(449.079 acres in 5 tracts)

BAYBROOK MUNICIPAL UTILITY DISTRICT NO. 1 ANNEXATION
TRACT M
METES AND BOUNDS DESCRIPTION
130.9043 ACRES OUT OF
THOMAS CHOATE LEAGUE, ABSTRACT 12,
AUGUST WHITLOCK SURVEY, ABSTRACT 793,
ROBERT WILSON SURVEY, ABSTRACT 88 AND
JOHN DICKINSON SURVEY, ABSTRACT 15
FRIENDSWOOD, HARRIS COUNTY, TEXAS

All that certain 130.9043 acres being out of Thomas Choate League, Abstract 12, August Whitlock Survey, Abstract 793, Robert Wilson Survey, Abstract 88 and John Dickinson Survey, Abstract 15 and out of Lots 1 – 6 and 9 and 10, Block 1, and Lots 9 and 10, Block 5, Webster Outlots according to the plat thereof as filed in Volume 67, Page 197 Harris County Deed Records, and out of Block 12, Sherman Place according to the plat thereof as filed in Volume 69, Page 231 Harris County Deed Records, Friendswood, Texas being out of that certain called Tract 1 (220.0290 acres) described in a deed dated 01-01-2022 from Clearfield Realty, Inc., a Texas corporation to Clearfield Realty, Inc., a Delaware corporation as filed in the Official Records of Harris County at Clerk's File Number RP-2022-3132 and being more particularly described by metes and bounds as follows (bearings based on Texas Coordinate System of 1983, South Central Zone 4204);

Beginning at a found 5/8" iron rod with cap (stamped Terra Surveying) marking the northeast corner of that certain called 2.672 acre tract described in a deed dated 08-09-1977 from Webster Ranch Corporation to Houston Lighting and Power Company (HL&P) as filed in the Official Records of Harris County at Clerk's File Number F336213 and Film Code Number 178-01-1953 and marking a point on the south right-of-way line of Farm Market Road 528 (F.M. 528) (width varies);

1. Thence N 81° 12' 48" E – 9.50' with the south right-of-way line of said F.M. 528 to a found 5/8" iron rod with cap (stamped C.L. DAVIS – RPLS 4464) marking the beginning of a curve to the right having a radius of 5,669.58' and a central angle of 02° 45' 51";

Thence the following (3) courses with the south right-of-way line of said F.M. 528 as established by that certain Parcel 78 called 0.125 acre tract described in a deed dated 09-02-1994 from Clearfield Realty, Inc. to City of League City as filed in the Official Records of Harris County at Clerk's File Number R070017 and Film Code Number 501-12-0979 and Parcel 62, Part 1 called 0.733 acre tract described in that certain Final Judgment to City of League City as filed in the Official Records of Harris County at Clerk's File Number R249492 and Film Code Number 502-61-2107;

2. Thence with said curve an arc distance of 273.53' and a chord bearing and distance of N 82° 35' 43" E – 273.50' to a found 5/8" iron rod marking the point of a reverse curve to the left having a radius of 11,519.16' and a central angle of 02° 45' 51";

3. Thence with said curve an arc distance of 555.74' and a chord bearing and distance of N 82° 35' 44" E – 555.68' to a found 5/8" iron rod for corner, from which a found 5/8" iron rod bears N 31° 51' 08" W – 0.50' for reference;

4. Thence N 81° 12' 48" E – 615.38' to a point for corner;

5. Thence S 08° 46' 00" E – 500.00' with the common east city limit line of Friendswood and the west city limit line of League City to a point for corner;

6. Thence N 81° 12' 48" E – 790.00' with the common north city limit line of Friendswood and the south city limit line of League City to a point for corner;

7. Thence S 08° 46' 00" E – 602.03' with the common east city limit line of Friendswood and the west city limit line of League City and with the west line of that certain called 17.557 acre tract described in a deed dated 05-14-1999 from Clearfield Realty, Inc. to Baybrook Municipal Utility District No. 1 (BMUD) as filed in the Official Records of Harris County at Clerk's File Number T737635 and Film Code Number 525-76-2835 to a found 5/8" iron rod for corner;

8. Thence S 00° 25' 35" E – 793.42' continuing with the common east city limit line of Friendswood and the west city limit line of League City and with the west line of said BMUD tract to a point for corner;

