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 28, ACRES 57.505

Fiduciary Number:

26573808

Parcel Address:

Legal Acres:

57.5050

Account Number:

162059

Certificate No:

237851916

Certificate Fee:

\$10.00

Print Date:

09/06/2018

Paid Date:

09/06/2018

Issue Date: Operator ID: 09/06/2018 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:

2017 Levy:

718,810 \$20,512.62

2017 Levy Balance:
Prior Year Levy Balance:

\$0.00

Total Levy Due:

\$0.00 \$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: Junguary N

CHERYL E. JOHNSON, PCC

GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

Print Date: 9/6/2018

BAY COLONY WEST MUD TAX CERTIFICATE

Page 1 of

REF: R17784

ID: R000017784

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 IF PAID IN SEPTEMBER 2018

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.

	·	Market Values		Summary	
Property Information	Legal Information	Land	718,810		718,810
ID: R000017784 GEOID: 73001900280000000 OWNER INTEREST: 1.0	LEGAL: ABST 19 PERRY & AUSTIN SUR TR 28, ACRES 57.505 ACRES: 57.505			Total Assessed	718,810

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2015	073 BAY COLONY WEST MUD	7,538.30	7,538.30	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2015	7,538.30	7,538.30	0.00	0.00	0.00	0.00	0.00
2016	073 BAY COLONY WEST MUD	7,538.30	7,538.30	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2016	7,538.30	7,538.30	0.00	0.00	0.00	0.00	0.00
2017	073 BAY COLONY WEST MUD	7,188.10	7,188.10	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2017	7,188.10	7,188.10	0.00	0.00	0.00	0.00	0.00
		22,264.70	22,264.70	0.00	0.00	0.00	0.00	0.00

Quick Link:

Amount Due

\$0.00

IF PAID IN SEPTEMBER 2018

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.

9/6/2018

Signature of Collections Officer

Date of Tax Certificate

FILED AND RECORDED

Instrument Number: 2018057201

Recording Fee: 129.00

Number Of Pages:5

Filing and Recording Date: 09/21/2018 10:01AM

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.



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

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 POINTE 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 POINTE WEST, SECTION THREE, PHASE III**, do hereby dedicate to the City of League City the use 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

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 POINTE 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 POINTE 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 12th day of October

WB Pearland, LLC a Texas Limited Liability Company

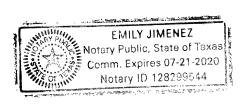
Chun Yi Huang Manager

THE STATE OF TEXAS

COUNTY OF GALVESTON *

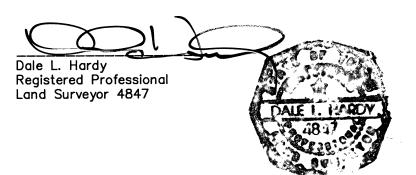
BEFORE ME, the undersigned authority, on this day personally appeared Chun Yi Huang, Manager, of WB Pearland, LLC, a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes 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 120 day of DCtober, 2017.



Notary Public in and for the State of Texas
My Commission Expires: 1212

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.



Doug Turrer - Chairman
Planning & Zoning Commission
City of Leggue City

Kris Carpenter
Planning Manager
City of League City

THE STATE OF TEXAS

COUNTY OF GALVESTON

7018 957301

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

 PRELIMINARY/FINAL PLAT

BAY COLONY POINTE WEST SECTION THREE, PHASE III

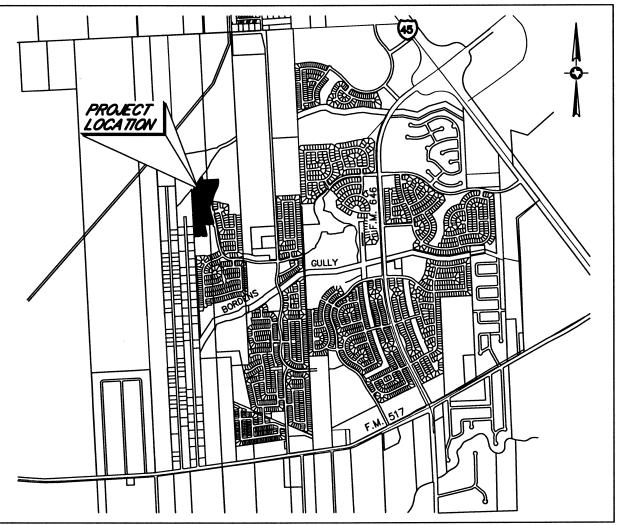
BEING 16.73 ACRES

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

52 LOTS 3 BLOCKS 6 RESTRICTED RESERVES



VICINITY MAP

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

SURVEYOR: GeoSurv, LLC P.O. Box 246 League City, TX ENGINEER:
Dannenbaum
Engineering Corp.
3100 West Alabama
Houston, TX 77098



PROPERTY DESCRIPTION:

to the left;

All of that certain 16.73 acres (728,749 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 16.73 acres tract being more particularly described by metes and bounds

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 for the most Northerly corner 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 being at the beginning of an arc to the left, said curve having a radius of 720.00 feet, the center of which bears S 8318'03" E;

"GeoSurv" found for corner, said point being the Northerly terminus of the East line of Cross Colony Drive, a 60.00 feet wide public roadway right—of—way, as set forth in the plat 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;

THENCE, S 89°30'51" W, a distance of 60.00 feet to an iron rod with cap stamped "GeoSurv" found marking a reentrant corner of the herein described tract, said point being the Northerly terminus of the West line of said Cross Colony Drive, as set forth in the plat of said BAY COLONY POINTE WEST, SECTION THREE, PHASE 1:

THENCE, Southwesterly along the arc of said curve to the left, passing through a central angle of 07°11'06", a distance of 90.29 feet, the chord of which bears S 03°06'24" W, 90.23 feet, to an iron rod with cap stamped

Southeasterly, along the arc of a non-tangent curve to the left, said curve having a radius of 780.00 feet, the center of which bears S 89°30′51" W, passing through a central angle of 15°38′14", a distance of 212.88 feet, the chord of which bears S 08°18′16" E, 212.22 feet, to an iron rod with cap stamped "GeoSurv" found marking a point

THENCE, Southeasterly, along the West line of both said BAY COLONY POINTE WEST, SECTION THREE, PHASE 1 and of

S 16°07'23" E, a distance of 128.49 feet to an iron rod with cap stamped "GeoSurv" found marking the point of curvature of a tangent curve to the right, said curve having a radius of 1970.00 feet and a central angle of 0.3°56'21".

