

STATE OF TEXAS §
COUNTY OF MATAGORDA §
CITY OF BAY CITY §

We, Alex Kamkar, managing member of a company being an officer of Bay City 35, LLC, owner of the 31.01 acre tract described in the above and foregoing map of Bay City 35, LLC, Sec. 1, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title on the land so dedicated.

IN TESTIMONY WHEREOF, the Bay City 35, LLC, has caused these presents to be signed by Alex Kamkar, its managing member of Bay City 35, LLC, this ____ day of _____, 2022.

BY: _____
Alex Kamkar, managing member

BEFORE ME, the undersigned authority, on this day personally appeared Alex Kamkar, managing member of Bay City 35, LLC, 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 stated, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022.

Notary Public in and for the
State of T E X A S
My Notary Commission Expires _____

On behalf of the City of Bay City, Texas, I hereby certify that this plat and subdivision of Bay City 35, LLC, Sec. 1 was approved in conformance with the laws of the State of Texas and the ordinances of the City of Bay City as shown hereon; and that the dedications on this plat are hereby accepted by the City of Bay City; and authorize the recording of this plat this ____ day of _____, 20____, provided however, this approval shall be invalid, null and void unless this plat is filed with the County Clerk of Matagorda County within six (6) months.

BY: _____ ATTEST: _____
Robert K Nelson Jeanna Thompson
Mayor City Secretary

STATE OF TEXAS §
COUNTY OF MATAGORDA §

I, Stephanie Wurtz, Clerk of the County of Matagorda County, Texas, do hereby certify that the foregoing Plat was filed for record in my office on the ____ day of _____, 20____, at ____ o'clock, ____m., in Plat File Number _____ of the Plat Records of Matagorda County, Texas.

BY: _____
Stephanie Wurtz, County Clerk

This is to certify that the Bay City Planning Commission of the City of Bay City, Texas has approved this plat and subdivision of Bay City 35, LLC, Sec. 1, in conformance with the laws of the State of Texas and the ordinances of the City of Bay City as shown hereon and authorizes the recording of this plat this ____ day of _____, 20____.

BY: _____
Jessica Russell, Chairman

This is to certify that the Director of Public Works of the City of Bay City, Texas has approved this subdivision of Bay City 35, LLC, Sec. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Bay City as shown hereon and authorizes the recording of this plat this ____ day of _____, 2022.

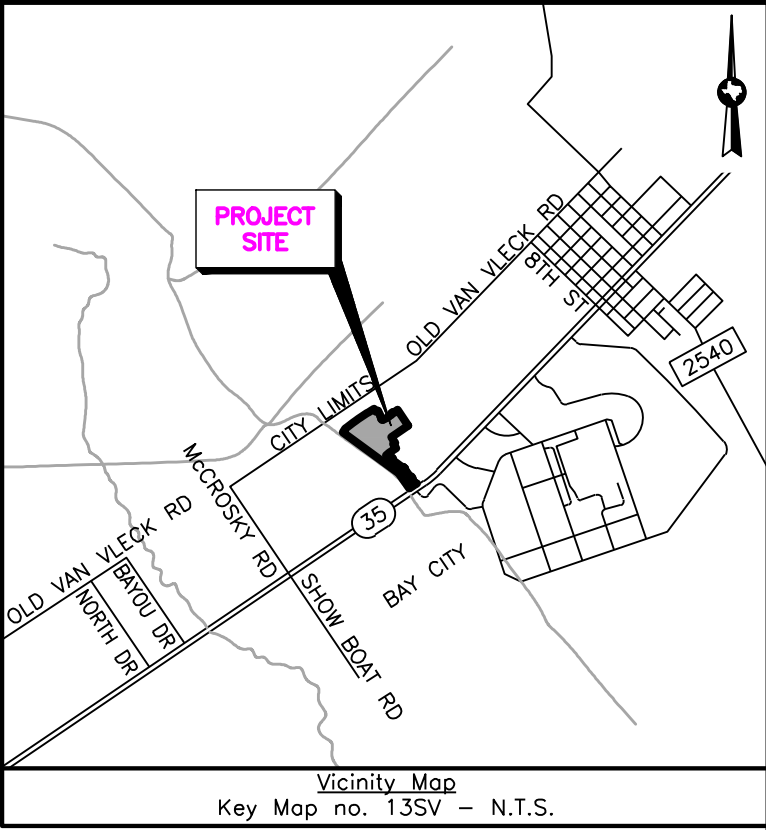
BY: _____
Barry Calhoun, Director of Public Works

The undersigned, Chairman of the Matagorda County Drainage District No. 1, does hereby certify that at its regular meeting held on the ____ day of _____, 20____, the Board of Directors of said District approved this subdivision plat for easement location and dedications only. It shall be understood that the City of Bay City shall not issue a building permit for any construction in this subdivision without the construction plans for the drainage improvements being first reviewed and approved by Matagorda County Drainage District No. 1.

