



NOTE  
 THIS TRACT IS IN ZONE "X" AS PER FEMA FLOOD INSURANCE RATE MAP PANEL NO 485488-0030 E, MAP REVISED SEPTEMBER 22, 1999 ZONE "X" IS DESCRIBED AS BEING OUTSIDE THE 500 YEAR FLOODPLAIN

<b>(A)</b> RESTRICTED RESERVE "A" COMMERCIAL 2.3265 ACRES	<b>(C)</b> RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE 0.3462 ACRES	<b>(E)</b> RESTRICTED RESERVE "E" DRAINAGE/DETENTION 5.7523 ACRES	<b>(G)</b> RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE 0.0376 ACRES
<b>(B)</b> RESTRICTED RESERVE "B" RECREATION 1.6779 ACRES	<b>(D)</b> RESTRICTED RESERVE "D" RECREATION 0.2024 ACRES	<b>(F)</b> RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE 0.1152 ACRES	

18/1164

2001022906

# BAY COLONY PARKSIDE

## SECTION ONE

### A PATIO HOMES SUBDIVISION

BEING 46.9298 ACRES OF LAND CONTAINING 149 LOTS AND SEVEN RESERVES IN FIVE BLOCKS

OUT OF THE PERRY & AUSTIN UPPER LEAGUE A-19 CITY OF LEAGUE CITY GALVESTON COUNTY TEXAS  
 OWNER HSM/BAY COLONY, LTD. AND BAY COLONY PARTNERS J.V. A TEXAS JOINT VENTURE

SHEET 1 OF 2  
 REVISED BY PROVIDENT CONSULTING, INC. SEPT 28 2000  
 PREPARED BY PROVIDENT CONSULTING, INC. MAY 6 1999 PCIW BOPSP1P2

**PCI** PROVIDENT CONSULTING, INC.  
 1200 WEST 11TH ST  
 HOUSTON, TEXAS 77008  
 (713)802-1019

CURVE	RAJUS	BEHA	FO	THROST	BEHNS	GRVD
01	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
02	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
03	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
04	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
05	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
06	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
07	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
08	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
09	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
10	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
11	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
12	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
13	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
14	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
15	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
16	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
17	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
18	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
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20	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
21	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
22	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
23	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
24	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
25	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
26	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
27	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
28	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
29	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
30	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
31	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
32	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
33	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
34	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
35	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
36	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
37	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
38	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
39	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
40	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
41	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
42	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
43	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
44	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
45	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
46	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
47	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
48	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
49	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
50	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
51	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
52	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
53	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
54	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
55	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
56	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
57	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
58	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
59	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
60	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
61	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
62	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
63	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
64	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
65	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
66	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
67	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
68	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
69	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
70	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
71	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
72	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
73	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
74	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
75	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
76	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
77	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
78	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
79	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
80	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
81	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
82	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
83	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
84	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
85	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
86	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
87	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
88	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
89	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
90	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
91	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
92	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
93	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
94	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
95	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
96	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
97	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
98	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
99	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24
100	36.00	90.0000°	24.24	24.24	S 89.940° W	24.24

STATE OF TEXAS,  
COUNTY OF GALVESTON

HSM/BAY COLONY, LIMITED, A TEXAS LIMITED PARTNERSHIP, ACTING THROUGH HSM DEVELOPMENT, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER, BAY COLONY PARTNERS J. V., A TEXAS JOINT VENTURE, THROUGH ITS MANAGING VENTURER, SONRISA PROPERTIES, L.L.C., A TEXAS CORPORATION CO-OWNERS OF THE 46.9298 ACRE TRACT OF LAND DESCRIBED IN THE FOREGOING MAP OF BAY COLONY PARKSIDE, SECTION ONE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, LOTS, BUILDING LINES, STREETS, RESERVES, NOTATIONS AND EASEMENTS THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS BAY COLONY PARKSIDE, SECTION ONE, LOCATED IN THE PERRY & AUSTIN UPPER LEAGUE, ABSTRACT NO 19, IN GALVESTON COUNTY, TEXAS, AND ON BEHALF OF HSM/BAY COLONY, LTD AND BAY COLONY PARTNERS JOINT VENTURE L.L.C. DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRENT AND FOREVER DENY THE TITLE TO THE LAND SO DEDICATED

FURTHER, OWNERS DO HEREBY CERTIFY THAT WHERE THEY ARE OWNERS OF PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING BAY COLONY PARKSIDE, SECTION ONE, WHERE BUILDING SETBACK LINES AND EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT WE DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE AND RESERVE, EXCEPT AND HOLD ALL EASEMENTS AS SHOWN IN SAID ADJACENT ACREAGE.