Southeasterly, along the arc of said tangent curve to the right, a distance of 135.44 feet, the chord of which bears S 14°09'12" E, 135.42 feet, to an iron rod with cap stamped "GeoSurv" found marking a point of compound curvature, said curve having a radius of 25.00 feet and a central angle of 90°40'20";

and Southwesterly, along the arc of said compound curve, a distance of 39.56 feet, the chord of which bears S 33°09'08" W, 35.56 feet, to an iron rod with cap stamped "GeoSurv" found marking a point of tangency;

THENCE, S 78°29'18" W, a distance of 126.05 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a point of curvature of a tangent curve to the right, said curve having a radius of said curve having a radius of 25.00 feet and a central angle of 90°00'00":

THENCE, Northwesterly, along the arc of said tangent curve to the right, a distance of 39.27 feet, the chord of which bears N 56°30'42" W, 35.36 feet, to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a reentrant corner of the herein described tract:

THENCE, S 78°29'18" W, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a reentrant corner of the herein described tract;

THENCE. S 11°30'42" E, a distance of 273.96 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking

the point of curvature of a tangent curve to the right, said curve having a radius of 25.00 feet and a central angle of 98'29'52";

THENCE. Southwesterly, along the arc of said tangent curve to the right, a distance of 42.98 feet, the chord of which

bears S 37°44'14" W, 37.88 feet, to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a point of tangency;

THENCE, S 86°59'10" W, a distance of 75.37 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking

the point of curvature of a tangent curve to the right, said curve having a radius of 25.00 feet and a central angle of 90°00'00";

THENCE, Northwesterly, along the arc of said tangent curve to the right, a distance of 39.27 feet, the chord of which

bears N 48°00'50" W, 35.36 feet, to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a reentrant corner of the herein described tract; **THENCE,** S 86°59'10" W, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a reentrant corner of the herein described tract:

THENCE, S 03°00'50" E, a distance of 20.40 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for corner; THENCE, S 86°59'10" W, a distance of 165.07 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Southwest corner of the herein described tract, said point 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 1141.72 feet to an iron rod with cap stamped "GeoSurv" found marking the Northwest corner of the herein described tract, said point being at the Southeasterly line of Geisler Gully, an 80.00 feet 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 Southeasterly line of said Geisler Gully, the following courses and distances:

N 35°32'26" E, a distance of 54.94 feet to an iron rod with cap stamped "GeoSury" found marking an angle point

N 32°03'39" E, a distance of 41.78 feet to an iron rod with cap stamped "GeoSurv" found marking an angle point

N 31°25'47" E, a distance of 33.42 feet to an iron rod with cap stamped "GeoSurv" found marking an angle point

N 31°15'37" E, a distance of 17.04 feet to an iron rod with cap stamped "GeoSurv" found marking an angle point

N 31°13'21" E, a distance of 112.91 feet to an iron rod with cap stamped "GeoSurv" found marking an angle point

N 30°44'02" E, a distance of 33.17 feet to an iron rod with cap stamped "GeoSurv" found marking an angle point

N 30°58′58" E, a distance of 79.16 feet to an iron rod with cap stamped "GeoSurv" found marking an angle point to the right:

N 33°16'42" E, a distance of 28.39 feet to an iron rod with cap stamped "GeoSurv" found marking an angle point to the right;

N 36°14'34" E, a distance of 59.57 feet to an iron rod with cap stamped "GeoSurv" found marking an angle point to the right;

N 38°51′50" E, a distance of 36.12 feet to an iron rod with cap stamped "GeoSurv" found marking an angle point to the right;

and N 40°29'26" E, a distance of 23.11 feet to an iron rod with cap stamped "GeoSurv" found marking a point for

the most Northerly corner of the herein described tract; **THENCE,** S 11°37'02" E, a distance of 113.44 feet to an iron rod with cap stamped "GeoSurv" found marking a

reentrant corner of the herein described tract; **THENCE,** N 87°13'28" E, a distance of 401.24 feet to an iron rod with cap stamped "GeoSurv" found marking the most Easterly North corner of the herein described tract;

THENCE, S 02°46'32" E, a distance of 37.53 feet to an iron rod with cap stamped "GeoSurv" found marking the point of curvature of a tangent curve to the right, said curve having a radius of 380.00 feet and a central angle of

28°09'24"; **THENCE,** Southwesterly, along the arc of said tangent curve to the right, a distance of 186.74 feet, the chord of

which bears S 11°18'10" W, 184.87 feet, to an iron rod with cap stamped "GeoSurv" found marking a point of tangency;

THENCE, S 25°22'52" W, a distance of 138.34 feet to an iron rod with cap stamped "GeoSurv" found marking the point of curvature of a tangent curve to the left, said curve having a radius of 720.00 feet and a central angle of 18°40'55":

THENCE, Southwesterly, along the arc of said tangent curve to the left, a distance of 234.76 feet, the chord of which bears S 16°02'25" W, 233.73 feet, to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 16.73 acres (728,749 square feet) of land.

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