9. Thence S 87° 14' 57" W – 1,556.20' with the common south city limit line of Friendswood and the north city limit line of League City and the common north line of the John Dickinson Survey, Abstract 15 and the south line of the Robert Wilson Survey, Abstract 88 to a point for corner;

10. Thence S 41° 46' 41" W – 1,517.99' with the common southerly city limit line of Friendswood and the northerly city limit line of League City to a point for corner;

11. Thence N 48° 13' 19" W – 1,411.41' with the easterly line of that certain called 6.822 acre tract as described in a deed dated 08-09-1977 from Webster Ranch Corporation to Houston Lighting and Power Company (HL&P) as filed in the Official Records of Harris County at Clerk's File Number F336215 and Film Code Number 178-01-1962 to a found 5/8" iron rod for corner;

12. Thence N 41° 06' 11" E – 1,498.06' continuing with the easterly line of said called 6.822 acre HL&P tract to a found 5/8" iron rod with cap (stamped C.L. DAVIS – RPLS 4464) for corner, from which a found 5/8" iron rod bears N 67° 59' 40" W – 1.71' for reference;

13. Thence N 02° 57' 32" W – 338.43' (deed 336.25') continuing with the easterly line of said called 6.822 acre HL&P tract to a found 5/8" iron rod with cap (stamped Terra Surveying) for corner;

14. Thence N 86° 58' 32" E – 274.75' (deed 275.00') with the south line of said called 2.672 acre HL&P tract to a found 5/8" iron rod with cap (stamped Terra Surveying) for corner;

15. Thence N 02° 57' 58" W – 345.07' (deed 344.75') with the east line of said called 2.672 acre HL&P tract to the POINT OF BEGINNING and containing 130.9043 acres (5,702,193 square feet) of land more or less.

This document was prepared under 22 TAC 663.21 and is not to be used to convey or establish interest in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This metes and bounds description is accompanied by a separate plat, drawing or exhibit per Texas Board of Professional Land Surveyor's "General Rules of Procedures and Practices" Section 663.19(9).

Compiled by: C.L. Davis & Company
Firm No. 10082000
Job Number: 11-1031-28-CLEARFIELD TRACT M M&B.Doc
01-25-2023
Revised 09-06-2023

BAYBROOK MUNICIPAL UTILITY DISTRICT NO. 1 ANNEXATION
TRACT N
METES AND BOUNDS DESCRIPTION
9.0680 ACRES OUT OF
ROBERT WILSON SURVEY, ABSTRACT 88
LEAGUE CITY, HARRIS COUNTY, TEXAS

All that certain 9.0680 acres being out of Robert Wilson Survey, Abstract 88 and out of Lots 1 and 3, Block 1, and Lot 10, Block 5, Webster Outlots according to the plat thereof as filed in Volume 67, Page 197 Harris County Deed Records, League City, Harris County, Texas and being out of that certain called Tract 1 (220.0290 acres) described in a deed dated 01-01-2022 from Clearfield Realty, Inc., a Texas corporation to Clearfield Realty, Inc., a Delaware corporation as filed in the Official Records of Harris County at Clerk's File Number RP-2022-3132 and being more particularly described by metes and bounds as follows (bearings based on Texas Coordinate System of 1983, South Central Zone 4204);

Beginning at a found 5/8" iron rod with cap (stamped C.L. DAVIS RPLS 4464) marking the southeast corner of that certain Parcel 62, Part 1 called 0.733 acre tract described in that certain Final Judgement to City of League City as filed in the Official Records of Harris County at Clerk's File Number R249492 and Film Code Number 502-61-2107 and marking a point on the south right-of-way line of Farm Market Road 528 (F.M. 528) (width varies);

1. Thence S 08° 46' 00" E – 500.00' with the west line of that certain called 17.557 acre tract described in a deed dated 05-14-1999 from Clearfield Realty, Inc. to Baybrook Municipal Utility District No. 1 (BMUD) as filed in the Official Records of Harris County at Clerk's File Number T737635 and Film Code Number 525-76-2835 to a point for corner;

2. Thence S 81° 12' 48" W – 790.00' with the common north city limit line of Friendswood and the south city limit line of League City to a point for corner;

3. Thence N 08° 46' 00" W – 500.00' with the common east city limit line of Friendswood and the west city limit line of League City to a point for corner;

4. Thence N 81° 12' 48" E – 790.00' with the south right-of-way line of said F.M. 528 to the POINT OF BEGINNING and containing 9.0680 acres (395,000 square feet) of land more or less.