WE, HSM/BAY COLONY LTD, A TEXAS LIMITED PARTNERSHIP, ACTING THROUGH HSM DEVELOPMENT, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER, AND BAY COLONY PARTNERS J. V., ACTING THROUGH ITS MANAGING VENTURER, SONRISA PROPERTIES, L.L.C. A TEXAS CORPORATION, ITS MANAGING VENTURER, CO-OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF BAY COLONY PARKSIDE, SECTION ONE, HAVE COMED WITH OUR BEST AND TRUEST CONSIDERATIONS AND HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LEAGUE CITY IN GALVESTON COUNTY, TEXAS

HSM/BAY COLONY, LIMITED, A TEXAS LIMITED PARTNERSHIP BY HSM DEVELOPMENT, INC. GENERAL PARTNER

WITNESS OUR HANDS IN THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS, THIS 18<sup>th</sup> DAY OF February, 2001.

BY: HSM/BAY COLONY, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: HSM DEVELOPMENT, INC., GENERAL PARTNER

BY: *Don R Plunk*  
DON R PLUNK  
PRESIDENT

STATE OF TEXAS,  
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DON R PLUNK, PRESIDENT OF HSM DEVELOPMENT, INC. A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACTUAL DEED OF SAID CORPORATION UNDER MY HAND AND SEAL OF OFFICE, THIS 18<sup>th</sup> DAY OF February, 2001

WITNESSE MY HAND AND SEAL OF OFFICE, THIS 18<sup>th</sup> DAY OF February, 2001

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES January 3, 2005

BAY COLONY PARTNERS J. V.; A TEXAS JOINT VENTURE BY SONRISA PROPERTIES L.L.C. MANAGING VENTURER

WITNESS OUR HANDS IN THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS, THIS 18<sup>th</sup> DAY OF February, 2001.

BY: BAY COLONY PARTNERS J. V.,  
A TEXAS JOINT VENTURE  
BY: SONRISA PROPERTIES L.L.C. MANAGING VENTURER

BY: *Randal M. Hall*  
RANDAL M. HALL  
PRESIDENT

STATE OF TEXAS,  
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDAL M. HALL, PRESIDENT OF SONRISA PROPERTIES, L.L.C., MANAGING VENTURER, OF BAY COLONY PARTNERS J. V., A TEXAS JOINT VENTURE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACTUAL DEED OF SAID CORPORATION UNDER MY HAND AND SEAL OF OFFICE, THIS 18<sup>th</sup> DAY OF January, 2001.

WITNESSE MY HAND AND SEAL OF OFFICE, THIS 18<sup>th</sup> DAY OF January, 2001

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 5/6/03

STATE OF TEXAS  
COUNTY OF HARRIS

LENDER HEREBY AGREES TO EXPRESSLY SUBORDINATE ITS DEED OF TRUST LIEN TO THE DEDICATED EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THIS PLAT SAID LIEN RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN GALVESTON COUNTY, TEXAS, UNDER COUNTY CLERKS FILE NO. 200005339, SECURING PAYMENT OF ONE NOTE IN THE PRINCIPAL AMOUNT OF \$462,000.00 AND ANY OTHER AMOUNT PAYABLE UNDER THE TERMS OF THE SAID DEED OF TRUST

BANK UNITED, N.A.  
*Carolynn Alexander*  
CAROLYNN ALEXANDER  
REGIONAL DIRECTOR

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LEAGUE CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BAY COLONY PARKSIDE, SECTION ONE, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF LEAGUE CITY AS SHOWN THEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 18<sup>th</sup> DAY OF April, 2001.

BY: *John Wycoff*  
JOHN WYCOFF  
PLANNING AND ZONING COMMISSION CHAIRMAN

BY: *Charles R Harrington*  
CHARLES R HARRINGTON  
DIRECTOR OF PLANNING & DEVELOPMENT

I, PATRICIA RITCHIE, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON 18 2001 AT 11:47 O'CLOCK A.M. AND DULY RECORDED ON 18 2001, AT 11:47 O'CLOCK A.M. IN PLAT RECORD 18 MAP NUMBER 1167-1165, GALVESTON COUNTY PLAT RECORDS

I, BILLY L. SHANKS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OF CURVATURE AND OTHER REFERENCE POINTS HAVE BEEN MARKED WITH IRON RODS (OR OTHER SUITABLE PERMANENT MATERIAL) HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

*Billy L Shanks*  
BILLY L SHANKS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO 1821

**BAY COLONY PARKSIDE**  
SECTION ONE  
A PATIO HOMES SUBDIVISION  
BEING 46.9298 ACRES OF LAND CONTAINING 149 LOTS, AND SEVEN RESERVES IN FIVE BLOCKS.