BY: _____
Barrett Franz, Chairman

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00'	16°16'28"	149.12'	N 27°14'52" W	148.62'
C2	25.00'	92°10'31"	40.22'	N 65°11'53" W	36.02'
C3	675.00'	14°36'47"	172.16'	S 61°24'28" W	171.69'
C4	25.00'	90°00'15"	39.28'	S 09°05'30" W	35.36'
C5	25.00'	89°58'51"	39.26'	N 80°54'30" W	35.35'
C6	75.00'	28°54'15"	37.84'	N 20°53'42" E	37.44'
C7	25.00'	77°54'06"	33.99'	S 85°38'15" W	31.43'
C8	323.13'	3°43'44"	21.03'	S 48°32'25" W	21.03'
C9	25.00'	107°03'47"	46.72'	N 01°52'48" W	40.21'
C10	25.00'	84°22'33"	36.82'	N 82°24'01" E	33.58'
C11	25.00'	84°15'39"	36.77'	S 01°55'05" E	33.54'
C12	522.80'	6°26'41"	58.81'	S 40°50'23" E	58.77'
C13	25.00'	88°16'04"	38.51'	N 81°45'53" W	34.82'
C14	25.02'	94°53'35"	41.43'	N 06°36'43" E	36.86'
C15	750.00'	0°26'36"	5.80'	S 41°05'57" E	5.80'
C16	756.14'	3°39'36"	48.30'	N 39°29'00" W	48.29'
C17	25.00'	89°41'22"	39.13'	N 82°28'30" W	35.26'
C18	5,628.58'	2°11'17"	214.94'	N 53°46'30" E	214.93'
C19	2,000.00'	7°44'44"	270.37'	S 50°40'39" W	270.16'
C20	1,000.00'	2°35'20"	45.18'	S 37°21'20" E	45.18'
C21	750.00'	8°51'34"	115.97'	N 58°58'48" E	115.85'
C22	500.00'	16°16'28"	142.02'	N 27°14'52" W	141.54'
C23	700.00'	16°47'17"	205.11'	S 62°29'43" W	204.37'
C24	5,000.00'	2°18'25"	201.31'	N 34°45'52" W	201.30'
C25	50.00'	87°42'45"	76.54'	N 10°14'42" E	69.29'
C26	2,000.00'	1°38'01"	57.03'	N 54°55'05" E	57.02'
C27	500.00'	16°47'17"	146.50'	S 27°30'17" E	145.98'
C28	50.00'	91°38'01"	79.97'	N 09°55'05" E	71.71'
C29	500.00'	13°32'31"	118.18'	N 48°57'50" E	117.90'
C30	750.00'	21°08'48"	276.81'	N 45°09'42" E	275.24'
C31	500.00'	14°44'09"	128.59'	N 48°02'37" W	128.24'
C32	300.00'	11°54'59"	62.39'	S 45°00'42" W	62.28'
C33	500.00'	17°46'51"	155.17'	N 46°31'16" W	154.55'
C34	50.00'	268°33'32"	234.36'	N 64°34'37" W	71.59'
C35	25.00'	22°53'52"	9.99'	N 58°15'13" E	9.92'
C36	25.00'	65°39'40"	28.65'	S 13°58'27" W	27.11'
C37	2,025.00'	5°38'53"	199.62'	S 49°37'44" W	199.54'
C38	1,975.00'	7°44'44"	266.99'	S 50°40'39" W	266.78'
C39	25.00'	91°06'10"	39.75'	N 06°54'06" E	35.69'
C40	25.00'	86°47'59"	37.87'	N 82°02'59" W	34.35'
C41	1,025.00'	2°35'20"	46.31'	N 37°21'20" W	46.31'
C42	975.00'	2°35'20"	44.05'	S 37°21'20" E	44.05'
C43	775.00'	8°51'34"	119.84'	S 58°58'48" W	119.72'
C44	725.00'	8°51'34"	112.10'	S 58°58'48" W	111.99'
C45	25.00'	96°22'46"	42.05'	N 15°13'12" E	37.27'
C46	475.00'	2°24'55"	20.02'	S 34°10'38" E	20.02'
C47	25.00'	96°22'46"	42.05'	N 68°24'02" W	37.27'
C48	475.00'	1°06'01"	9.12'	N 19°39'39" W	9.12'
C49	525.00'	16°47'17"	153.83'	N 27°30'17" W	153.28'
C50	475.00'	16°47'17"	139.18'	S 27°30'17" E	138.68'
C51	25.00'	88°06'54"	38.45'	N 24°56'49" E	34.77'
C52	725.00'	14°54'11"	188.58'	N 61°33'10" E	188.05'
C53	25.00'	89°58'51"	39.26'	S 80°54'30" E	35.35'
