

**ORDINANCE NO. 919****AN ORDINANCE OF THE CITY OF BAYPORT, WASHINGTON COUNTY, MINNESOTA AMENDING  
APPENDIX B – ZONING, SECTION 10 OF THE BAYPORT CITY CODE OF ORDINANCES****THE CITY COUNCIL OF THE CITY OF BAYPORT DOES HEREBY ORDAIN:**

**Section 1.** The corporate limits of the City of Bayport are hereby extended to include the following described property:

All that part of vacated Baytown Lane as dedicated in the recorded plat of BAYTOWN LANE, Washington County, Minnesota, accruing to Lot 14 in said plat by reason of the vacation thereof (vacated per Doc. No. 370909).

AND

That part of the South Half of the Northwest Quarter of Section 10, Township 29 North, Range 20 West, Washington County, Minnesota described as follows: BEGINNING at northeast corner of Outlot A, INSPIRATION 3<sup>RD</sup> ADDITION, on file and of record in the Office of the County Recorder; thence westerly along a northerly line of said Outlot A a distance of 1335.09 feet to a corner of said Outlot A; thence northerly along a line of said Outlot A as distance of 54.17 feet to the most northerly line of said Outlot A; thence westerly along said most northerly line a distance of 34.59 feet to the westerly line of said Outlot A, being the easterly right-of-way line of Stagecoach Trail North (a.k.a. as County Road No. 21); thence northerly along the northerly extension of said westerly line a distance of 7.23 feet to the southerly line of the plat of BAYTOWN LANE, on file and of record in the Office of the County Recorder, as surveyed and monumented; thence easterly along said southerly line of said plat of BAYTOWN LANE, a distance of 1370.38 feet, more or less, to the east line of said South Half of the Northwest Quarter of Section 10; thence southerly along said east line a distance of 69.59 feet, more or less, to the POINT OF BEGINNING. Which lies easterly of the southerly extension of the east line of Lot 13, in said plat of BAYTOWN LANE and northerly of the following described line: COMMENCING at the intersection of the southerly extension of the easterly line of Lot 10 in said plat and the southerly line of the above described parcel; thence northerly along said extension a distance of 33.44 feet to the POINT OF BEGINNING of the line to be described; thence easterly to a point on the east line of the above described parcel distant 34.80 feet from the southeast corner of the above described parcel and said line there terminating.

**Section 2.** Appendix B – Zoning, Section 10 is hereby amended by adding the following:

Sec. 1016. Annexation of parcels from Baytown Township, as dedicated in the recorded plat of Baytown Lane.

**Section 3.** Appendix B – Zoning, Section 10, Sec.1012 is hereby amended by adding the following:

| Reference Document   | Adoption Date |
|----------------------|---------------|
| Resolution No. 26-15 | 7.13.26       |

**Section 4.** This ordinance shall be in full force and effect from and after its passage and publication according to law; filing of certified copies as directed by Resolution 26-15 and approval by the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings. Passed by the Bayport City Council this 13<sup>th</sup> day of July, 2026.

ATTEST:



Matt Kline, City Administrator



Michele Hanson, Mayor

**RESOLUTION NO. 26-15**

**EXTRACT OF THE MINUTES OF THE JOINT PLANNING COMMISSION AND CITY COUNCIL  
MEETING CITY OF BAYPORT, WASHINGTON COUNTY, MINNESOTA HELD JULY 13, 2026**

Pursuant to due call and notice therefore, the joint meeting of the Planning Commission and City Council of the City of Bayport, Minnesota was duly held at the Bayport City Hall in said municipality on July 13, 2026.

City Council present: Mayor Michele Hanson and Councilmembers Carl Bliss, Orin Kipp, Ethan Gilmore, and Katie Hill

Planning Commission present: Commissioners Siegfried, DeLaRosby, and Heurung

Councilmember Bliss introduced the following resolution and moved its adoption:

**A RESOLUTION EXTENDING THE CORPORATE LIMITS OF THE CITY OF BAYPORT TO  
INCLUDE CERTAIN UNINCORPORATED LAND FROM BAYTOWN TOWNSHIP, AS LEGALLY  
DESCRIBED ON THE ATTACHED EXHIBIT A, BAYPORT, WASHINGTON COUNTY,  
MINNESOTA**

**WHEREAS**, the City Council authorized to initiate annexation of property owned by Baytown Lane Enterprises LLC, as described on Exhibit A from Baytown Township on June 1, 2026, in accordance with Minnesota Statutes; and

**WHEREAS**, the property to be annexed abuts other property owned by Jim and Chris Otto (Baytown Lane Enterprises LLC) and city property and are less than 120 acres in area; and

**WHEREAS**, the property to be annexed is not presently served by public wastewater facilities in accordance with Minnesota Statutes 414.033, Subd. 2(3); and

**WHEREAS**, a public hearing to consider the annexation of the property into the city was held at a joint meeting by the Planning Commission and City Council on July 13, 2026. The public hearing was preceded by published and written notice delivered by certified mail to Baytown and all abutting property owners; and

**WHEREAS**, Commissioner Siegfried introduced a motion to recommend the City Council adopt an ordinance annexing the properties to the city. The motion was duly seconded by Commissioner DeLaRosby and upon roll call being taken thereon, the motion was approved following vote via voice:

Coleen Sigfried - aye

Bob Heurung - aye

Hal DeLaRosby – aye

**WHEREAS**, the City Council considered the annexation and the recommendations of the Planning Commission on July 13, 2026.