This document was prepared under 22 TAC 663.21 and is not to be used to convey or establish interest in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This metes and bounds description is accompanied by a separate plat, drawing or exhibit per Texas Board of Professional Land Surveyor's "General Rules of Procedures and Practices" Section 663.19(9).

Compiled by: C.L. Davis & Company
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09-06-2023

BAYBROOK MUNICIPAL UTILITY DISTRICT NO. 1 ANNEXATION
TRACT O
METES AND BOUNDS DESCRIPTION
80.0566 ACRES OUT OF
JOHN DICKINSON SURVEY, ABSTRACT 15
LEAGUE CITY, HARRIS COUNTY, TEXAS

All that certain 80.0566 acres being out of John Dickinson Survey, Abstract 15, League City, Harris County, Texas and being out of that certain called Tract 1 (220.0290 acres) described in a deed dated 01-01-2022 from Clearfield Realty, Inc., a Texas corporation to Clearfield Realty, Inc., a Delaware corporation as filed in the Official Records of Harris County at Clerk's File Number RP-2022-3132 and being more particularly described by metes and bounds as follows (bearings based on Texas Coordinate System of 1983, South Central Zone 4204);

Commencing at a found 5/8" iron rod with cap (stamped C.L. DAVIS RPLS 4464) marking the southeast corner of that certain Parcel 62, Part 1 called 0.733 acre tract described in that certain Final Judgement to City of League City as filed in the Official Records of Harris County at Clerk's File Number R249492 and Film Code Number 502-61-2107 and marking a point on the south right-of-way line of Farm Market Road 528 (F.M. 528) (width varies); Thence S 08° 46' 00" E – 500.00' with the west line of that certain called 17.557 acre tract described in a deed dated 05-14-1999 from Clearfield Realty, Inc. to Baybrook Municipal Utility District No. 1 (BMUD) as filed in the Official Records of Harris County at Clerk's File Number T737635 and Film Code Number 525-76-2835 to a point for corner; Thence S 08° 46' 00" E – 602.03' with the common east city limit line of Friendswood and the west city limit line of League City and continuing with the west line of said BMUD tract to a found 5/8" iron rod for corner; Thence S 00° 25' 35" E – 793.42' continuing with the common east city limit line of Friendswood and the west city limit line of League City and with the west line of said BMUD tract to the POINT OF BEGINNING of herein described tract;

1. Thence S 00° 25' 35" E – 1,588.72' continuing with the west line of said BMUD tract to a found 5/8" iron rod for corner, from which a found 5/8" iron rod bears N 00° 25' 35" W – 1.20' for reference;
2. Thence S 84° 48' 53" W – 1,400.04' with the north line of that certain tract called 5.628 acre tract described in a deed dated 08-09-1977 from Webster Ranch Corporation to Houston Lighting and Power Company (HL&P) as filed in the Official Records of Harris County at Clerk's File Number F336215 and Film Code Number 178-01-1962 to a found 1" iron pipe for corner;
3. Thence S 85° 10' 48" W – 563.12' (deed 563.29') continuing with the north line of said called 5.628 acre HL&P tract to a found 1" iron pipe for corner;

4. Thence N 48° 13' 19" W – 834.26' with the common easterly city limit line of Friendswood and the westerly city limit line of League City and with the easterly lines of the following (2) tracts, called 5.628 acres and called 6.822 acres, both being described in a deed dated 08-09-1977 from Webster Ranch Corporation to Houston Lighting and Power Company as filed in the Official Records of Harris County at Clerk's File Number F336215 and Film Code Number 178-01-1962 and along the easterly line of that certain called 1.817 acre tract described in a deed dated 04-03-1975 from Thomas J. Holmes, Jr. et al. to Houston Lighting and Power Company as filed in the Official Records of Harris County at Clerk's File Number E413297 and Film Code Number 119-08-1448 to a point for corner;

5. Thence N 41° 46' 41" E – 1,517.99' with the common southerly city limit line of Friendswood and the northerly city limit line of League City to a point for corner;

6. Thence N 87° 14' 57" E – 1,556.20' with the common south city limit line of Friendswood and the north city limit line of League City and the common north line of the John Dickinson Survey, Abstract 15 and the south line of the Robert Wilson Survey, Abstract 88 to the POINT OF BEGINNING and containing 80.0566 acres (3,487,263 square feet) of land more or less.