C54	25.00'	90°03'31"	39.30'	N 09°04'19" E	35.37'
C55	5,025.00'	2°23'31"	209.79'	N 34°45'40" W	209.77'
C56	4,975.00'	2°18'25"	200.30'	N 34°45'52" W	200.29'
C57	25.00'	23°29'22"	10.25'	N 45°18'36" W	10.18'
C58	50.00'	141°14'30"	123.26'	S 13°33'58" W	94.33'
C59	25.00'	30°05'08"	13.13'	S 69°08'39" W	12.98'
C60	25.00'	87°42'45"	38.27'	N 10°14'42" E	34.64'
C61	2,025.00'	1°38'01"	57.74'	N 54°55'05" E	57.74'
C62	1,975.00'	1°38'01"	56.31'	N 54°55'05" E	56.31'
C63	25.00'	91°38'01"	39.98'	N 09°55'05" E	35.86'
C64	25.00'	88°21'59"	38.56'	S 80°04'55" E	34.85'
C65	25.00'	91°38'01"	39.98'	N 09°55'05" E	35.86'
C66	25.00'	88°21'59"	38.56'	S 80°04'55" E	34.85'
C67	75.00'	91°38'01"	119.95'	N 09°55'05" E	107.57'
C68	475.00'	13°32'31"	112.27'	S 48°57'50" W	112.01'
C69	525.00'	13°32'31"	124.08'	N 48°57'50" E	123.80'
C70	25.00'	91°38'01"	39.98'	N 09°55'05" E	35.86'
C71	25.00'	95°33'21"	41.69'	N 89°58'15" E	37.03'
C72	25.00'	85°31'55"	37.32'	N 02°05'25" E	33.95'
C73	725.00'	10°52'44"	137.66'	N 50°17'44" E	137.45'
C74	775.00'	21°08'48"	286.04'	N 45°09'42" E	284.42'
C75	25.00'	102°45'14"	44.83'	N 87°56'50" E	39.06'
C76	725.00'	1°58'56"	25.08'	N 35°34'46" E	25.08'
C77	525.00'	14°44'09"	135.02'	N 48°02'37" W	134.65'
C78	25.00'	97°12'15"	42.41'	N 06°24'33" W	37.51'
C79	475.00'	17°46'51"	147.41'	S 46°31'16" E	146.82'
C80	750.00'	3°41'25"	48.30'	S 35°47'08" E	48.30'
C81	750.00'	3°41'25"	48.30'	N 35°47'08" W	48.30'
C82	25.00'	91°26'12"	39.90'	N 08°05'15" E	35.80'
C83	475.00'	1°34'31"	13.06'	S 41°27'49" E	13.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°03'41" E	48.00'
L2	N 54°03'05" E	50.00'
L3	N 55°03'47" E	55.00'
L4	N 58°21'08" E	50.11'
L5	S 35°23'06" E	82.40'
L6	N 54°36'54" E	50.00'
L7	S 19°06'38" E	76.31'
L8	N 54°06'05" E	83.57'
L9	N 54°07'14" E	50.00'
L10	N 54°06'05" E	105.01'
L11	N 83°33'28" W	40.00'
L12	S 54°39'14" E	5.01'
L13	S 55°24'42" E	105.44'
L14	S 46°28'46" E	50.43'
L15	S 48°39'30" E	50.01'
L16	S 40°41'05" E	50.17'
L17	S 41°19'15" E	29.37'
L18	N 36°03'40" W	22.68'
L19	N 70°53'22" E	25.33'
L20	N 76°14'17" W	3.95'
L21	N 40°12'45" E	47.76'
L22	N 54°06'05" E	50.60'
L23	N 46°48'17" E	54.36'
L24	N 36°03'40" W	22.73'
L25	N 36°03'40" W	22.64'
L26	N 38°39'00" W	26.39'
L27	N 38°39'00" W	30.61'
L28	N 63°24'35" E	71.51'
L29	N 63°24'35" E	71.51'
L30	N 54°06'05" E	83.60'
L31	N 54°06'05" E	104.99'
L32	S 19°06'38" E	16.94'
L33	S 35°53'55" E	73.69'
L34	S 35°53'55" E	76.54'
L35	S 42°11'35" W	22.18'
L36	S 42°11'35" W	23.62'
L37	S 33°56'26" E	29.37'
L38	S 37°37'51" E	22.77'
L39	S 43°11'43" E	19.09'
L40	N 06°17'46" E	14.36'
L41	N 79°35'18" E	14.14'
L42	N 82°37'51" W	14.14'
L43	S 79°00'16" W	48.00'
L44	S 10°26'33" E	49.05'
L45	N 54°06'05" E	10.00'
L46	S 37°36'58" E	24.45'