OUT OF THE PERRY & AUSTIN UPPER LEAGUE, A-19 CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS  
OWNER: HSM/BAY COLONY, LTD. AND BAY COLONY PARTNERS J. V., A TEXAS JOINT VENTURE

SHEET 2 OF 2  
REVISED BY: PROVIDENT CONSULTING, INC. SEPT 28, 2000  
PREPARED BY: PROVIDENT CONSULTING, INC. MAY 6, 1999 PCB BOPSLP21

**PROVIDENT CONSULTING, INC.**  
1200 WEST 11TH ST.  
HOUSTON, TEXAS 77008  
(713)802-1019

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT
  - "M.U.E." INDICATES MUNICIPAL UTILITY EASEMENT.
  - "W.L.E." INDICATES WATER LINE EASEMENT.
  - "S.T.S.E." INDICATES STORM SEWER EASEMENT
  - "S.S.E." INDICATES SANITARY SEWER EASEMENT
  - "1' RES." INDICATES ONE FOOT RESERVE.
- dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs assigns, or successors.
- RESIDENTIAL LOTS BACKING OR SIDING MARBLE COVE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
  - SURVEYOR CERTIFIES THAT ALL LOTS MEET MINIMUM LOT WIDTH AND AREA CRITERIA OF THE CITY OF LEAGUE CITY.
  - THIS SUBDIVISION LIES WITHIN THE DICKINSON INDEPENDENT SCHOOL DISTRICT
  - THIS SUBDIVISION LIES WHOLLY WITHIN THE CITY OF LEAGUE CITY CORPORATE LIMITS
  - "S L E" INDICATES STREET LIGHT EASEMENT.

A 46.93 ACRE TRACT OUT OF A 186.6757 ACRE TRACT OUT OF THE PERRY AND AUSTIN UPPER LEAGUE, ABSTRACT 19, GALVESTON COUNTY, TEXAS, BEING OUT OF AND PART OF A 240.7084 ACRE TRACT OWNED BY HSM/BAY COLONY PARTNERS, L.L.C., DEED RECORDED UNDER FILM CODE NO 010-35-1573, GALVESTON COUNTY CLERK'S RECORDS

COMMENCING AT A 5/8" IRON ROD FOUND AT THE northeast corner of said 186.6757 acre tract, said iron rod located at the intersection of the common line between the Stephen F. Austin Survey (A-3) and the Perry and Austin Upper League (A-19) and the southerly right of way line of I.H. 45 (300' wide);

THENCE South 88 degrees 49 minutes 30 seconds West, along the common line between the Stephen F. Austin Survey (A-3) and the Perry and Austin Upper League (A-19), a distance of 705.00 feet to an iron rod;

THENCE South 1 degree 10 minutes 30 seconds East, a distance of 42.99 feet to an iron rod;

THENCE around a curve in a counterclockwise direction having a delta angle of 40 degrees 06 minutes 20 seconds, an arc distance of 510.98 feet, a radius of 730.00 feet, and a chord of South 21 degrees 15 minutes 40 seconds East, a distance of 500.81 feet to an iron rod;

THENCE South 41 degrees 16 minutes 50 seconds East, a distance of 116.4 feet to an iron rod;

THENCE around a curve in a clockwise direction having a delta angle of 82 degrees 47 minutes 41 seconds, an arc distance of 988.18 feet, a radius of 670.00 feet, and a chord of South 03 degrees 02 seconds West, a distance of 588.11 feet to an iron rod to the POINT OF BEGINNING;

THENCE South 48 degrees 29 minutes 09 seconds East, a distance of 60.00 feet to an iron rod;

THENCE around a curve in a counterclockwise direction having a delta angle of 84 degrees 40 minutes 48 seconds, an arc distance of 38.95 feet, a radius of 25.00 feet, and a chord of South 03 degrees 49 minutes 33 seconds East, a distance of 33.68 feet to an iron rod;

THENCE South 43 degrees 09 minutes 57 seconds East, a distance of 444.48 feet to an iron rod;

THENCE around a curve in a counterclockwise direction having a delta angle of 87 degrees 09 minutes 27 seconds, an arc distance of 38.39 feet, a radius of 25.00 feet, and a chord of South 87 degrees 09 minutes 38 seconds East, a distance of 34.73 feet to an iron rod in the northerly right of way line of F.M. 646;

THENCE around a curve in a counterclockwise direction having a delta angle of 12 degrees 10 minutes 50 seconds, along the northerly right of way line of F.M. 646, an arc distance of 418.83 feet, a radius of 1989.86 feet, and a chord of South 42 degrees 40 minutes 14 seconds West, a distance of 418.04 feet to an iron rod in the northerly line of Galster Gulch;

THENCE along the northerly line of Galster Gulch as follows,

North 83 degrees 15 minutes 20 seconds West, a distance of 458.23 feet to an iron rod;

North 78 degrees 23 minutes 20 seconds West, a distance of 212.76 feet to an iron rod;

South 87 degrees 43 minutes 40 seconds West, a distance of 157.39 feet to an iron rod;

South 81 degrees 50 minutes 40 seconds West, a distance of 351.69 feet to an iron rod;

North 80 degrees 21 minutes 20 seconds West, a distance of 274.15 feet to an iron rod;

North 62 degrees 27 minutes 20 seconds West, a distance of 202.41 feet to an iron rod;

South 87 degrees 55 minutes 40 seconds West, a distance of 182.89 feet to an iron rod;

South 72 degrees 40 minutes 40 seconds West, a distance of 433.88 feet to an iron rod;

South 87 degrees 14 minutes 40 seconds West, a distance of 194.74 feet to an iron rod in the west line of said 186.6757 acre tract, also being the west line of said 158 acre Subdivision of lot eight (8) volume 15