This document was prepared under 22 TAC 663.21 and is not to be used to convey or establish interest in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This metes and bounds description is accompanied by a separate plat, drawing or exhibit per Texas Board of Professional Land Surveyor's "General Rules of Procedures and Practices" Section 663.19(9).

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09-06-2023

BAYBROOK MUNICIPAL UTILITY DISTRICT NO. 1 ANNEXATION
TRACT P
METES AND BOUNDS DESCRIPTION
43.5135 ACRES OUT OF
ROBERT WILSON SURVEY, ABSTRACT 88 AND
JOHN DICKINSON SURVEY, ABSTRACT 15
LEAGUE CITY, HARRIS COUNTY, TEXAS

All that certain 43.5135 acres out of Lot 5, Block 1, Lot 1, Block 2 and Lots 8, 9 and 10, Block 5, Webster Outlots according to the plat thereof as filed in Volume 67, Page 197 Harris County Deed Records, League City, Harris County, Texas and out of Robert Wilson Survey, Abstract 88 and John Dickinson Survey, Abstract 15, Harris County, Texas being all of that certain called Tract 2 (43.5135 acres) described in a deed dated 01-01-2022 from Clearfield Realty, Inc., a Texas corporation to Clearfield Realty, Inc., a Delaware corporation as filed in the Official Records of Harris County at Clerk's File Number RP-2022-3132 and being more particularly described by metes and bounds as follows (bearings based on Texas Coordinate System of 1983, South Central Zone 4204);

Beginning at a set 5/8" iron rod with cap (stamped C.L. DAVIS – RPLS 4464) marking the southwest corner of that certain Parcel 62, Part 2 called 0.251 acre tract described in that certain Final Judgement to City of League City as filed in the Official Records of Harris County at Clerk's File Number R249492 and Film Code Number 502-61-2107 and marking a point on the south right-of-way line of Farm Market Road 528 (F.M. 528) (width varies);

1. Thence N 81° 12' 48" E – 532.36' with the south right-of-way of said F.M. 528 to a set 5/8" iron rod with cap (stamped C.L. DAVIS – RPLS 4464) for corner;

Thence the following (2) courses with the northerly and westerly lines of that certain tract described in a deed dated 11-29-1978 from Spencer Investment Corporation, et al. to Living Way Church of Clear Lake City, Texas as filed in the Official Records of Harris County at Clerk's File Number F-873336 and Film Code Number 113-93-1467;

2. Thence S 48° 38' 57" W – 398.94' to a found 1/2" iron rod for corner;

3. Thence S 41° 17' 00" E – 670.33' to a found 1/2" iron rod with cap (stamped JKC) for corner marking the northwest corner of Lot 1, Block 1, Gardens at Challenger Park according to the plat thereof as filed in Film Code Number 615026 Harris County Map Records, from which a found 2" iron pipe bears S 69° 31' 42" W – 0.98' for reference;

4. Thence S 41° 17' 00" E – 611.27' with the westerly line of said Lot 1, Block 1, Gardens at Challenge Park to a found 5/8" iron rod with cap (stamped C.L. DAVIS – RPLS 4464) for corner;

Thence the following (4) courses with the westerly and southerly lines of that certain tract described in a deed dated 10-12-2017 from Harrison Interests, Ltd. to DJH Ranching LP, et al. as filed in the Official Records of Harris County at Clerk's File Number RP-2017-450205;

5. Thence S 48° 52' 10" W – 386.24' (deed 387.17') to a found 1" iron pipe for corner;

6. Thence S 00° 55' 08" E – 39.77' (deed 39.60') to a found 1" iron pipe for corner;

7. Thence S 48° 49' 53" W – 242.92' (deed 242.47') to a found 5/8" iron rod for corner;

8. Thence S 40° 50' 07" E – 283.21' to a found 1" iron pipe for corner;

9. Thence S 00° 26' 08" E – 1,427.25' with the west right-of-way line of West Nasa Boulevard (width varies) to a found 5/8" iron rod with cap (stamped C.L. DAVIS – RPLS 4464) for corner;