NOTES:

- 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 property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision 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 revest in the dedicator, his heirs, assigns, or successors.
- This plat lies within the City of Bay City full purpose jurisdiction.
- No improvements including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement.
- The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for inspection, operation, and maintenance.
- All drainage easements on private property shall be maintained by the property owner or his/her assigns.
- Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

LEGEND

B.L. indicates Building Line
ESMT indicates Easement
FND indicates Found
IP indicates Iron Pipe
IR indicates Iron Rod
M.C.D.R. indicates Matagorda County Deed Records
N.T.S. indicates Not to Scale
PG indicates Page
R.O.W. indicates Right-Of-Way
U.E. indicates Utility Easement
VOL indicates Volume

BAY CITY 35, LLC
SEC. 1
BEING A SUBDIVISION OF 31.01 ACRES OUT OF
THE JOHN DUNCAN SURVEY NO. 3, A-150
IN BAY CITY, MATAGORDA COUNTY, TEXAS.

103 LOTS 7 BLOCKS 4 RESERVES

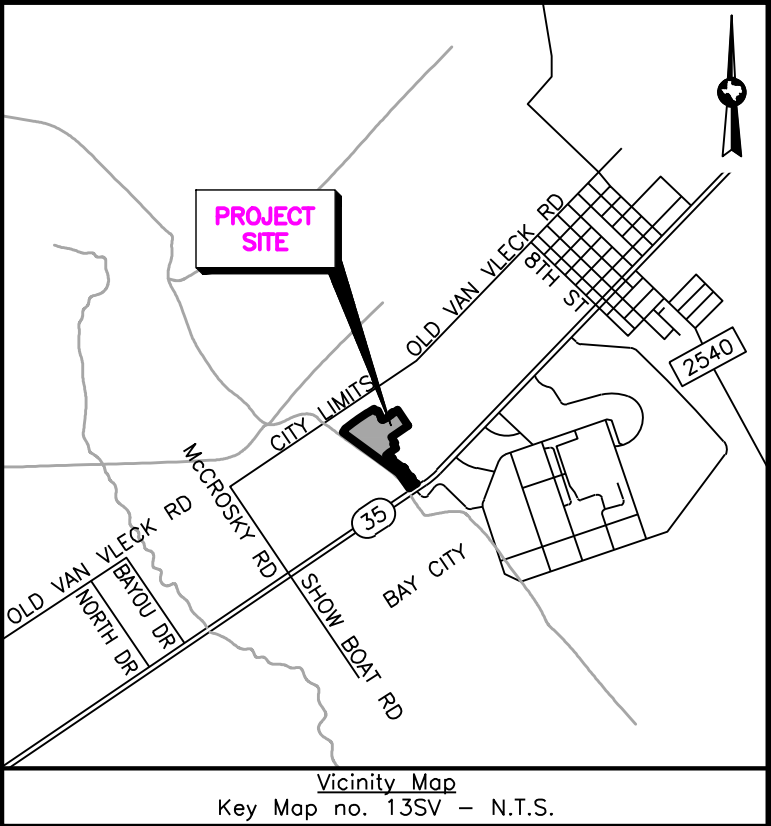
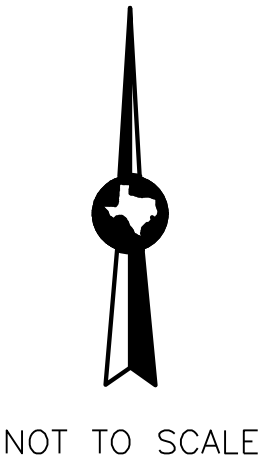
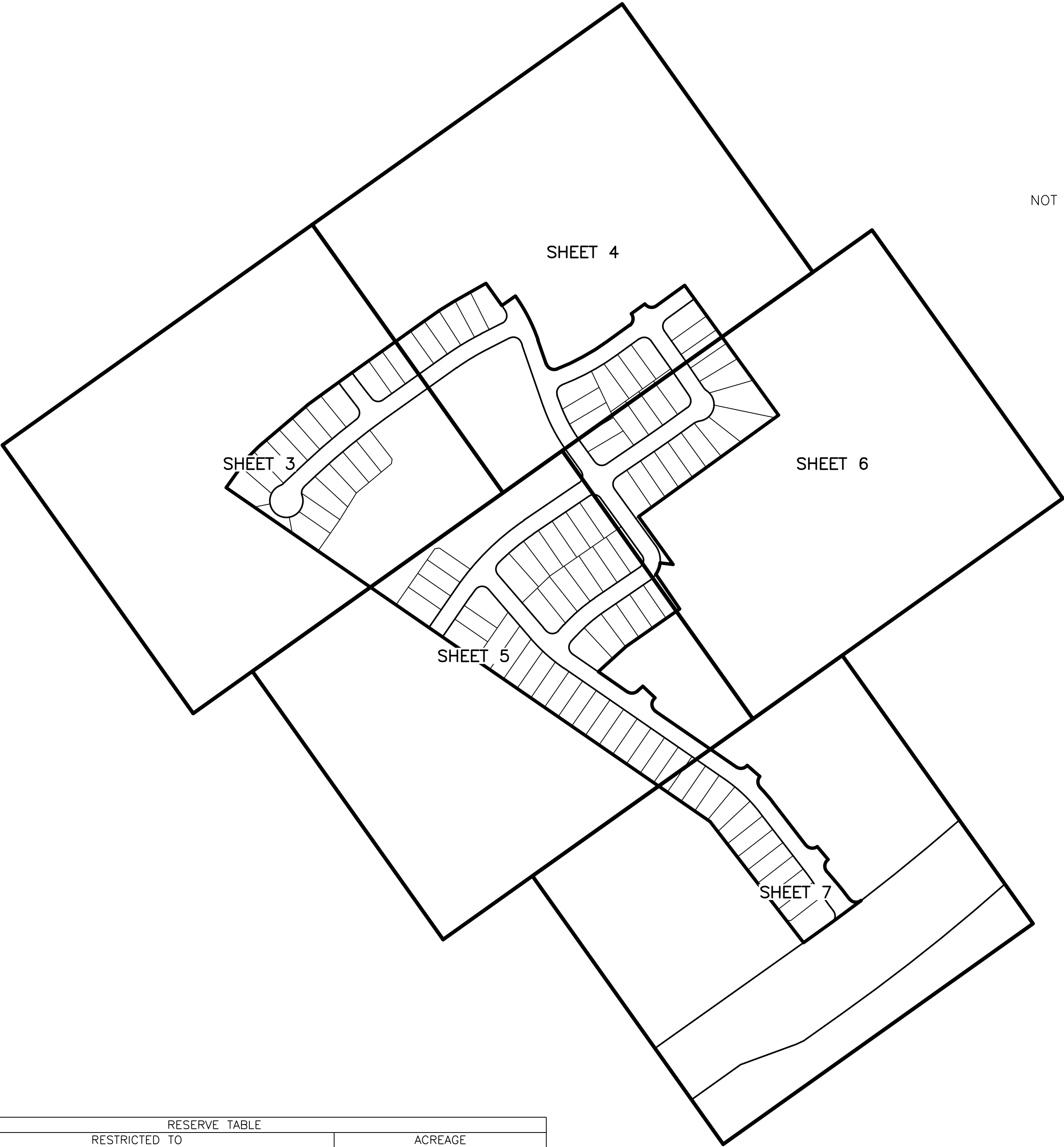
OWNER
BAY CITY 35, LLC

JULY, 2022



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

SHEET 1 OF 7



**BAY CITY 35, LLC
SEC. 1**

BEING A SUBDIVISION OF 31.01 ACRES OUT OF
THE JOHN DUNCAN SURVEY NO. 3, A-150
IN BAY CITY, MATAGORDA COUNTY, TEXAS.

103 LOTS 7 BLOCKS 4 RESERVES

OWNER
BOLD FOX DEVELOPMENT

JULY, 2022

RESERVE TABLE		
RESERVE	RESTRICTED TO	ACREAGE
A	LANDSCAPE, OPEN SPACE, AND UTILITIES	0.0509 ACRE/2,218 SQ. FT.
B	DETENTION, LANDSCAPE, OPEN SPACE, AND UTILITIES	0.2331 ACRE/10,155 SQ. FT.
C	LANDSCAPE, OPEN SPACE, AND UTILITIES	7.4070 ACRES/322,649 SQ. FT.
D	LANDSCAPE, OPEN SPACE, AND UTILITIES	0.0666 ACRE/2,902 SQ. FT.
		TOTAL AREA = 7.7576 ACRES



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713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
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CALLED 5.207 ACRES
THE DOW CHEMICAL COMPANY
VOL. 225, PG. 612 M.C.D.R.

