

***GALVESTON COUNTY MUD 73***  
***786.55 NET ACRES***

FIELD NOTES of a 794.20 acre tract of land situated in the I.R. Lewis Survey, Abstract No. 15, the Perry & Austin Survey, Abstract No. 19, the I.&G.N.R.R. Survey, Abstract No. 607, the C.W. Pressler Survey, Abstract No. 649 and the J.C. League Survey, Abstract No. 661, all being in Galveston County, Texas; said 794.20 acre tract of land being out of and a part of a called 1324.530 acre tract of land conveyed to Richard Duncan, Sr. as recorded at County Clerk's File No. 2004015469 of the Official Public Records of Real Property of Galveston County, Texas (O.P.R.R.P.G.C.TX.); all of a called 32.3710 acre tract of land conveyed to Richard Duncan, Sr. as recorded at County Clerk's File No. 9837102 of the O.P.R.R.P.G.C.TX.; all of a called 20.385 acre tract of land conveyed to Richard Duncan, Sr. as recorded at County Clerk's File No. 9945972 of the O.P.R.R.P.G.C.TX.; all of a called 20.58 acre tract of land as conveyed to Richard Duncan, Sr. as recorded at County Clerk's File No. 9700532 and 9700533 of the O.P.R.R.P.G.C.TX.; being out of and a part of a called 7.860 acre tract of land conveyed to Richard Duncan, Sr. as recorded at County Clerk's File No. 9725281 of the O.P.R.R.P.G.C.TX. being out of and a part of a called 300.085 acre tract of land conveyed to Richard Duncan, Sr. as recorded at County Clerk's File No. 9725279 of the O.P.R.R.P.G.C.TX.; being all of a called 27.44 acre tract of land as conveyed to Richard Duncan, Sr. as recorded at County Clerk's File No. 2018008369 of the O.P.R.R.P.G.C.TX. and also being all of a called 41.65 acre tract of land as conveyed to Richard Duncan, Sr. as recorded at County Clerk's File No. 2018008396 of the O.P.R.R.P.G.C.TX.; said 794.20 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone, as defined by Article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2007 Adjustment). All distances are actual distances. Scale factor = 0.99986895.

**BEGINNING** at the Northwest corner of this tract of land, the same being the Northwest corner of said 1324.530 acre tract of land as conveyed to Richard K. Duncan, Sr.; said point also being the Northeast corner of the Margene West Lloyd, et.al. called 1727.13 acre tract of land as recorded at Volume 1387, Page 384 of the Deed Records of Galveston County, Texas; from this corner a found pin and cap stamped "LJA ENG" bears N 37°18'04" W, 1.90 feet.

**THENCE** N 87°29'52" E with the North line of this tract of land a distance of 1793.72 feet to and angle point of this tract of land and being the Northwest corner of said 32.3710 acre tract of land as conveyed to Richard K. Duncan, Sr. and the Northwest corner of said 32.3710 acre tract of land as conveyed to Venture 2, LLC; said point also being the Northwest corner of the J.C.

League Survey, Abstract No. 661; from this corner a found pin and cap stamped "GeoSurv" bears N 01°12'12" W, 1.25 feet.

**THENCE** N 86°48'02" E with the North line of this tract of land a distance of 1899.05 feet to a found pin and cap stamped "GeoSurv" for an angle point of this tract of land; said point being the Northeast corner of said 32.3710 acre tract of land as conveyed to Richard K. Duncan, Sr., the Northeast corner of said 32.3710 acre tract of land as conveyed to Venture 2, LLC and also being the Northeast corner of the J.C. League Survey.

**THENCE** N 87°08'52" E with the North line of this tract of land a distance of 1457.88 feet to an angle point of this tract of land and the Northwest corner of said 20.385 acre tract of land.

**THENCE** N 87°05'49" E with the North line of this tract of land a distance of 703.11 feet to angle point of this tract of land and the Northeast corner of said 20.385 acre tract of land and also being the Northwest corner of said 20.58 acre tract of land.

**THENCE** N 87°07'55" E with the North line of this tract of land a distance of 708.33 feet to angle point of this tract of land and the Northeast corner of said 20.58 acre tract of land and also being the Northwest corner of said 7.860 acre tract of land.