Thence the following (4) courses with the southerly and westerly line of that certain called 17.557 acre tract described in a deed dated 05-14-1999 from Clearfield Realty, Inc. to Baybrook Municipal Utility District No. 1 as filed in the Official Records of Harris County at Clerk's File Number T737635 and Film Code Number 525-76-2835;

10. Thence S 84° 48' 25" W – 502.58' to a found 5/8" iron rod marking the beginning of a curve to the right having a radius 100.00' and a central angle of 94° 46' 02";

11. Thence with said curve an arc distance of 165.40' and a chord bearing and distance of N 47° 48' 36" W – 147.18' to a found 5/8" iron rod for corner;

12. Thence N 00° 25' 35" W – 2,084.67' to a found 5/8" iron rod for corner;

13. Thence N 08° 46' 00" W – 1,115.59' to the POINT OF BEGINNING and containing 43.5135 acres (1,895,448 square feet) of land more or less.

This document was prepared under 22 TAC 663.21 and is not to be used to convey or establish interest in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This metes and bounds description is accompanied by a separate plat, drawing or exhibit per Texas Board of Professional Land Surveyor's "General Rules of Procedures and Practices" Section 663.19(9).

Compiled by: C.L. Davis & Company
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09-06-2023

BAYBROOK MUNICIPAL UTILITY DISTRICT NO. 1 ANNEXATION
TRACT Q
METES AND BOUNDS DESCRIPTION
185.5366 ACRES OUT OF
JOHN DICKINSON SURVEY, ABSTRACT 15
LEAGUE CITY, HARRIS COUNTY, TEXAS

All that certain 185.5366 acres out of John Dickinson Survey, Abstract 15, League City, Harris County, Texas being out of that certain called Tract 3 (190.6469 acres) described in a deed dated 01-01-2022 from Clearfield Realty, Inc., a Texas corporation to Clearfield Realty, Inc., a Delaware corporation as filed in the Official Records of Harris County at Clerk's File Number RP-2022-3132 and being more particularly described by metes and bounds as follows (bearings based on Texas Coordinate System of 1983, South Central Zone 4204);

Commencing at a found 5/8" iron rod with cap (stamped C.L. DAVIS – RPLS 4464) marking the northeasterly corner of that certain called 5.478 acre tract described in a deed dated 12-18-2012 from Clearfield Realty, Inc. to City of League City as filed in the Official Records of Harris County at Clerk's File Number 20120590719 and Film Code Number 039-64-0311; Thence N 56° 41' 10" W – 47.36' with the westerly line of said City of League City tract to a found 5/8" iron rod with cap (stamped C.L. DAVIS – RPLS 4464) marking the POINT OF BEGINNING of herein described tract, from which a found 5/8" iron rod (stamped "Cobb Finley Associates") bears N 68° 54' 55" E – 2.09' for reference;

Thence the following (2) courses with the northerly and westerly lines of said City of League City tract;

1. Thence N 56° 41' 10" W – 870.58' to a found 1/2" iron rod with cap (stamped Compass PT-5580) for corner;

2. Thence S 33° 16' 58" W – 293.00' to a found 1/2" iron rod with cap (stamped Compass PT-5580) for corner;

3. Thence N 56° 40' 44" W – 651.84' with the northerly right-of-way line of Grissom Road (60' wide)(Not Open) as established by Volume 4039, Page 211 Harris County Deed Records and Volume 4039, Page 218 Harris County Deed Records to a found 5/8" iron rod with cap (stamped "Terra Surveying") for corner;

4. Thence N 33° 14' 58" E – 3,002.11' (deed 3,003.08') with the common easterly city limit line of Friendswood and the westerly city limit line of League City and with the easterly line of Restricted Reserve "E", Friendswood Oaks Section One according to the plat thereof as filed in Film Code Number 558177 Harris County Map Records and Restricted Reserve "E", Friendswood Oaks Section Two according to the plat thereof filed in Film Code Number 597156 Harris County Map Records to a found 5/8" iron rod with cap (stamped "Cherry Eng.") for corner;