CALLED 230.7 ACRES
FRANCIS WAYNE MILBERGER
AND CAROL M. MILBERGER
VOL. 490, PG. 463 M.C.D.R.
(CORRECTION DEED 104739)

JOHN DUNCAN SURVEY
SECTION 3
A-150

SURVEY CORNER TIE
SCALED BEARING
AND DISTANCE
S 74°22' W 2,650'

N:13,563,051.20
E:2,955,289.58

CALLLED 230.7 ACRES
FRANCIS WAYNE MILBERGER
AND CAROL M. MILBERGER
VOL. 490, PG. 463 M.C.D.R.
(CORRECTION DEED 104739)

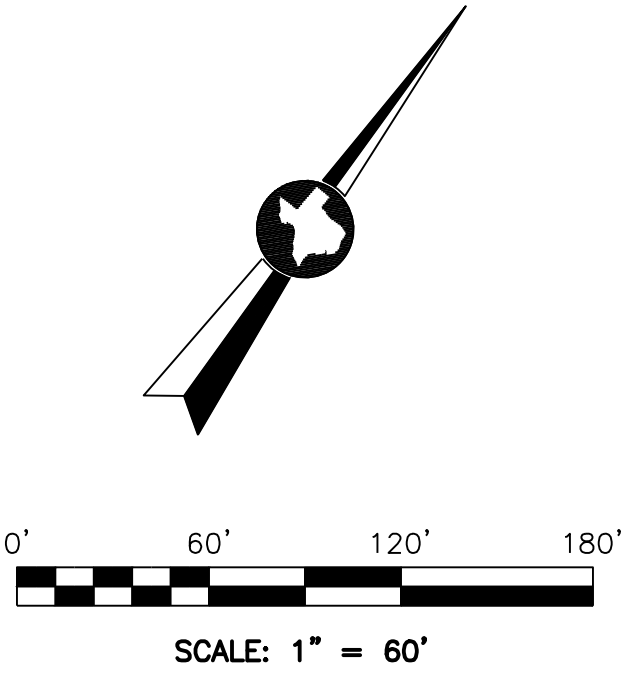
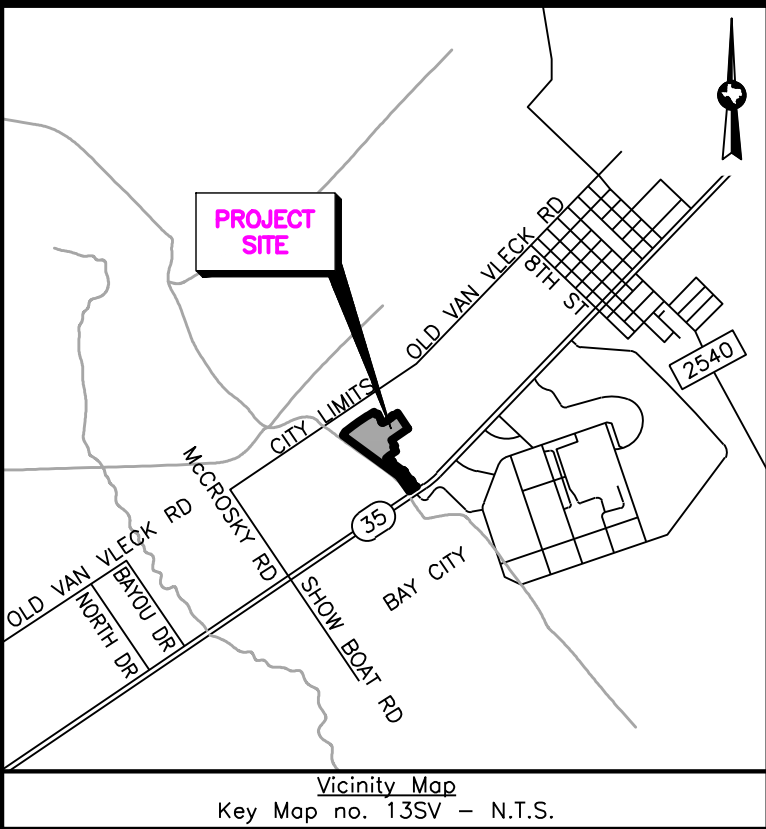
THE MATAGORDA COUNTY RICE AND IRRIGATION COMPANY
CALLED 15.9 ACRES (SECOND TRACT)
VOL. 19, PG. 249 M.C.D.R.

FUTURE
DEVELOPMENT

1' RESERVE
(SEE NOTE 1)

RESERVE "D"
(SEE TABLE)

RESERVE "C"
(SEE TABLE)



BAY CITY 35, LLC SEC. 1

BEING A SUBDIVISION OF 31.01 ACRES OUT OF
THE JOHN DUNCAN SURVEY NO. 3, A-150
IN BAY CITY, MATAGORDA COUNTY, TEXAS.

