

**FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS OF BAY
COLONY POINTE WEST SECTION 3 PHASES 2 AND 3 AND BAY COLONY
MEADOWS WEST SECTION 3 PHASES 2 AND 3**

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

THIS FIRST AMENDMENT DECLARATION OF RESTRICTIVE COVENANTS ("FIRST AMENDMENT TO DECLARATION") is made and entered into on this 31st day of March, 2023 by BRIDGE TOWER HOMES POINTE WEST HOMEOWNERS ASSOCIATION, a Texas non-profit corporation, to witness the following:

RECITALS

WHEREAS, on January 28, 2019, Declarant WB PEARLAND, LLC, filed that certain Declaration of Restrictive Covenants of Bay Colony Pointe West Section 3, Phases 2 and 3, and Bay Colony Meadows West Section 3, Phases 2 and 3, with the County Clerk of Galveston County, Texas under Instrument No. 2019004345 (the "Declaration") covering the real property described more fully on Exhibit "A" attached hereto (the "Existing Property").

WHEREAS, Bridge Tower Homes Pointe West Homeowners Association is the homeowners association named in the Declaration.

WHEREAS, pursuant to Article 10, Section 10.02 of the Declaration, the Members of Bridge Tower Homes Pointe West Homeowners Association are authorized to amend the Declaration from time to time.

NOW THEREFORE, the Bridge Tower Homes Pointe West Homeowners Association does hereby memorialize the following amendment to the Declaration as follows:

1. Article 2 of the Declaration is hereby amended to add section 2.03, providing as follows:

2.03 Removal of Lots. Declarant may, at any time and from time to time, remove individual lots from the Property, and on such removal, the Declaration and the covenants, conditions, restrictions and obligations set forth in it (including all "Restrictions" as defined therein) will no longer apply to such removed lots, and the rights, privileges, duties and liabilities of the Persons subject to this Declaration shall cease to exist with respect to the removed lots. The removed lots and any improvements thereon shall no longer be subject to any Architectural Control Committee rules or rulings, Association rules or rulings, the Association's By-laws or any other acts of or by the Association. The removed lots shall be free and clear of any past, present, or future assessments, liens, penalties, fines, interest, or any other monetary or non-monetary obligations imposed by the Association as of the date of the recording of the notice provided below in this Section 2.03. In order to remove lots from the Property free and clear of any past, present, or future assessments, liens, penalties, fines, interest, or any other monetary or non-monetary obligation imposed by the

Association under this Declaration, Declarant will be required only to record in the real property records of Galveston County, Texas a notice of removal of lots containing the following provisions:

(a) A reference to this Declaration, which must include the book and page numbers, document numbers, instrument numbers, or film codes of the real property records of Galveston County, Texas in which this Declaration is recorded.

(b) A legal description of the lots being removed from the Property, and,

(c) A statement that the Restrictions as defined in the Declaration shall no longer be applicable to, or binding upon, the lots being removed from the Property.

2. In connection with this First Amendment to Declaration, and pursuant to Article 2, Section 2.03, the following four (4) lots are hereby removed from the jurisdiction and governing authority of the Declaration and Association:

Lot 1 Block 1 Bay Colony Meadows West Section 3 Phase 3 (2019) ABST 19, and more commonly known as 3219 Walden Breeze Court, League City, Galveston County, Texas 77539

Lot 7 Block 3 Bay Colony Meadows West Section 3 Phase 3 (2019) ABST 19, and more commonly known as 6436 Upper Leaf Court, League City, Galveston County, Texas 77539

Lot 8 Block 3 Bay Colony Meadows West Section 3 Phase 3 (2019) ABST 19, and more commonly known as 6434 Upper Leaf Court, League City, Galveston County, Texas 77539

Lot 2 Block 2 Bay Colony Meadows West Section 3 Phase 2 (2019) ABST 19, and more commonly known as 3209 Youngs Meadow Lane, League City, Galveston County, Texas 77539

(collectively hereinafter referred to as the "Subject Lots")

3. The Restrictions as defined in the Declaration shall no longer be applicable to, nor binding upon, the Subject Lots which are hereby removed from the jurisdiction and governing authority of the Declaration or Association in accordance with Article 2, Section 2.03.

4. As modified or otherwise provided by this First Amendment to Declaration, all the terms, provisions, conditions, covenants, and restrictions contained in the Declaration are hereby declared to remain in full force and effect as to the Existing Property as defined herein.

5. By executing this First Amendment to Declaration for the Bridge Tower Homes Pointe West Homeowners Association, the undersigned do hereby affirm that in accordance with Article 10, Section 10.02 of the Declaration, the foregoing First Amendment to Declaration was duly approved by the express written consent of at least sixty-seven percent (67%) of the outstanding votes entitled to be cast by Owners under Section 6.03 of the Declaration.

IN WITNESS WHEREOF, Bridge Tower Homes Pointe West Homeowners Association has caused this First Amendment to Declaration of Restrictive Covenants of Bay Colony Pointe West Section 3, Phases 2 and 3 and Bay Colony Meadows West Section 3, Phases 2 and 3, to be executed as of the date and year first stated above.

