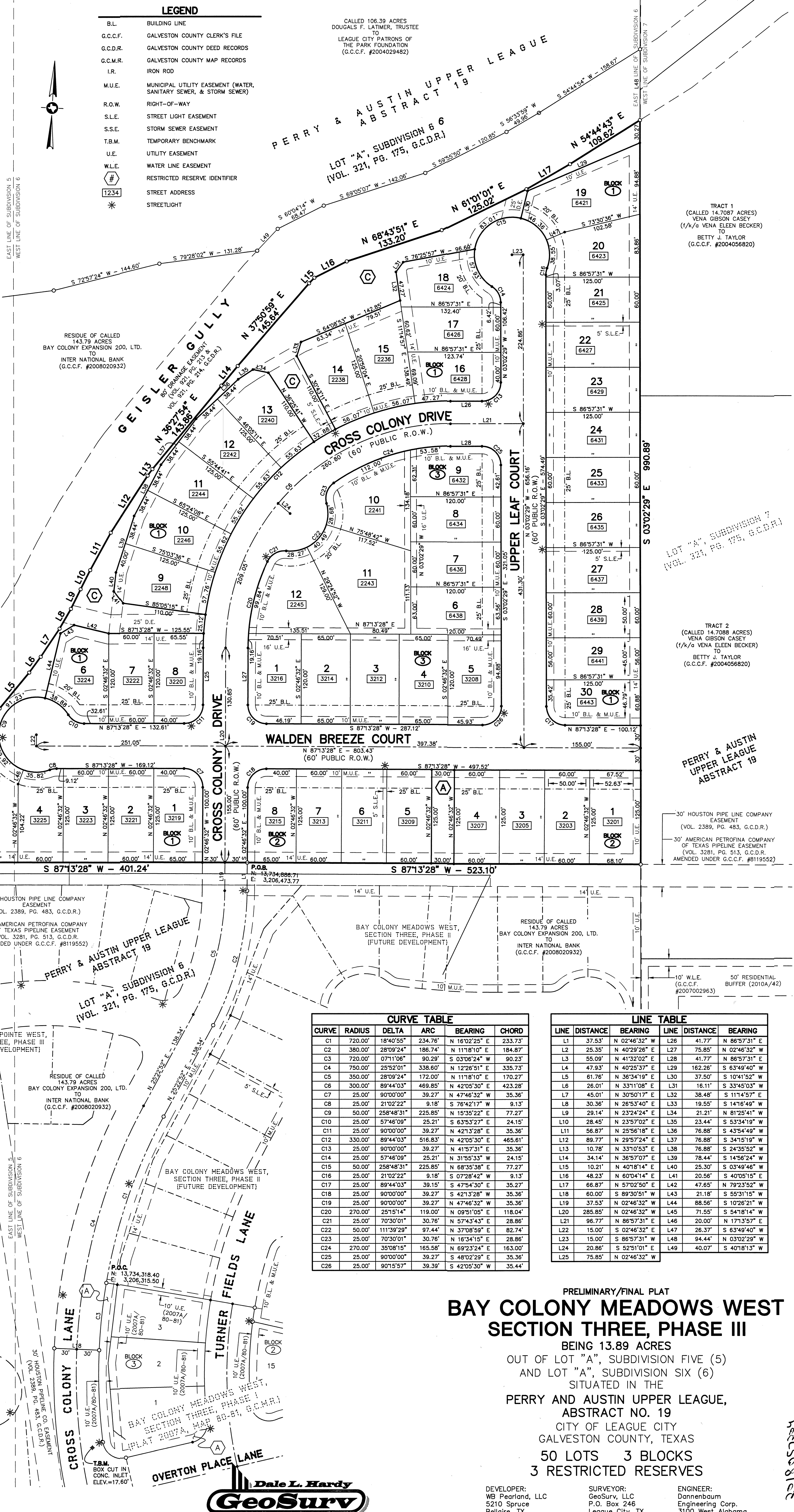
Notes:

- 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 plan 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 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.