**THENCE** N 87°06'30" E with the North line of this tract of land a distance of 19.57 feet to angle point of this tract of land and the Northeast corner of said 7.860 acre tract of land and also being the Northwest corner of said 300.085 acre tract of land.

**THENCE** N 87°07'52" E with the North line of this tract of land a distance of 1516.68 feet to the Northeast corner of this tract of land, the Northeast corner of said 300.085 acre tract of land and also being the Northwest corner of a called 97.92 acre tract of land as conveyed to Bay Colony Expansion 200, Ltd. as recorded at County Clerk's File No. 2005070681 of the O.P.R.R.P.G.C.TX.

**THENCE** S 02°54'38" E with the East line of this tract of land, the East line of said 300.085 acre tract of land and the West line of said 97.92 acre tract of land a distance of 3233.62 feet to the Southeast corner of this tract of land.

**THENCE** S 40°20'17" W with the South line of this tract of land a distance of 731.80 feet to the beginning of a curve to the right.

**THENCE** in a Southwesterly direction with the South line of this tract of land and said curve to the right having a radius of 2300.00 feet, a central angle of 46°46'51", a length of 1877.91 feet and a chord bearing and distance of S 63°43'43" W, 1826.18 feet to the end of this curve.

**THENCE** S 87°07'09" W with the South line of this tract of land a distance of 5080.18 feet to the Southwest corner of this tract of land; said point being in

the West line of said 1324.530 acre tract of land and also being in the East line of said Margene West Lloyd tract of land.

**THENCE** N 03°03'31" W with the West line of this tract of land, the West line of said 1324.530 acre tract of land and the East line of said Margene West Lloyd tract of land a distance of 5.02 feet to a found 2 inch iron pipe with cap stamped "3 N.E.J.W. WEST" for an interior corner of this tract of land.

**THENCE** S 86°56'39" W with the West line of this tract of land, the West line of said 1324.530 acre tract of land and the East line of said Margene West Lloyd tract of land a distance of 430.95 feet to a found 2 inch iron pipe with cap stamped "4 S.W.W.W. WEST" for an angle point of this tract of land.

**THENCE** N 03°02'19" W with the West line of this tract of land, the West line of said 1324.530 acre tract of land and the East line of said Margene West Lloyd tract of land a distance of 2177.79 feet to a found 2 inch iron pipe with cap stamped "5 N.E.J.W. WEST" for an interior corner of this tract of land.

**THENCE** S 86°57'54" W with the West line of this tract of land, the West line of said 1324.530 acre tract of land and the East line of said Margene West Lloyd tract of land a distance of 399.34 feet to a found 2 inch iron pipe with cap stamped "6 S.W.W.W. WEST" for an angle point of this tract of land.

**THENCE** N 03°02'08" W with the West line of this tract of land, the West line of said 1324.530 acre tract of land and the East line of said Margene West Lloyd tract of land a distance of 2313.73 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated gross area of 794.20 acres (34,595,538 sq.ft.) of land; **SAVE AND EXCEPT** a 4.933 acre tract of land situated in the J.C. League Survey, Abstract No. 661, Galveston County, Texas; said 4.933 acre tract of land being out of and a part of a tract of land conveyed to Richard K. Duncan, Sr. (1/2 interest) as recorded at County Clerk's File No. 9837102 of the Official Public Records of Real Property of Galveston County, Texas; and also being out of and a part of a tract of land conveyed to Venture 2, LLC (1/2 interest) as recorded at County Clerk's File No. 2011034191 of the Official Public Records of Real Property of Galveston County, Texas; said 4.933 acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a found pin and cap stamped "GeoSurv" for the Northeast of the J.C. League Survey and an interior corner of a called 1324.530 acre tract of land as conveyed to Richard K. Duncan, Sr. and recorded at County Clerk's File No. 2004015469 of the Official Public Records of Real Property of Galveston County, Texas.

**THENCE** S 86°48'02" W with the North line of said J.C. League Survey a distance of 506.98 feet to the Northeast corner of this tract of land and being the **PLACE OF BEGINNING**.

**THENCE** S 01°35'01" E with the East line of this tract of land a distance of 642.38 feet to the Southeast corner of this tract of land.