103 LOTS 7 BLOCKS 4 RESERVES

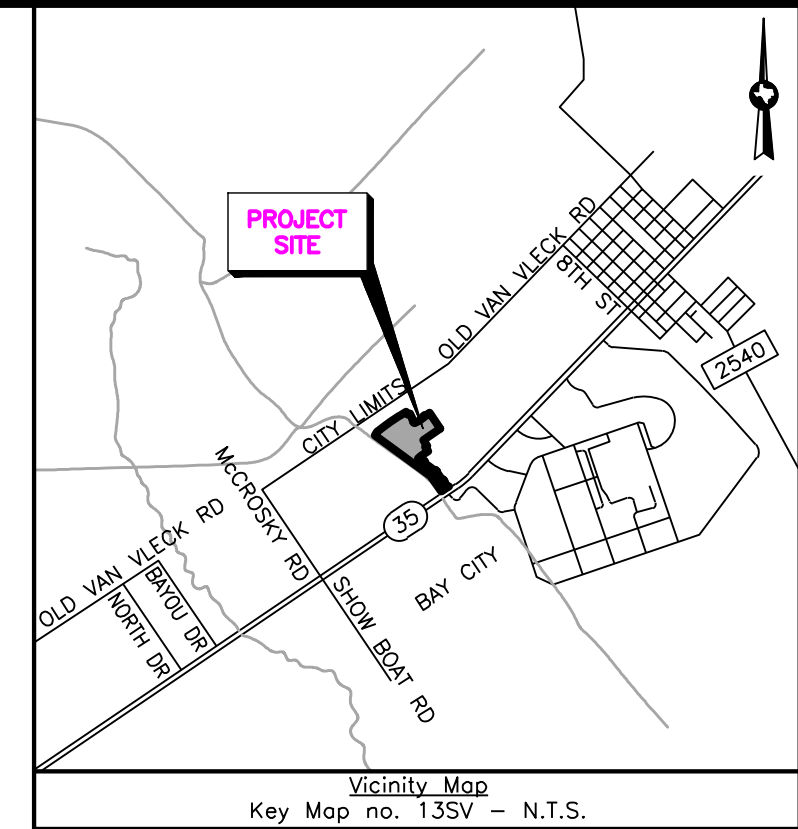
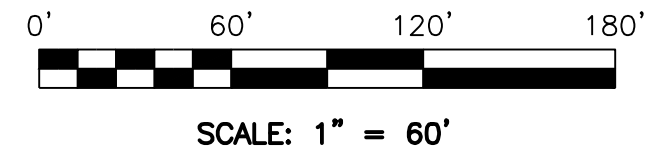
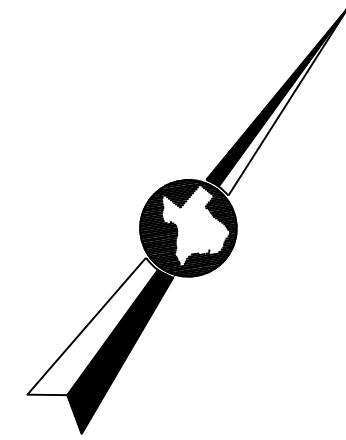
OWNER
BOLD FOX DEVELOPMENT

JULY, 2022



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HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

CALLLED 7.83 ACRES
BRIAN KEITH SCOGGINS
FILE NO. 2018-5533, O.P.R.M.C.



MATCHLINE SHEET 3

MATCHLINE SHEET 3

MATCHLINE SHEET 5
JOB NO. 201-007-01

CALLLED 230.7 ACRES
FRANCIS WAYNE MILBERGER
AND CAROL M. MILBERGER
VOL. 490, PG. 463 M.C.D.R.
(CORRECTION DEED 104739)

N:13,563,666.14
E:2,956,072.43

CALLLED 230.7 ACRES
FRANCIS WAYNE MILBERGER
AND CAROL M. MILBERGER
VOL. 490, PG. 463 M.C.D.R.
(CORRECTION DEED 104739)

CALLLED 2.0 ACRES
DOYLE B. VOLKMER
VOL. 708, PG. 674 M.C.D.R.

BAY CITY 35, LLC SEC. 1

BEING A SUBDIVISION OF 31.01 ACRES OUT OF
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IN BAY CITY, MATAGORDA COUNTY, TEXAS.

103 LOTS 7 BLOCKS 4 RESERVES

OWNER
BOLD FOX DEVELOPMENT

JULY, 2022



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HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

CALLLED 11.41 ACRES
(TRACT II)
O'DAY MANAGEMENT, LLC
FILE NO. 2017-1226, O.P.R.M.C.

FUTURE
DEVELOPMENT

RESERVE "C"
(SEE TABLE)

BLOCK ④

GILE LANE
(50' R.O.W.)