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
S.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

CALLED 106.39 ACRES
DOUGLAS F. LATIMER, TRUSTEE
TO
LEAGUE CITY PATRONS OF
THE PARK FOUNDATION
(G.C.C.F. #2004029482)



TRACT 1
(CALLED 14.7087 ACRES)
VENA GIBSON CASEY
(1/4) VENA ELEN BECKER)
TO
BETTY J. TAYLOR
(G.C.C.F. #2004056820)

TRACT 2
(CALLED 14.7088 ACRES)
VENA GIBSON CASEY
(1/4) VENA ELEN BECKER)
TO
BETTY J. TAYLOR
(G.C.C.F. #2004056820)

30' HOUSTON PIPE LINE COMPANY
EASEMENT
(VOL. 2389, PG. 483, G.C.D.R.)

30' AMERICAN PETROFINA COMPANY
OF TEXAS PIPELINE EASEMENT
(VOL. 3281, PG. 513, G.C.D.R.)
AMENDED UNDER G.C.C.F. #8119552

RESIDUE OF CALLED
143.79 ACRES
BAY COLONY EXPANSION 200, LTD.
TO
INTER NATIONAL BANK
(G.C.C.F. #2008020932)

10' W.L.E.
(G.C.C.F. #2007002963)

50' RESIDENTIAL
BUFFER (2010A/42)

LOT "A", SUBDIVISION 5
(VOL. 321, PG. 175, G.C.D.R.)

LOT "A", SUBDIVISION 7
(VOL. 321, PG. 175, G.C.D.R.)

PERRY & AUSTIN
UPPER LEAGUE
ABSTRACT 19

LOT AREA TABLE

LOT	AREA (SQ. FT.)	AREA (ACRES)	LOT	AREA (SQ. FT.)	AREA (ACRES)
BLOCK 1					
1	7,991	0.18	27	7,500	0.17
2	7,500	0.17	28	7,500	0.17
3	7,500	0.17	29	7,500	0.17
4	7,279	0.17	30	7,441	0.17
5	11,346	0.26	BLOCK 2		
6	8,766	0.20	1	8,476	0.19
7	7,200	0.17	2	7,500	0.17
8	7,669	0.18	3	7,500	0.17
9	8,515	0.20	4	7,500	0.17
10	8,311	0.19	5	7,500	0.17
11	8,311	0.19	6	7,500	0.17
12	8,312	0.19	7	7,500	0.17
13	8,199	0.19	8	7,991	0.18
14	8,148	0.19	BLOCK 3		
15	8,771	0.20	1	8,405	0.19
16	7,658	0.18	2	7,800	0.18
17	7,684	0.18	3	7,800	0.18
18	8,010	0.18	4	7,800	0.18
19	11,926	0.27	5	8,356	0.19
20	8,407	0.19	6	7,593	0.17
21	7,500	0.17	7	7,200	0.17
22	7,500	0.17	8	7,200	0.17
23	7,500	0.17	9	7,885	0.18
24	7,500	0.17	10	10,756	0.25
25	7,500	0.17	11	14,317	0.33
26	7,500	0.17	12	10,584	0.24

RESTRICTED RESERVE AREA TABLE

RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE
"A"	3,750	0.09	LANDSCAPE/OPEN SPACE/DRAINAGE
"B"	3,822	0.09	LANDSCAPE/OPEN SPACE/PIPELINE
"C"	42,099	0.97	LANDSCAPE/OPEN SPACE/DRAINAGE*