**THENCE** S 88°24'59" W with the South line of this tract of land a distance of 337.00 feet to the Southwest corner of this tract of land.

**THENCE** N 01°35'01" W with the West line of this tract of land a distance of 632.87 feet to the Northwest corner of this tract of land; said point being in the North line of the J.C. League Survey; from this point the Northwest corner of said J.C. League Survey bears S 86°48'02" W, 1054.94 feet.

**THENCE** N 86°48'02" E with the North line of this tract of land and the North line of said J.C. League a distance of 337.13 feet to **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 4.933 acres (214,881 sq.ft.) of land; **ALSO SAVE AND EXCEPT** a 2.664 acre tract of land situated in the Perry & Austin Survey, Abstract No. 19, and the I.R. Lewis Survey, Abstract No. 15, Galveston County, Texas; said 2.67 acre tract of land being out of and a part of a called 1324.530 acre tract of land conveyed to Richard K. Duncan, Sr. as recorded at County Clerk's File No. 2004015469 of the Official Public Records of Real Property of Galveston County, Texas; said 2.67 acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a found pin and cap stamped "GeoSurv" for the Northeast of the J.C. League Survey and an interior corner of said 1324.530 acre tract of land.

**THENCE** S 02°40'17" E with the East line of said J.C. League Survey and an interior line of said 1324.530 acre tract of land a distance of 737.66 feet to a found 5/8 inch iron rod for the Southeast corner of said J.C. League Survey, the same being the Northeast corner of the C.W. Pressler Survey, Abstract No. 649, Galveston County, Texas, and also being an angle point of said 1324.530 acre tract of land.

**THENCE** S 02°35'52" E with the East line of said C.W. Pressler Survey and an interior line of said 1324.530 acre tract of land a distance of 939.16 feet to a found 3/4 inch iron pipe for the Southeast corner of said C.W. Pressler Survey, an interior corner of said 1324.530 acre tract of land and being an angle point on the North line of this tract of land and being the **PLACE OF BEGINNING**.

**THENCE** S 75°30'41" E with the North line of this tract of land a distance of 243.33 feet to the Northeast corner of this tract of land and the beginning of a non-tangent curve to the left.

**THENCE** in a Southwesterly direction with the East line of this tract of land and said non-tangent curve to the left having a central angle of 05°36'53", a radius of 2050.00, a length of 200.90 feet and a chord bearing and distance of S 22°41'03" W, 200.81 feet to the end of this curve and being the Southeast corner of this tract of land.

**THENCE** N 70°09'15" W with the South line of this tract of land a distance of 115.73 feet to an angle point on the South line of this tract of land.

**THENCE** S 86°37'41" W with the South line of this tract of land a distance of 409.53 feet to the Southwest corner of this tract of land.

**THENCE** N 03°14'08" W with the West line of this tract of land a distance of 210.30 feet to the Northwest corner of this tract of land; said point being in the South line of said C.W. Pressler Survey and an interior line of said 1324.530 acre tract of land.

**THENCE** N 86°45'53" E with the North line of this tract of land, the South line of said C.W. Pressler Survey and an interior line of said 1324.530 acre tract of land a distance of 371.99 feet to **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 2.67 acres (116,139 sq.ft.) of land; **ALSO SAVE AND EXCEPT** a 50' X 50' tract of land situated in the I.R. Lewis Survey, Abstract No. 15, Galveston County, Texas; said 50' X 50' Metering Station Easement being out of and a part of a called 1324.530 acre tract of land conveyed to Richard K. Duncan, Sr. as recorded at County Clerk's File No. 2004015469 of the Official Public Records of Real Property of Galveston County, Texas; said 50' X 50' Metering Station Easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a found pin and cap stamped "GeoSurv" for the Northeast of the J.C. League Survey and an interior corner of said 1324.530 acre tract of land.

**THENCE** S 02°40'17" E with the East line of said J.C. League Survey and an interior line of said 1324.530 acre tract of land a distance of 737.66 feet to a found 5/8 inch iron rod for the Southeast corner of said J.C. League Survey, the same being the Northeast corner of the C.W. Pressler Survey, Abstract No. 649, Galveston County, Texas, and also being an angle point of said 1324.530 acre tract of land.

