

METES AND BOUNDS DESCRIPTION
2.439 ACRES OF LAND IN THE
MIGUEL MULDOON TWO LEAGUE GRANT, ABSTRACT No. 18
IN THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS
(PORTION OF CYPRESS BAY SECTION 1 TO BE RE-ZONED)

BEING 2.439 acres of land situated in the Miguel Muldoon Two League Grant, Abstract No. 18, in the City of League City, Galveston County, Texas, being all of Lots 1 through 5, Block 2 together with all of Restricted Reserve "B", Block 2, together with a portion of Appia Drive, all being a part of Cypress Bay Section 1, a subdivision recorded in Plat Record 2008A, Map No. 107-108, Map Records of Galveston County, Texas;

BEGINNING at a 5/8 inch "Huitt-Zollars" plastic capped iron rod found on the north right-of-way line of FM Highway No. 2094 (114 feet wide), being the most southerly southwest corner of said Lot 1 and the most southerly southeast corner of Restricted Reserve "F", said Block 2;

THENCE, North 02 degrees 54 minutes 39 seconds West along a west line of said Lot 1 and an east line of said Reserve "F", 28.13 feet to a Mag Nail set in a wood bulkhead for a re-entrant corner of said Lot 1;

THENCE, North 88 degrees 31 minutes 34 seconds West along a south line of said Lot 1 and a north line of said Reserve "F", 26.61 feet to a point;

THENCE, North 02 degrees 54 minutes 39 seconds West along an east line of said Reserve F and along the west line of said Lot 1, Lot 2, Lot 3, Lot 4 and Lot 5, 339.17 feet to a mag nail found in a wood bulkhead for the northwest corner of said Lot 5 and the southwest corner of Lot 6, said Block 2;

THENCE, North 87 degrees 05 minutes 21 seconds East along the common line between said Lot 5 and said Lot 6, 185.00 feet to a 5/8 inch "Huitt-Zollars" plastic capped iron rod found on the west right-of-way line of said Appia Drive (60 feet wide), said capped iron rod being the northeast corner of said Lot 5 and the southeast corner of said Lot 6;

THENCE, South 02 degrees 54 minutes 39 seconds East along the west right-of-way line of Appia Drive and along the east line of said Lot 5, 11.14 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, South 87 degrees 14 minutes 06 seconds East, crossing said Appia Drive, at 93.42 feet passing a 5/8 inch "Huitt-Zollars" plastic capped iron rod found on the north line of said Reserve "B" and on the south right-of-way line of Amalfi Drive (60 feet wide) as dedicated by the plat of said Cypress Bay Section 1, continuing along the north line of said Reserve "B" and the south right-of-way line of Amalfi Drive, in all a total distance of 100.48 feet to a 5/8 inch "Huitt-Zollars" plastic capped iron rod found for the northeast corner of said Reserve "B" and the northwest corner of Lot 60, said Block 2, from said capped iron rod a found 5/8 inch "Huitt-Zollars" plastic capped iron rod bears South 87 degrees 14 minutes 06 seconds East, 155.79 feet;

THENCE, South 02 degrees 54 minutes 39 seconds East along the common line between said Reserve "B" and said Lot 60, 375.56 feet to a 5/8 inch "Huitt-Zollars" plastic capped iron rod found on the north right-of-way line of FM Highway No. 2094, said capped iron rod being the southeast corner of said Reserve "B" and the southwest corner of said Lot 60, said capped iron rod is lying on a non-tangent curve to the left whose radius is 5,786.65 feet and whose radius point bears South 04 degrees 07 minutes 54 seconds West, from said capped iron rod another found 5/8 inch Huitt-Zollars plastic capped iron rod bears South 85 degrees 46 minutes 01 seconds East, 20.47 feet (arc distance = 20.47 feet);

THENCE, in a westerly direction along the north right-of-way line of said FM Highway No. 2094, along the south line of said Reserve "B" and along said curve, at 106.67 feet passing a 5/8 inch "Huitt-Zollars" plastic capped iron rod found for the southwest corner of said Reserve "B" and the southeast corner of said Lot 1, continuing along the north line of said FM Highway No. 2094, the south line of said Lot 1 and along said curve, in all through a central angle of 01 degrees 23 minutes 08 seconds, a total distance of 139.94 feet to a found 5/8 inch "Huitt-Zollars" plastic capped iron rod;

THENCE, North 87 degrees 15 minutes 13 seconds West, along the north line said FM Highway No. 2094 and along the south line of said Lot 1, 119.96 feet to the POINT OF BEGINNING and containing 2.439 acres of land.

The bearings herein are based from the west line of Block 2 (North 02 degrees 54 minutes 39 seconds East) of Cypress Bay Section 1 recorded in Plat Record 2008A, Map No. 107-108 Map Records of Galveston County, Texas. Distances herein are surface datum. To convert to grid multiply by a combined project scale factor of 0.99987359.

This description was prepared in conjunction with a survey on the ground in April, 2015 and with a survey drawing prepared by Baseline Corporation bearing the same date as this description.

May 22, 2015

By: **BASELINE CORPORATION**
TBPLS Firm No. 10030200



Steve E. Williams, RPLS
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