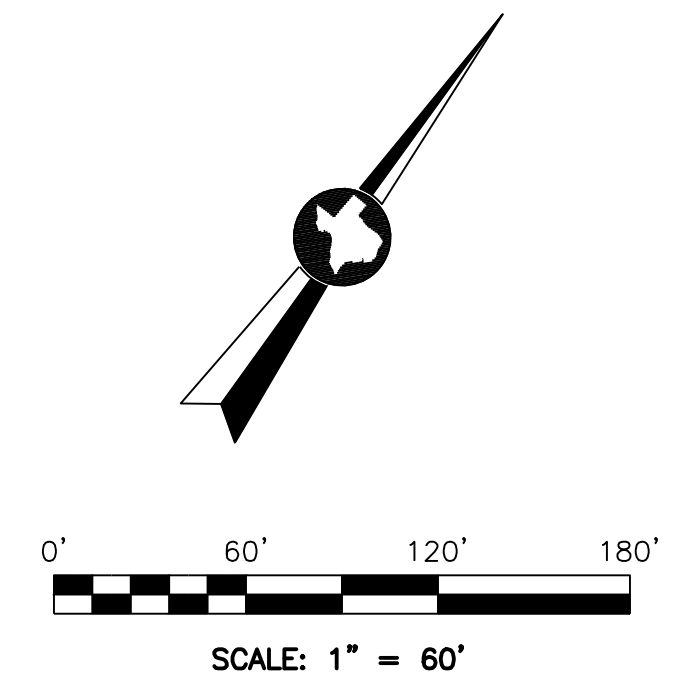
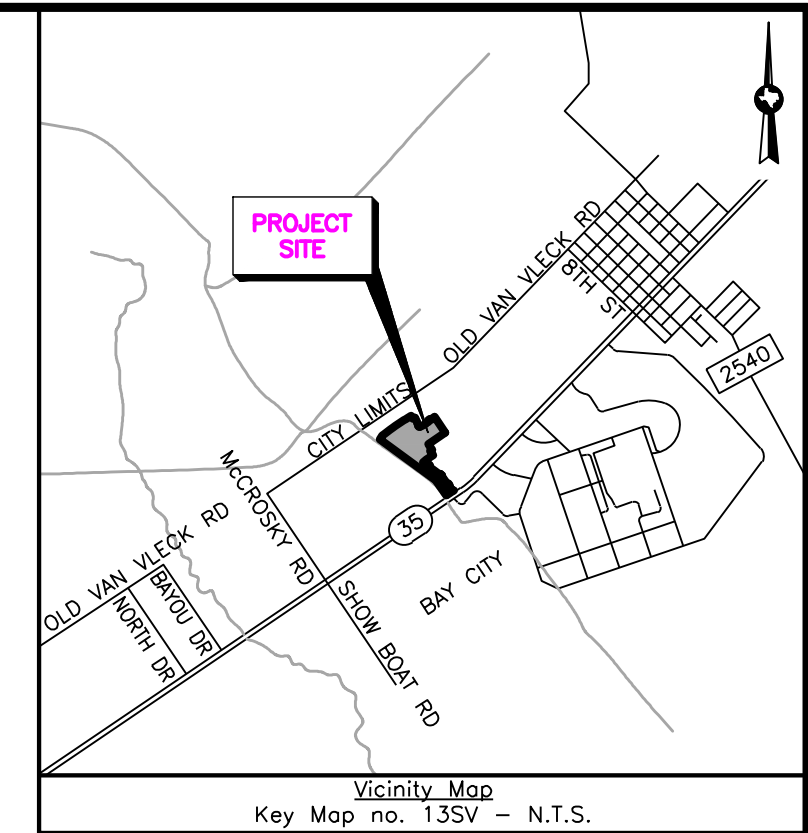
GILE LANE
(50' R.O.W.)

BLOCK ⑥

BLOCK ①

S 35°55'04" E 482.74'

MATCHLINE SHEET 6



BEING A SUBDIVISION OF 31.01 ACRES OUT OF
THE JOHN DUNCAN SURVEY NO. 3, A-150
IN BAY CITY, MATAGORDA COUNTY, TEXAS.

103 LOTS 7 BLOCKS 4 RESERVES

OWNER
BOLD FOX DEVELOPMENT

JULY, 2022



**10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCCOM
TBPE No. F-726
TBPLS No. 10092300**

SHEET 5 OF 7

E4324

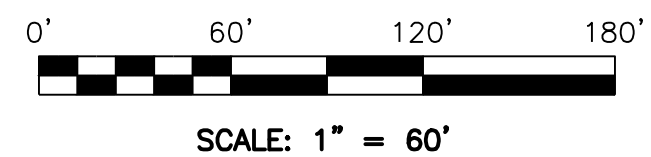
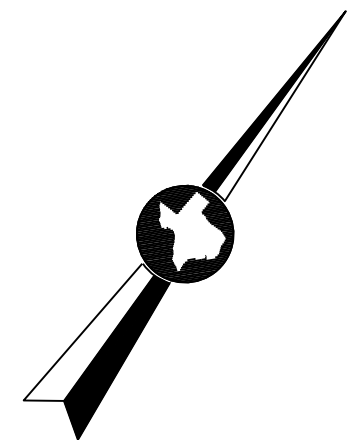
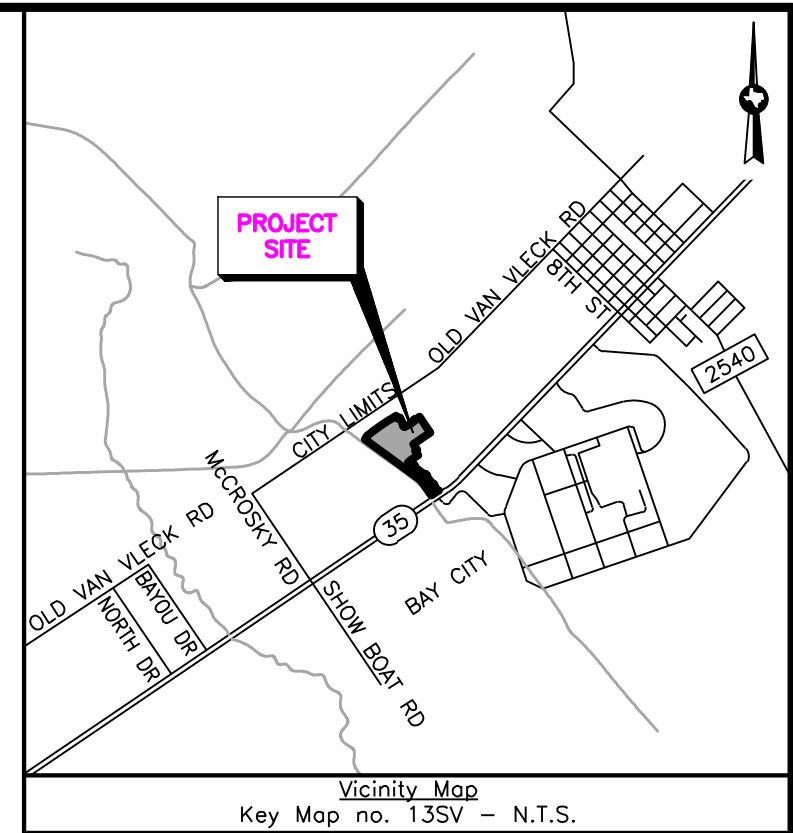
CALLED 230.7 ACRES
 FRANCIS WAYNE MILBERGER
 AND CAROL M. MILBERGER
 VOL. 490, PG. 463 M.C.D.R.
 (CORRECTION DEED 104739)

CALLED 19.66 ACRES
 TUAN TRAN AND NGUYET K. TRAN
 FILE NO. 2009-95253, O.P.R.M.C.