Thence the following (3) courses with the southerly line of that certain tract described in a deed dated 08-09-1977 from Webster Ranch Corporation to Houston Lighting and Power Company as filed in the Official Records of Harris County at Clerk's File Number F-336215 and Film Code Number 178-01-1962;

5. Thence S 48° 13' 19" E – 300.60' (deed 300.56') to a found 1" iron pipe for corner;

6. Thence N 85° 10' 48" E – 597.83' (deed 598.01') to a found 1" iron pipe for corner;

7. Thence N 84° 48' 53" E – 2,176.26' to a point for corner, from which a found 5/8" iron rod (stamped "Cobb Finley Associates") bears N 12° 32' 06" E – 1.82' for reference, and said point marking a point on a curve to the right having a radius of 400.50' and a central angle of 10° 17' 27";

8. Thence with the west right-of-way line of Grissom Road (width varies) as established by that certain Notice of Lis Pendens as filed in the Official Records of Harris County at Clerk's File RP-2020-621556, also see that certain Withdrawal of Lis Pendens as filed in the Official Records of Harris County at Clerk's File RP-2022-569050, an arc distance of 71.93' and a chord bearing and distance of S 12° 37' 22" W – 71.84' to a found 5/8" iron rod (stamped "Cobb Finley Associates") for corner;

Thence the following (7) courses with the north, west and south lines of that certain called 0.1980 acre tract described in a deed dated 02-26-2012 from Clearfield Realty, Inc. to City of League City as filed in the Official Records of Harris County at Clerk's File Number 2013009792 and Film Code Number 041-87-1716;

9. Thence S 84° 47' 20" W – 175.98' to a found 5/8" iron rod for corner;

10. Thence S 05° 12' 40" E – 70.00' to a found chain link fence post for corner;

11. Thence N 84° 47' 20" E – 60.00' to a found chain link fence post for corner;

12. Thence N 39° 47' 20" E – 14.14' to a found chain link fence post for corner;

13. Thence N 05° 12' 40" W – 20.00' to a found 5/8" iron rod for corner;

14. Thence N 39° 47' 20" E – 14.14' to a found 3/4" iron rod for corner;

15. Thence N 84° 47' 20" E – 81.80' to a found 5/8" iron rod (stamped "Cobb Finley Associates") for corner marking a point on a curve to the right having a radius of 400.50' and a central angle of 10° 47' 54";

Thence the following four (4) courses with the west right-of-way line of said Grissom Road as established by that certain Notice of Lis Pendens as filed in the Official Records of Harris County at Clerk's File RP-2020-621556, also see that certain Withdrawal of Lis Pendens as filed in the Official Records of Harris County at Clerk's File RP-2022-569050;

16. Thence an arc distance of 75.48' and a chord bearing and distance of S 27° 53' 27" W – 75.37' to a found 5/8" iron rod (stamped "Cobb Finley Associates") marking the point of tangency;

17. Thence S 33° 17' 25" W – 2,187.76' to a found 5/8" iron rod (stamped "Cobb Finley Associates") marking the beginning of curve to the right having a radius of 1,949.50' and a central angle of 34° 56' 30";

18. Thence an arc distance of 1,188.90' and a chord bearing and distance of S 50° 45' 40" W – 1,170.56' to a found 5/8" iron rod (stamped "Cobb Finley Associates") marking the point of tangency;

19. Thence S 68° 13' 56" W – 1,109.59' to the POINT OF BEGINNING and containing 185.5366 acres (8,081,972 square feet) of land more or less.

This document was prepared under 22 TAC 663.21 and is not to be used to convey or establish interest in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This metes and bounds description is accompanied by a separate plat, drawing or exhibit per Texas Board of Professional Land Surveyor's "General Rules of Procedures and Practices" Section 663.19(9).