BRIDGE TOWER HOMES POINTE WEST
HOMEOWNERS ASSOCIATION, a Texas
non-profit corporation

By: [Signature]
Jackson Su, President

By: [Signature]
George Huang, Secretary

ACKNOWLEDGEMENTS

STATE OF TEXAS

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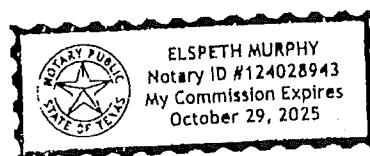
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jackson Su, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it. The acknowledging person personally appeared by:

☒ physically appearing before me.

☐ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.

Given under my hand and seal of this office, this the 31ST day of MARCH, 2023.



[Signature]
Notary Public – State of Texas

STATE OF TEXAS

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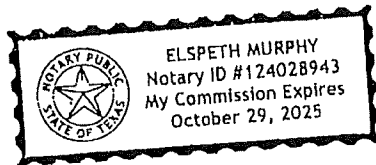
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared George Huang, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it. The acknowledging person personally appeared by:

☒ physically appearing before me.

☐ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.

Given under my hand and seal of this office, this the 31st day of MARCH, 2023.



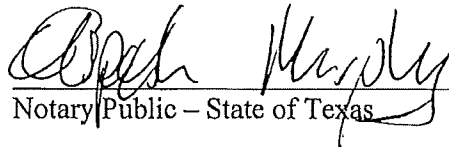

Notary Public – State of Texas

EXHIBIT "A"

All of that certain 10.88 acres (473,894 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 10.88 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 COORDINATES ARE GRID COORDINATES. ALL DISTANCES ARE ACTUAL SURFACE DISTANCES AND MAY BE CONVERTED TO GRID BY APPLYING THE COMBINED SCALE FACTOR 0.999865013.

BEGINNING at a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Northeast 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 East line of said 143.79 acres tract and being at the West line of a called 76.115 acres tract described in that certain Deed with Vendor's Lien from the Estate of Maco Stewart, Deceased, to Michael T. Decker and Vena Eleen Decker recorded under Clerk's File Number 9614464 of the Official Public Records of Real Property of Galveston County, Texas;

THENCE, Northwesterly, along the North line of said BAY COLONY MEADOWS WEST, SECTION THREE, PHASE I, the following courses and distances:

- 1) S 86°57'31" W, a distance of 125.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a corner, said point being at the East line of Gray Birch Lane, a 60 feet wide public roadway right-of-way;
- 2) N 03°02'29" W, along the East line of said Gray Birch Lane, a distance of 27.14 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a corner;
- 3) S 86°57'31" W, at 60.00 feet passing an iron rod with cap stamped "GeoSurv" found in the West line of said Gray Birch Lane, and continuing for a total distance of 205.83 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a corner;
- 4) N 18°37'39" E, a distance of 69.94 feet to an iron rod with cap stamped "GeoSurv" found marking an angle point to the left;
- 5) N 03°02'29" W, a distance of 198.00 feet to an iron rod with cap stamped "GeoSurv" found marking a reentrant corner of the herein described tract;
- 6) N 78°53'12" W, a distance of 86.50 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point to the left;
- 7) N 80°24'41" W, a distance of 131.34 feet to an iron rod with cap stamped "GeoSurv" found marking a corner, said point being at the East line of Turner Fields Lane, a 60 feet wide public roadway right-of-way, and being at a non-tangent curve to the right, said curve having a radius of 520.00 feet and a central angle of 02°03'48";

- 8) Northeasterly, along the East line of said Turner Fields Lane and the arc of said non-tangent curve to the right, a distance of 18.73 feet, the chord of which bears N 05°40'03" E, 18.73 feet, to an iron rod with cap stamped "GeoSurv" found marking a reentrant corner of the herein described tract;

9) and N 83°18'03" W, at 60.00 feet passing the West line of said Turner Fields Lane, and continuing for a total distance of 200.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the most Northerly corner of said BAY COLONY MEADOWS WEST, SECTION THREE, PHASE I, said point being at a non-tangent curve to the right, said curve having a radius of 720.00 feet and a central angle of 18°40'55";

THENCE, Northeasterly, along the arc of said non-tangent curve to the right, a distance of 234.76 feet, the chord 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 37.53 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Northwest corner 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;

THENCE, N 87°13'28" E, along the North line of said 30 feet wide American Petrofina Company right-of-way, a distance of 523.10 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Northeast 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 949.12 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 10.88 acres (473,894 square feet) of land.

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 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 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 COORDINATES ARE GRID COORDINATES. 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 = 3,206,315.50;

THENCE, Northeasterly, along the arc of a curve to the right, said curve having a radius of 720.00 feet, the center of which bears S 83°18'03" E, passing through a central angle of 18°40'55", a distance of 234.76 feet, the chord 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 37.53 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 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:

- 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.

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, Northeasterly, 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, Southeasterly, 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, Southeasterly, 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, Southeasterly, 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, Southeasterly, 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.

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 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 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 83°18'03" E; **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 "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 I, 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 I;

THENCE, Southeasterly, along the West line of both said BAY COLONY POINTE WEST, SECTION THREE, PHASE I and of said Cross Colony Drive, the following courses and distances:

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 of tangency;

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 03°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 "GeoSurv" found marking an angle point to the left;

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

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

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

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

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

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.

FILED AND RECORDED

Instrument Number: 2023014804

Recording Fee: 74.00

Number Of Pages: 14

Filing and Recording Date: 04/03/2023 4:47PM

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, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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