* THE USE OF RESERVE "C" FOR DRAINAGE PURPOSES SHALL BE LIMITED TO THE TWO (2) 25' WIDE DRAINAGE EASEMENTS CROSSING IT, BOTH DEDICATED HEREIN.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	720.00'	18°40'55"	234.76'	N 16°02'25" E	233.73'
C2	380.00'	28°09'24"	186.74'	N 11°18'10" E	184.87'
C3	720.00'	07°11'06"	90.29'	S 03°06'24" W	90.23'
C4	750.00'	25°52'01"	338.60'	N 12°26'51" E	335.73'
C5	350.00'	28°09'24"	172.00'	N 11°18'10" E	170.27'
C6	300.00'	89°44'03"	469.85'	N 42°05'30" E	423.28'
C7	25.00'	90°00'00"	39.27'	N 47°46'32" W	35.36'
C8	25.00'	21°02'22"	9.18'	S 76°42'17" W	9.13'
C9	50.00'	258°48'31"	225.85'	N 15°35'22" E	77.27'
C10	25.00'	57°46'09"	25.21'	S 63°53'27" E	24.15'
C11	25.00'	90°00'00"	39.27'	N 42°13'28" E	35.36'
C12	330.00'	89°44'03"	516.83'	N 42°05'30" E	465.61'
C13	25.00'	90°00'00"	39.27'	N 41°57'31" E	35.36'
C14	25.00'	57°46'09"	25.21'	N 31°53'33" W	24.15'
C15	50.00'	258°48'31"	225.85'	N 68°35'38" E	77.27'
C16	25.00'	21°02'22"	9.18'	S 07°28'42" W	9.13'
C17	25.00'	89°44'03"	39.15'	S 47°54'30" E	35.27'
C18	25.00'	90°00'00"	39.27'	N 42°13'28" W	35.36'
C19	25.00'	90°00'00"	39.27'	N 47°46'32" W	35.36'
C20	270.00'	25°15'14"	119.00'	N 09°51'05" E	118.04'
C21	25.00'	70°30'01"	30.76'	N 57°43'43" E	28.86'
C22	50.00'	111°39'29"	97.44'	N 37°08'59" E	82.74'
C23	25.00'	70°30'01"	30.76'	N 16°34'15" E	28.86'
C24	270.00'	35°08'15"	165.58'	N 69°23'24" E	163.00'
C25	25.00'	90°00'00"	39.27'	N 48°02'29" E	35.36'
C26	25.00'	90°15'57"	39.39'	S 42°05'30" W	35.44'

LINE TABLE

LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	37.53'	N 02°46'32" W	L26	41.77'	N 86°57'31" E
L2	25.35'	N 40°29'26" E	L27	75.85'	N 02°46'32" W
L3	55.09'	N 41°32'02" E	L28	41.77'	N 86°57'31" E
L4	47.93'	N 40°25'37" E	L29	162.26'	S 63°49'40" W
L5	61.76'	N 36°34'19" E	L30	37.50'	S 10°41'52" W
L6	26.01'	N 33°11'08" E	L31	16.11'	S 33°45'03" W
L7	45.01'	N 30°50'17" E	L32	38.48'	S 11°14'57" E
L8	30.36'	N 26°53'40" E	L33	19.55'	S 14°16'49" W
L9	29.14'	N 23°24'24" E	L34	21.21'	N 81°25'41" W
L10	28.45'	N 23°57'02" E	L35	23.44'	S 53°34'19" W
L11	56.87'	N 25°56'18" E	L36	76.88'	S 43°54'49" W
L12	89.77'	N 29°57'24" E	L37	76.88'	S 34°15'19" W
L13	10.78'	N 33°10'53" E	L38	76.88'	S 24°35'52" W
L14	34.14'	N 36°57'07" E	L39	78.44'	S 14°56'24" W
L15	10.21'	N 40°18'14" E	L40	25.30'	S 03°49'46" W
L16	48.23'	N 60°04'14" E	L41	20.56'	S 40°05'15" E
L17	66.87'	N 57°02'50" E	L42	47.65'	N 79°23'52" W
L18	60.00'	S 89°30'51" W	L43	21.18'	S 55°31'15" W
L19	37.53'	N 02°46'32" W	L44	88.56'	S 10°28'21" W
L20	285.85'	N 02°46'32" W	L45	71.55'	S 54°18'14" W
L21	96.77'	N 86°57'31" E	L46	20.00'	N 17°13'57" E
L22	15.00'	S 02°46'32" E	L47	26.37'	S 63°49'40" W
L23	15.00'	S 86°57'31" E	L48	94.44'	N 03°02'29" W
L24	20.86'	S 52°51'01" E	L49	40.07'	S 40°18'13" W
L25	75.85'	N 02°46'32" W			

PRELIMINARY/FINAL PLAT
BAY COLONY MEADOWS WEST
SECTION THREE, PHASE III
BEING 13.89 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
50 LOTS 3 BLOCKS
3 RESTRICTED RESERVES



DEVELOPER: WB Pearlson, LLC
5210 Spruce
Bellaire, TX 77541

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: 281-554-8928

SCALE: 1" = 60'

BCMW, SEC. 3, PH. III
OCTOBER 2, 2017
SHEET 2 OF 2