**THENCE** S 02°35'52" E with the East line of said C.W. Pressler Survey and an interior line of said 1324.530 acre tract of land a distance of 939.16 feet to a found 3/4 inch iron pipe for the Southeast corner of said C.W. Pressler Survey and an interior corner of said 1324.530 acre tract of land.

**THENCE** S 02°52'51" E across said 1324.530 acre tract of land a distance of 2729.84 feet.

**THENCE** S 87°07'09" W across said 1324.530 acre tract of land a distance of 164.75 feet to the Northeast corner of this 50' X 50' Metering Station Easement and being the **PLACE OF BEGINNING**.

**THENCE** S 02°52'51" E with the East line of this easement a distance of 50.00 feet to the Southeast corner of this easement.

**THENCE** S 87°07'09" W with the South line of this easement a distance of 50.00 feet to the Southwest corner of this easement.

**THENCE** N 02°52'51" W with the West line of this easement a distance of 50.00 feet to the Northwest corner of this easement.

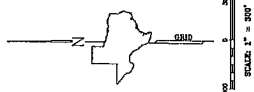
**THENCE** N 87°07'09" E with the North line of this easement a distance of 50.00 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 2500 square feet of land; leaving a net acreage of 786.55 acres (34,262,018 sq.ft.) of land.

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, 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.**



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FOR PAGE = POUND PER AND CAP  
 LR = 1000 ROW  
 LP = 1000 POC  
 COUNCIL = COUNTY CLIENT'S FILE NUMBER  
 F.C. # = FIRM CODE NUMBER  
 COUNCIL = CALIFORNIA COUNTY MAP  
 RECORDS  
 D.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS  
 OF REAL PROPERTY  
 CALIFORNIA COUNTY, TEXAS  
 D.R.C.N. = DEED RECORDS OF  
 CALIFORNIA COUNTY, TEXAS

SECURED, AFFIRMED AND ACKNOWLEDGED BY THE UNDERSIGNED MEMBERS OF THE BOARD OF DIRECTORS OF  
 \_\_\_\_\_  
 BRIGANT OF SECTION 49.453 (c), TEXAS WATER CODE, AS AMENDED.

BAY COLONY  
DIMENSION 300, LTA  
C.F. No. 2000070981  
Q.P.R.R.P.C.C.TX.

**NOT REPRODUCIBLE**

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STATE OF TEXAS  
COUNTY OF GARZA

BEFORE ME, THE UNDERSIGNED, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_

KNOWN TO ME TO BE THE PERSONS  
WHOSE NAMES ARE SUBSCRIBED ABOVE, AND AFFIRMED AND ACKNOWLEDGED THAT  
THEY EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_

