

GALVESTON COUNTY MUD 74

345.10 ACRES

FIELD NOTES of a 345.10 acre tract of land situated in the I.R. Lewis Survey, Abstract No. 15, and the Perry & Austin Survey, Abstract No. 19, Galveston County, Texas; said 345.10 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.); also being out of and a part of a called 7.860 acre tract of land as conveyed to Richard Duncan, Sr. as recorded at County Clerk's File No. 9725281 of the O.P.R.R.P.G.X.TX. and also being out of and a part of a called 300.085 acre tract of land as conveyed to Richard Duncan, Sr. as recorded at County Clerk's File No. 9725279 of the O.P.R.R.P.G.C.TX.; said 345.10 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 South corner of this tract of land, the same being the most Westerly Northwest corner of a called 491.21 acre tract of land conveyed to West FM 517, Ltd. as recorded at County Clerk's File No. 2015050121 of the O.P.R.R.P.G.C.TX.; from this corner a found pin and cap stamped "GeoSurv" bears S 69°10'41" E, 0.42 feet; said point being in the East line 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 point a found 2 inch iron pipe with cap stamped "16 S.W.W.W. WEST" bears S 03°02'58" E, 479.04 feet and the Southwest corner of Wesley West called 1325.07 acre tract of land as recorded at Volume 1387, Page 384 of the Deed Records of Galveston County, Texas, the Southeast corner of said Margene West Lloyd called 1727.13 acre tract of land and the Southwest corner of said West FM 517, Ltd. called 491.21 acre tract of land bears S 03°02'58" E, 487.40 feet from which a found 5/8 inch iron rod bears S 14°25'16" W, 0.22 feet.

THENCE N 03°02'58" 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 3667.77 feet to a found 2 inch iron pipe with cap stamped "1 N.E.J.W. WEST" for an interior corner of this tract of land.

THENCE S 86°58'07" 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 799.59 feet to a found 2 inch iron pipe with cap stamped "2 S.W.W.W. WEST" for an angle point of this 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 1773.10 feet to the Northwest corner of this tract of land.

THENCE N 87°07'09" E with the North line of this tract of land a distance of 5078.94 feet to the beginning of a curve to the left.

THENCE in a Northeasterly direction with the North line of this tract of land and said curve to the left having a radius of 2700.00, a central angle of 46°46'51", a length of 2204.50 and a chord bearing and distance of N 63°43'43" E, 2143.77 feet to the end of this curve.

THENCE N 40°20'17" E with the North line of this tract of land a distance of 306.57 feet to the Northeast corner of this tract of land; said point being in the East line of said 300.085 acre tract of land and the West line of a called 97.92 acre tract of land conveyed to Bay Colony Expansion 200, Ltd as recorded at County Clerk's File No. 2005070681 of the O.P.R.R.P.G.X.TX.

THENCE S 02°54'38" E with the East line of this tract, 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 174.56 feet to a found pin and cap stamped "GeoSurv" for the most Easterly Southeast corner of this tract of land and the most Easterly Northeast corner of said 491.21 acre tract of land.

THENCE S 40°44'19" W with the South line of this tract of land and the North line of said 491.21 acre tract of land a distance of 198.51 feet to a found pin and cap stamped "GeoSurv" for an angle point of this tract of land and the beginning of a curve to the right.

THENCE in a Southwesterly direction with the South line of this tract of land, the North line of said 491.21 acre tract of land and said curve to the right having a radius of 2819.66 feet, a central angle of 34°16'30", a length of 1686.75 feet and a chord bearing and distance of S 57°52'33" W, 1661.71 feet to the end of this curve.

THENCE S 39°09'32" W with the South line of this tract of land and the North line of said 491.21 acre tract of land a distance of 7248.32 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 345.10 acres (15,032,527 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.



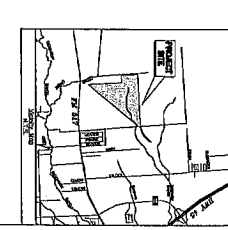
Christian Offenburger
Texas Registration No. 5489
Boundary One, LLC
T.B.P.L.S. Firm No. 10084800
150 West Shadowbend Ave.
Friendswood, Texas 77546
281-648-3131



3-27-18



L3 - BOX RICE
 L2 - BOX RICE
 CCLJWS - CEMENT CLAY'S F&E NUMBER
 FZ. f - FUM CODE NUMBER
 CCLAR - CLAYTON COUNTY MAP
 RECDOR
 OADRPACTIC - OFFICIAL STATE RECORDS
 OF REAL PROPERTY TEXAS
 SALTIN COUNTY TEXAS
 DADRCH - DEED RECORDS OF
 CLAYTON COUNTY, TEXAS



PRESIDENT

 VICE PRESIDENT

 SECRETARY

 ASSISTANT SECRETARY

 DIRECTOR

REPORT OF THE UNDERSECRETARY ON THE DAY PERSONALLY APPROVED
COUNCIL OF SUPERVISORS

BEFORE THE BOARD OF SUPERVISORS, AND APPROVED AND FORWARDED THAT
THEY CERTIFY TO THE CONTENTS HEREIN SHOWN.