Compiled by: C.L. Davis & Company
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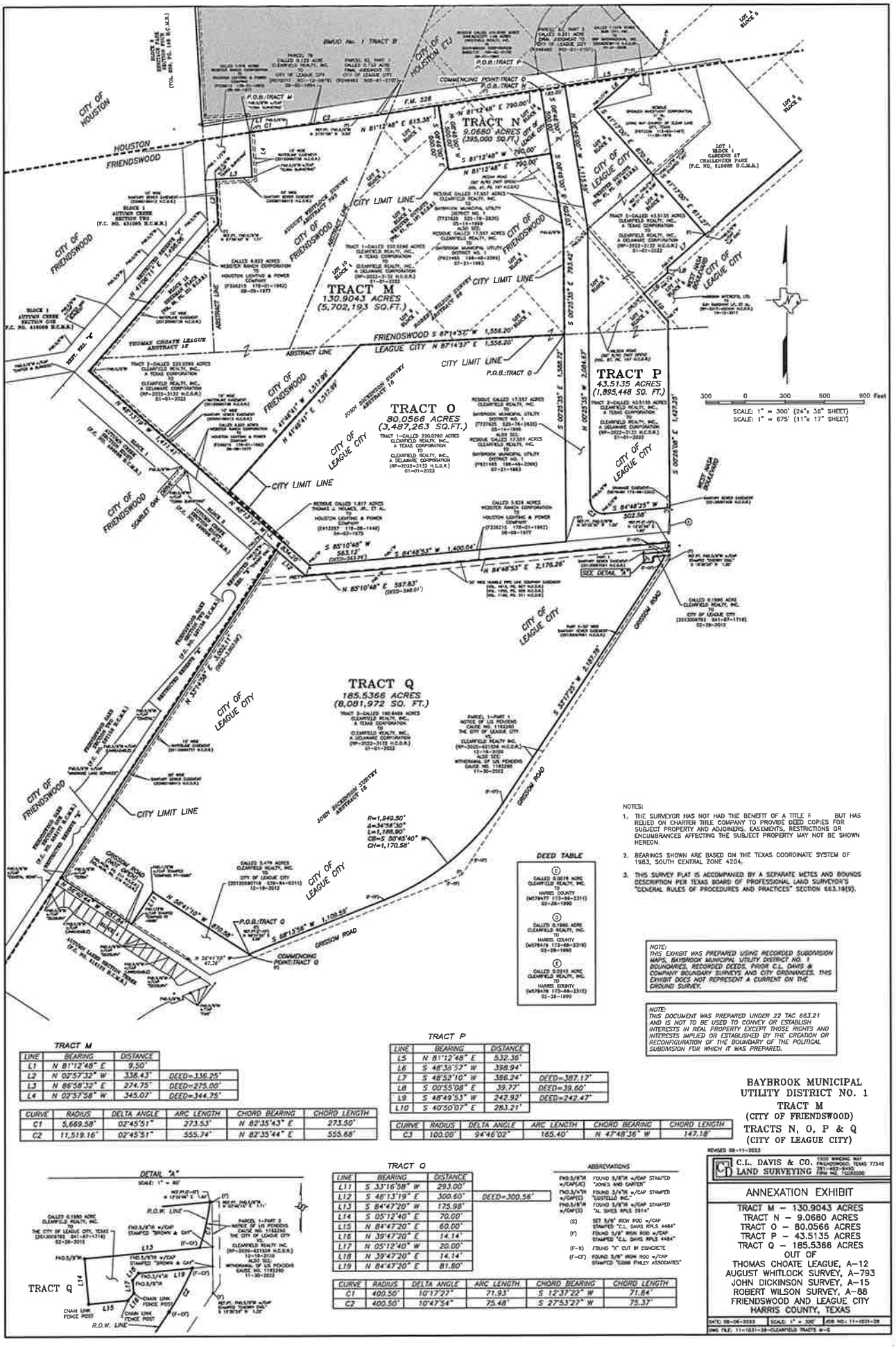

NOTES:

1. THE SURVEYOR HAS NOT HAD THE BENEFIT OF A TITLE F BUT HAS RELIED ON CHARTIER TITLE COMPANY TO PROVIDE DEED COPIES FOR SUBJECT PROPERTY AND ADJOINERS. EASEMENTS, RESTRICTIONS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.
2. BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204.
3. THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION PER TEXAS BOARD OF PROFESSIONAL LAND SURVEYOR'S "GENERAL RULES OF PROCEDURES AND PRACTICES" SECTION 663.19(9).

