

07/11/09 101363420 0495735

**\$17.00**

## **DEDICATORY INSTRUMENTS**

for

**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.**

### Commercial Properties (additional properties)

## THE STATE OF TEXAS

**COUNTY OF HARRIS**

WHEREAS, Section 202.006 of the Texas Property Code authorizes the recording of various dedicatory instruments relating to each homeowners association; and

WHEREAS, on December 22, 1999, Dedicatory Instruments for Clear Lake City Community Association, Inc. (Commercial Properties) were recorded under Harris County Clerk File No. U139257, and Harris County Clerk Film Code No. 529-77-0535; and

WHEREAS, it has come to the attention of Clear Lake City Community Association, Inc. that additional commercial properties should have been included with that instrument;

**NOW THEREFORE, CAROL HUNTER, the Manager for the CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC. acknowledges that the commercial property described in the attached documents are copies of the official documents from the Association's files and should be subject to said Dedicatory Instruments set forth in instrument dated December 22, 1999, recorded under Clerk's File No. U139257, and Film Code No. 529-77-0535 of the said Real Property Records of Harris County, Texas.**

DATED 10<sup>th</sup> day of July, 2000.

## CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

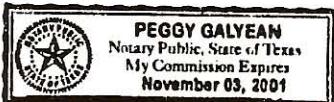
By Carol Hunter  
Carol Hunter, Manager

FILE FOR RECORD  
8:00 AM

JUL 11 2000

SUBSCRIBED AND SWORN TO BEFORE ME by the said CAROL HUNTER, on this

the 10<sup>th</sup> day of July, 2000.

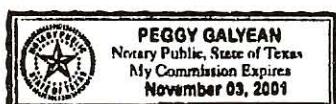


**NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS**

THE STATE OF TEXAS §

COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 10<sup>th</sup> day of July, 2000, by CAROL HUNTER, as Manager of CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



*Peggy Galvean*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Return to:

MIESZKUC, DAUGHTRY & SCOTT  
17044 El Camino Real  
Houston, Texas 77058

EXHIBIT "B"

163-53-1596

Being approximately 84 acres of land out of the Sarah Deal League Abstract No. 13, and the Sylvester Murphy League, Abstract No. A-53, Harris County, Texas, and being part of Tract No. 1 of 15,434.66 acres of land conveyed to Friendswood Development Company by Humble Oil & Refining Company by Deed dated October 15, 1952, and of Record in Volume 4915, Pages 272 through 321 of the Deed Records of Harris County, Texas. Said 84 acres of land is fully described by metes and bounds as follows with all bearing being Lambert Grid bearings, Texas South Central Zone, as established by the United States Coast and Geodetic Survey:

BEGINNING at a point at the intersection of the centerline of Horsepen Bayou and the Northwest line of Clear Lake City Boulevard (now Bay Area Boulevard) said point being the most Northerly corner of a 3050 acre tract of land described in instrument filed by Friendswood Development Company levying and fixing a Community Service Charge for tracts sold in Clear Lake City, said instrument recorded in Volume 5205, Page 384 of the Deed Records of Harris County, Texas.

THENCE in a Westerly direction with the meanders of the centerline of said Horsepen Bayou a distance of approximately 870 feet to an extension of the Northwesterly line of the Clear Creek Independent School District High School 50.00 acre site;

THENCE S 65°14'00" W with the Northwesterly line of said High School site a distance of approximately 1022 feet to a point for corner, the beginning of a curve to the left;

THENCE in a Southwesterly direction with the Northwesterly line of said High School site, following said curve to the left having a radius of 472.96 feet on a central angle of 42°00'00" a distance of 346.70 feet to a point for corner, the end of said curve;

THENCE S 23°14'00" W with the Northwesterly line of said High School site, Clear Creek Independent School District Intermediate School 29.449 acre site, a distance of 2239.76 feet to a point for corner;

THENCE S 65°46'00" E with the Southwesterly line of the Clear Creek Independent School District Intermediate School 29.449 acre site, a distance of 600.00 feet to a point in the Northwesterly line of Falcon Pass, a 60-foot wide dedicated roadway;

THENCE N 23°14'00" E along the Northwesterly line of Falcon Pass a distance of 1603.50 feet to a point for corner in the Southwesterly line of the Clear Creek Independent School District High School 50.00 acre site also being the centerline of Escuela Lane a 60-foot wide dedicated roadway;

THENCE S 65°46'00" E with the Southwesterly line of said 50.00 acre school site and the centerline of said Escuela Lane a distance of 790.00 feet to a point for corner in the Northwesterly line of Clear Lake City Boulevard (now Bay Area Boulevard);

THENCE N 23°14'00" E with the Northwesterly line of said Clear Lake City Boulevard (now Bay Area Boulevard) a distance of approximately 899.65 feet to a point for corner, the beginning of a curve to the right;

THENCE in a Northeasterly direction with the Northwesterly line of said Clear Lake City Boulevard (now Bay Area Boulevard) and following a curve to the right having a radius of 3000 feet, a distance of approximately 620 feet to the centerline of Horsepen Bayou and the point of beginning and containing approximately 84 acres of land.