CHUCK WILSON, BY AND FOR THE BOARD OF SUPERVISORS

REPORT OF THE UNDERSECRETARY ON THE DAY PERSONALLY APPROVED
COUNCIL OF SUPERVISORS

BEFORE THE BOARD OF SUPERVISORS, AND APPROVED AND FORWARDED THAT
THEY CERTIFY TO THE CONTENTS HEREIN SHOWN.

CHUCK WILSON, BY AND FOR THE BOARD OF SUPERVISORS

THE DOCUMENT WAS PREPARED UNDER 22 USC 6411, DOES NOT REFLECT THE RESULTS OF A STUDY ON THE GRASSROOTS, AND IS NOT TO BE USED TO CONTACT OR ESTABLISH WORKINGS IN FIELD, PROPERTY, EXCEPT THOSE MONITORING AND PROGRESS REPORTS OR ESTABLISHED BY THE CRITERION OR RECOGNITION OF THE BOARD OF THE POLICE, SUBMITTED FOR WHICH IT WAS PREPARED.

21	151	141	142	143	144	145	146	147	148	149	150
	MEADOW LAKE EAST										
20	154	151	152	153	154	155	156	157	158	159	160
19	158	155	156	157	158	159	160	161	162	163	164
18	162	159	160	161	162	163	164	165	166	167	168
MEADOW	166	163	164	165	166	167	168	169	170	171	172
17	170	167	168	169	170	171	172	173	174	175	176
16	174	171	172	173	174	175	176	177	178	179	180
15	178	175	176	177	178	179	180	181	182	183	184
14	182	179	180	181	182	183	184	185	186	187	188
13	186	183	184	185	186	187	188	189	190	191	192
12	190	187	188	189	190	191	192	193	194	195	196
11	194	191	192	193	194	195	196	197	198	199	200
10	198	195	196	197	198	199	200	201	202	203	204
9	202	199	200	201	202	203	204	205	206	207	208
8	206	203	204	205	206	207	208	209	210	211	212
7	210	207	208	209	210	211	212	213	214	215	216
6	214	211	212	213	214	215	216	217	218	219	220
5	218	215	216	217	218	219	220	221	222	223	224
4	222	219	220	221	222	223	224	225	226	227	228
3	226	223	224	225	226	227	228	229	230	231	232
2	230	227	228	229	230	231	232	233	234	235	236
1	234	231	232	233	234	235	236	237	238	239	240
	MEADOW LAKE WEST										
20	244	241	242	243	244	245	246	247	248	249	250
19	248	245	246	247	248	249	250	251	252	253	254
18	252	249	250	251	252	253	254	255	256	257	258
MEADOW	256	253	254	255	256	257	258	259	260	261	262
17	260	257	258	259	260	261	262	263	264	265	266
16	264	261	262	263	264	265	266	267	268	269	270
15	268	265	266	267	268	269	270	271	272	273	274
14	272	269	270	271	272	273	274	275	276	277	278
13	276	273	274	275	276	277	278	279	280	281	282
12	280	277	278	279	280	281	282	283	284	285	286
11	284	281	282	283	284	285	286	287	288	289	290
10	288	285	286	287	288	289	290	291	292	293	294
9	292	289	290	291	292	293	294	295	296	297	298
8	296	293	294	295	296	297	298	299	300	301	302
7	300	297	298	299	300	301	302	303	304	305	306
6	304	301	302	303	304	305	306				

FM 517
100' R.O.W.
(Vol. 859 Pg. 280)

All landings are Lambert grid landings and of course refer to the "Tropo State Plans Coordinate System, South central Zone (44302), as defined by article 21.071 of the Natural Resources Code of the State of Texas." IEDS Defect (2007) accordingly. All relations are actual relations, none factor = Δ or Δ or Δ .

3				
2				
1				
REV	DESCRIPTION	BY	DATE	

GALVESTON COUNTY M.U.D. 74
 DISTRICT BOUNDARY MAP
 345.10 ACRES
 GALVESTON COUNTY, TEXAS

DATE	JUN. 21, 2018	SHEET	1" OF 2"	JOB NO.	17-04186
DRAWN BY	WESLEY A. GARNER		BOUNDARY SURVEY	DATE	06/21/18