JOB NO. 201-007-01

PATH:R:\2020\201-007-01\DRAWING\PLAT\20100700-PP BY:---- DATE:2022-08-24

E4324



BAY CITY 35, LLC
SEC. 1

BEING A SUBDIVISION OF 31.01 ACRES OUT OF
THE JOHN DUNCAN SURVEY NO. 3, A-150
IN BAY CITY, MATAGORDA COUNTY, TEXAS.

103 LOTS 7 BLOCKS 4 RESERVES

OWNER

BOLD FOX DEVELOPMENT

JULY, 2022



**10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCC.COM
TBPE No. F-726
TBPLS No. 10092300**

JOB NO. 201-007-01

SHEET 6 OF 7

CALLLED 19.66 ACRES
TUAN TRAN AND NGUYET K. TRAN
FILE NO. 2009-95253, O.P.R.M.C.

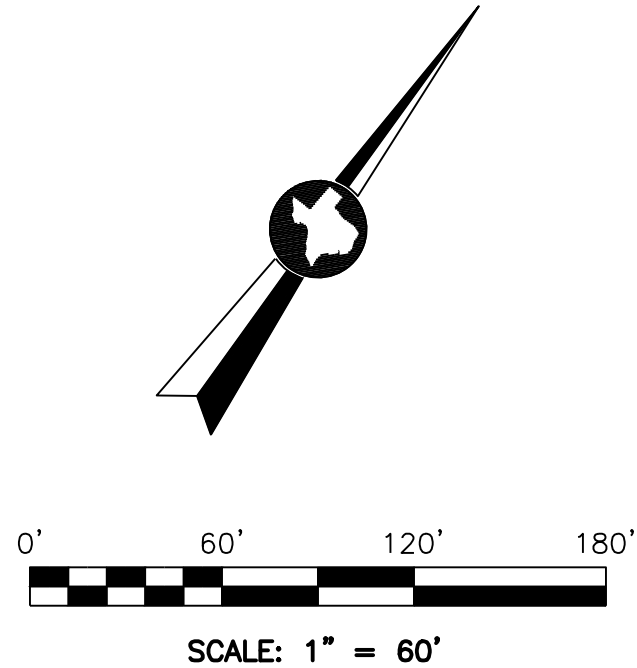
CALLLED 15.9 ACRES (SECOND TRACT)
THE MATAGORDA COUNTY RICE AND IRRIGATION COMPANY
VOL. 16, PG. 249 M.C.D.R.

PARENT TRACT
CORNER
N:13,561,680.61
E:2,957,029.33

STATE HIGHWAY 35
(R.O.W. VARIES)

CALLLED 3.185 ACRES
J.G. LONG ESTATE
VOL. 399, PG. 332 M.C.D.R.

CALLLED 230.7 ACRES
FRANCIS WAYNE MILBERGER
AND CAROL M. MILBERGER
VOL. 490, PG. 463 M.C.D.R.
(CORRECTION DEED 104739)



BAY CITY 35, LLC SEC. 1

BEING A SUBDIVISION OF 31.01 ACRES OUT OF
THE JOHN DUNCAN SURVEY NO. 3, A-150
IN BAY CITY, MATAGORDA COUNTY, TEXAS.

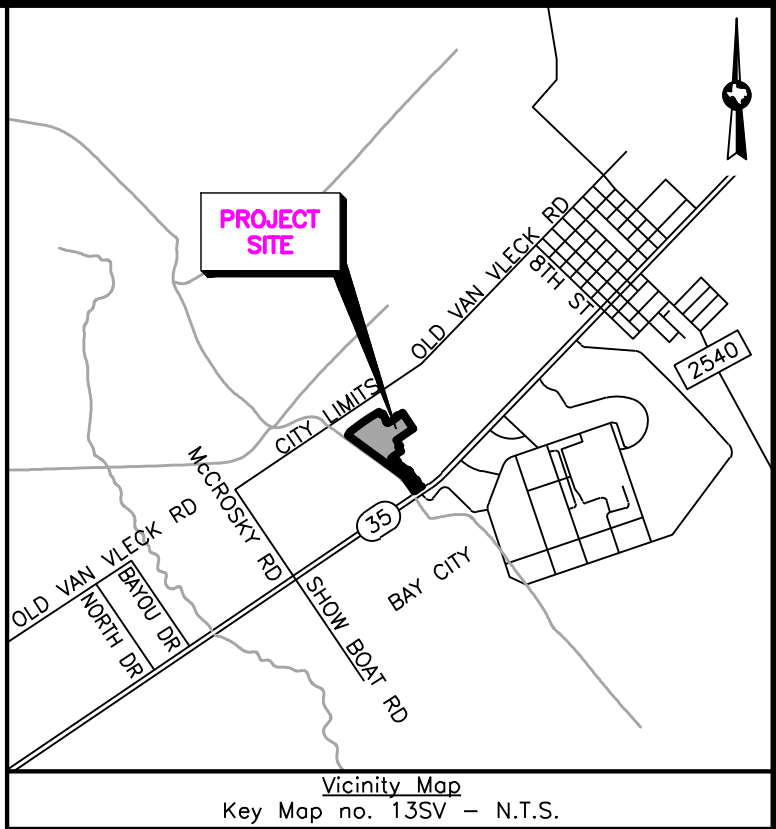
103 LOTS 7 BLOCKS 4 RESERVES

OWNER
BOLD FOX DEVELOPMENT

JULY, 2022



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HOUSTON, TEXAS 77042
713-784-4500
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Vicinity Map
Key Map no. 13SV - N.T.S.