160-50-1597  
533-38-0163

Being approximately 62 acres of land out of the Sarah Deel League, Abstract No. 13, and the Sylvester Murphy League, Abstract No. A-53, Harris County, Texas, and being part of Tract No. 1 of 15,434.66 acres of land conveyed to Friendswood Development Company by Humble Oil & Refining Company by Deed dated October 15, 1962, and of Record in Volume 4915, Pages 272 through 321 of the Deed Records of Harris County, Texas. Said 62 acres of land is fully described by metes and bounds as follows with all bearing being Lambert Grid bearings, Texas South Central Zone, as established by the United States Coast and Geodetic Survey:

COMMENCING at a point at the intersection of the centerline of Horsepen Bayou and the Northwest line of Clear Lake City Boulevard (now Bay Area Boulevard) said point being the most northerly corner of a 3050 acre tract of land described in instrument filed by Friendswood Development Company surveying and fixing a Community Service Charge for tracts sold in Clear Lake City, said instrument recorded in Volume 5205, Page 384 of the Deed Records of Harris County, Texas.

THENCE in a Westerly direction with the meanders of the centerline of said Horsepen Bayou a distance of approximately 870 feet to an extension of the Northwesterly line of the Clear Creek Independent School District High School 50.00 acre site;

THENCE S 65°14'00" W with the Northwesterly line of said High School site a distance of approximately 1022 feet to a point for corner, the beginning of a curve to the left;

THENCE in a Southwesterly direction with the Northwesterly line of said High School site, following said curve to the left having a radius of 472.96 feet on a central angle of 42000'00" a distance of 346.70 feet to a point for corner, the end of said curve;

THENCE S 23°14'00" W with the Northwesterly line of said High School site, Clear Creek Independent School District Intermediate School 29.449 acre site a distance of 2239.76 feet to THE PLACE OF BEGINNING;

THENCE S 23°14'00" with the Northwesterly line of The Dad's Club 25 acre lease a distance of 310.24 feet to a point for corner;

THENCE S 31°45'50" W with the Northwesterly line of said Dad's Club lease a distance of 101.12 feet to a point for corner;

THENCE S 23°14'00" W with the Northwesterly line of said Dad's Club lease a distance of 887.28 feet to a point for corner in the Northeasterly line of NASA Boulevard (now Space Center Boulevard);

THENCE S 66°46'00" E with the Northeasterly line of said NASA Boulevard (now Space Center Boulevard), a distance of 1075.00 feet to a point for corner in the Northwesterly line of Weingarten Realty, Inc. 13.127 acre tract;

THENCE N 23°14'00" E with the Northwesterly line of said Weingarten Realty, Inc. tract a distance of 1237.52 feet to a point for corner in the Southwesterly line of Moonrock Drive;

THENCE in a Southeasterly direction with the Southwesterly line of Moonrock Drive and following a curve to the right having a radius of 770.00 feet and a central angle of 12044'27", a distance of 171.23 feet to a point for corner, the end of said curve;

THENCE S 54°01'33" E with the Southwesterly line of Moonrock Drive a distance of 79.12 feet to a point for corner, the beginning of a curve to the left;

160-50-1598

533-38-0164  
910

THENCE in a Southeasterly direction with the Southwesterly line of Moonrock Drive, following said curve to the left having a radius of 830.00 feet and a central angle of 12°44'17", a distance of 164.53 feet to a point for corner, the end of said curve;

THENCE S 66°45'50" E with the Southwesterly line of Moonrock Drive, a distance of 100.00 feet to a point for corner in the Northwesterly line of Clear Lake City Boulevard (now Bay Area Boulevard);

THENCE N 23°14'00" E with the Northwesterly line of said Clear Lake City Boulevard (now Bay Area Boulevard) a distance of approximately 1720.35 feet to a point for corner in the Southwesterly line of the Clear Creek Independent School District High School 50.00 acre site also being the centerline of Escuela Lane a 60-foot wide dedicated roadway;

THENCE N 66°46'00" W with the Southwesterly line of said 50.00 acre school site and the centerline of Escuela Lane a distance of 790.00 feet to a point for corner in the Southeasterly line of the Intermediate School 29.449 acre site also being the Northwesterly line of Falcon Pass, a 60-foot wide dedicated roadway;

THENCE S 23°14'00" W along the Northwesterly line of Falcon Pass a distance of 1603.50 feet to a point for corner in the Southwesterly line of said 29.449 acre school site;

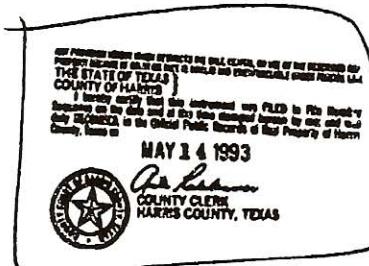
THENCE N 66°46'00" W with the Southwesterly line of said 29.449 acre school site, a distance of 800.00 feet to THE PLACE OF BEGINNING and containing approximately 62 acres of land.

ANY PERSON WHO WOULD REBUT THE SAME, FURNISH, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS ILLEGAL AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in the County Clerk's Office of the County and in the State of Texas, on the day of July, 2000, and was RECORDED, in the official Public Records of Real Property of Harris County, Texas.

JUL 11 2000

  
COUNTY CLERK  
HARRIS COUNTY, TEXAS



RECORDED MEMORANDUM  
AT THE TIME OF RECORDATION THIS  
INSTRUMENT WAS FOUND TO BE INCOMPLETE  
FOR THE BEST FACSIMILE REPRODUCTION  
RECORDED IN THE PUBLIC RECORDS OF HARRIS  
COUNTY, TEXAS.