PROPERTY PUBLIC IN AND FOR THE  
STATE OF TEXAS

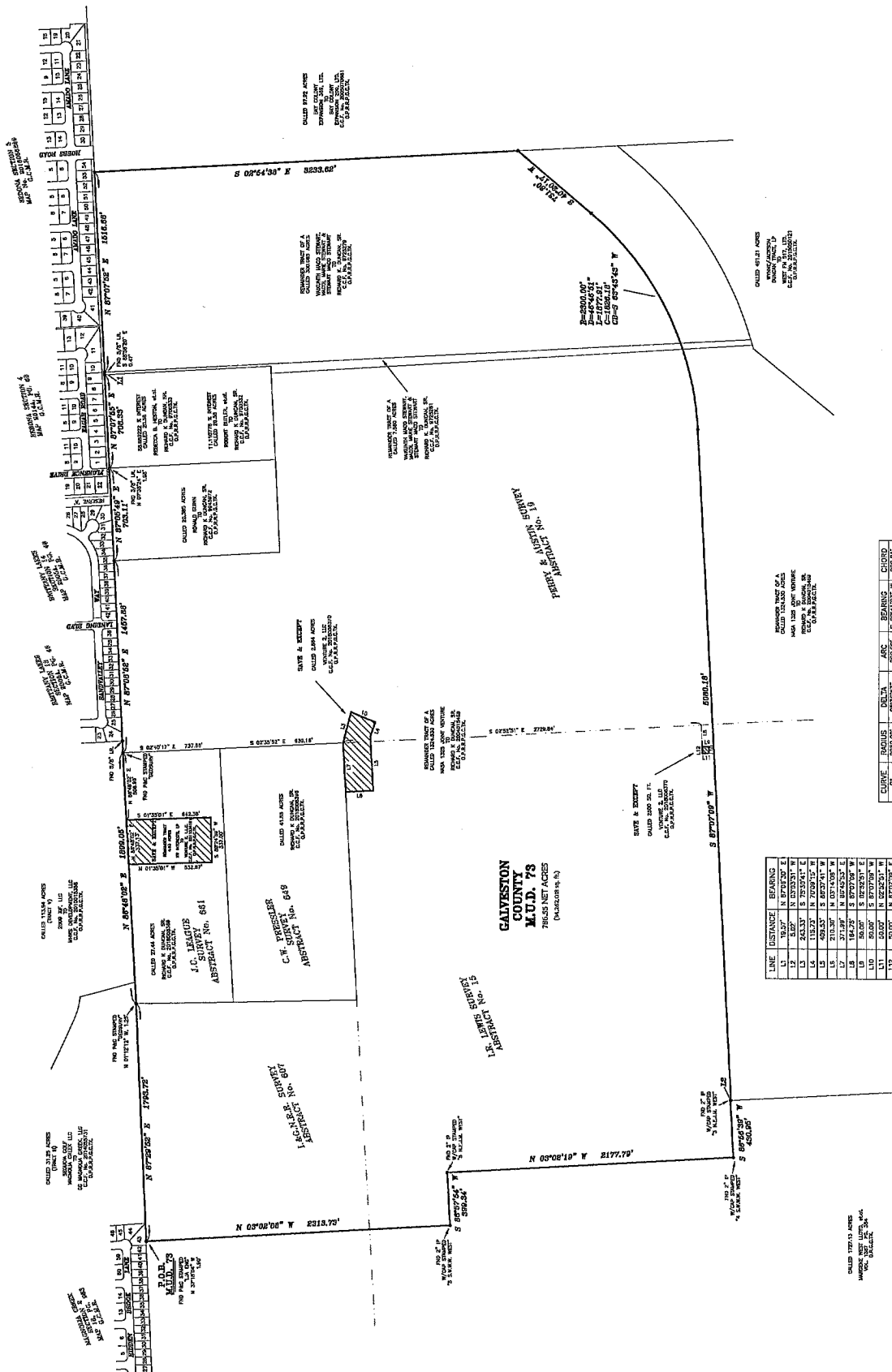
THIS DOCUMENT WAS PREPARED UNDER THE ORDER, DOES NOT INCLUDE THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE INTERESTS AND INTERESTS IMPLIED BY THE CREATION OR RECOGNITION OF AN INTEREST IN THE REAL PROPERTY. THE DOCUMENT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, NOR IS IT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

<sup>1</sup> PLS  
Registered Professional Land Surveyor  
Texas Registration No.

DATE	JAN 31, 2018	SCALE	1"= 300'	JOB NO.	17-2187
CITY	WACO			BARRAGE MAIL	
REV	DESCRIPTION	BY	DATE		
1					
2					
3					

GALVESTON COUNTY M.U.D. 73  
DISTRICT BOUNDARY MAP  
786.55 ACRES  
GALVESTON COUNTY, TEXAS

All beekeepers are Lambert grid beekeepers and all corresponding refer to the Texas State Native Beekeepers System, Southwestern Zone (44202), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Edition (2007 collection). All



LINE	DISTANCE	BEARING
L1	18.57'	N 87°03'30" E
L2	5.02'	N 03°03'51" E
L3	243.33'	S 79°53'41" W
L4	119.73'	N 70°09'15" W
L5	41.23'	S 65°03'41" W
L6	409.53'	S 85°03'41" W
L7	313.30'	N 03°14'08" E
L8	371.89'	N 06°45'33" E
L9	184.75'	S 87°07'06" W
L10	56.00'	S 02°32'51" E
L11	90.00'	S 87°07'06" W
L12	50.00'	N 02°42'51" E
L13	50.00'	N 87°07'06" E

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
04	0.050 AM	90.000000	90.0000	0.000000	0.000000