DEED TABLE

(C) CALLED 0.0624 ACRE CLEARFIELD REALTY, INC. TO HARRIS COUNTY (M579477 123-66-2311) 02-28-1990

(D) CALLED 0.1980 ACRE CLEARFIELD REALTY, INC. TO HARRIS COUNTY (M579479 123-66-2318) 02-28-1990

(E) CALLED 0.0343 ACRE CLEARFIELD REALTY, INC. TO HARRIS COUNTY (M579478 123-66-2315) 02-28-1990

NOTE:
THIS EXHIBIT WAS PREPARED USING RECORDED SUBDIVISION MAPS, BAYBROOK MUNICIPAL UTILITY DISTRICT NO. 1 BOUNDARIES, RECORDED DEEDS, PRIOR C.L. DAVIS & COMPANY BOUNDARY SURVEYS AND CITY ORDINANCES. THIS EXHIBIT DOES NOT REPRESENT A CURRENT ON THE GROUND SURVEY.

NOTE:
THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21 AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

TRACT M

LINE	BEARING	DISTANCE	
L1	N 81°12'48" E	9.50'	
L2	N 02°57'32" W	338.43'	DEED=336.25'
L3	N 86°58'32" E	274.75'	DEED=275.00'
L4	N 02°57'58" W	345.07'	DEED=344.75'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5,669.58'	02°45'51"	273.53'	N 82°35'43" E	273.50'
C2	11,519.16'	02°45'51"	555.74'	N 82°35'44" E	555.68'

TRACT P

LINE	BEARING	DISTANCE	
L5	N 81°12'48" E	532.36'	
L6	S 48°36'52" W	398.94'	
L7	S 48°52'10" W	386.24'	DEED=387.17'
L8	S 00°55'08" E	39.77'	DEED=39.60'
L9	S 48°49'53" W	242.92'	DEED=242.47'
L10	S 40°50'07" E	283.21'	

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	100.00'	94°46'02"	165.40'	N 47°48'36" W	147.18'

TRACT Q

LINE	BEARING	DISTANCE	
L11	S 33°16'58" W	293.00'	
L12	S 48°13'19" E	300.60'	DEED=300.56'
L13	S 84°47'20" W	175.98'	
L14	S 05°12'40" E	70.00'	
L15	N 84°47'20" E	60.00'	
L16	N 39°47'20" E	14.14'	
L17	N 05°12'40" W	20.00'	
L18	N 39°47'20" E	14.14'	
L19	N 84°47'20" E	81.80'	

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	400.50'	10°17'27"	71.93'	S 12°37'22" W	71.84'
C2	400.50'	10°47'54"	75.48'	S 27°53'27" W	75.37'

ABBREVIATIONS

FND.5/8"R w/CAP STAMPED "JONES AND CARTER"
FND.3/4"R w/CAP STAMPED "COSTELLO, INC."
FND.5/8"R w/CAP STAMPED "AL SIKES RPLS 2814"
(S) SET 5/8" IRON ROD w/CAP STAMPED "C.L. DAVIS RPLS 4484"
(F) FOUND 5/8" IRON ROD w/CAP STAMPED "C.L. DAVIS RPLS 4484"
(F-V) FOUND "V" CUT IN CONCRETE
(F-CF) FOUND 5/8" IRON ROD w/CAP STAMPED "COBB FINLEY ASSOCIATES"

BAYBROOK MUNICIPAL UTILITY DISTRICT NO. 1
TRACT M
(CITY OF FRIENDSWOOD)
TRACTS N, O, P & Q
(CITY OF LEAGUE CITY)

REVISED 09-11-2023

C.L. DAVIS & CO. LAND SURVEYING
1300 WINDING WAY FRIENDSWOOD, TEXAS 77546 281-482-8400 FIRM NO. 10028000

ANNEXATION EXHIBIT

TRACT M – 130.9043 ACRES
TRACT N – 9.0680 ACRES
TRACT O – 80.0566 ACRES
TRACT P – 43.5135 ACRES
TRACT Q – 185.5366 ACRES
OUT OF
THOMAS CHOATE LEAGUE, A-12
AUGUST WHITLOCK SURVEY, A-793
JOHN DICKINSON SURVEY, A-15
ROBERT WILSON SURVEY, A-88
FRIENDSWOOD AND LEAGUE CITY
HARRIS COUNTY, TEXAS

DATE: 08-04-2023 | SCALE: 1" = 300' | JOB NO.: 11-1031-28
DWG FILE: 11-1031-28-CLEARFIELD TRACTS M-Q