**NOW THEREFORE, BE IT RESOLVED** that the Bayport City Council, based on the foregoing information, does hereby ordain:

- 1) **Ordinance.** Ordinance No. 919 annexing to the city the property described by Exhibit A is adopted.
- 2) **Annexation.** The corporate limits of the City of Bayport are hereby extended to include the property described by Exhibit A.
- 3) **Zoning.** Upon annexation, the property shall be zoned R2, Single Family Urban District.
- 4) **Filing.** The City Administrator is directed to file certified copies of this Resolution and Ordinance No. 919 with the Secretary of State, County Auditor, Baytown Township, and the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings.

The motion for adoption of the foregoing resolution was duly seconded by Councilmember Gilmore and upon roll call being taken thereon, the following vote via voice:

Michele Hanson - aye  
Ethan Gilmore – aye

Carl Bliss - aye  
Orin Kipp - aye

Katie Hill – aye

**WHEREUPON**, said Resolution was declared duly passed and adopted and signed by the Mayor and attested by the City Administrator. Passed by the City Council, City of Bayport, Washington County, Minnesota, this 13<sup>th</sup> day of July, 2026.

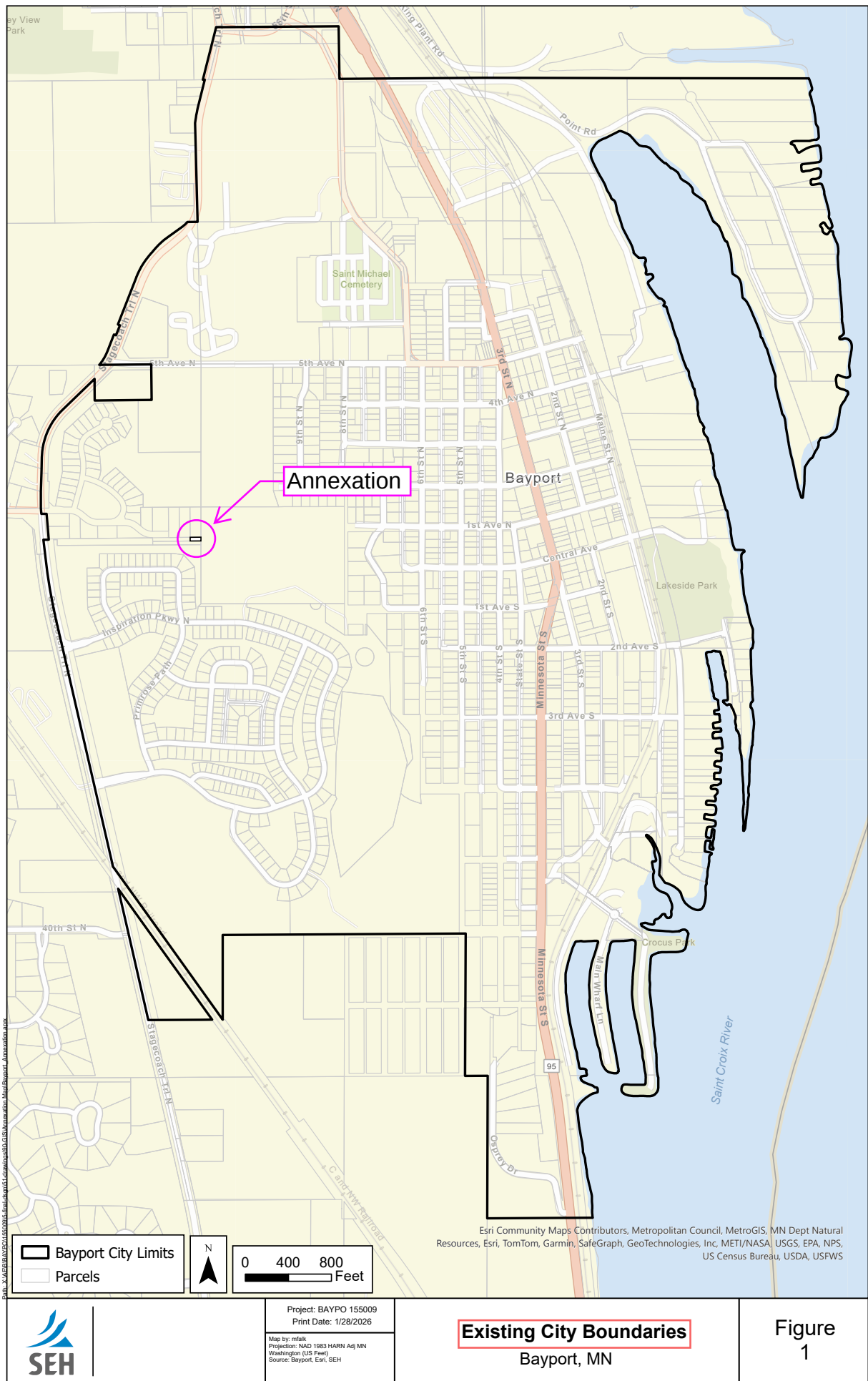
ATTEST:



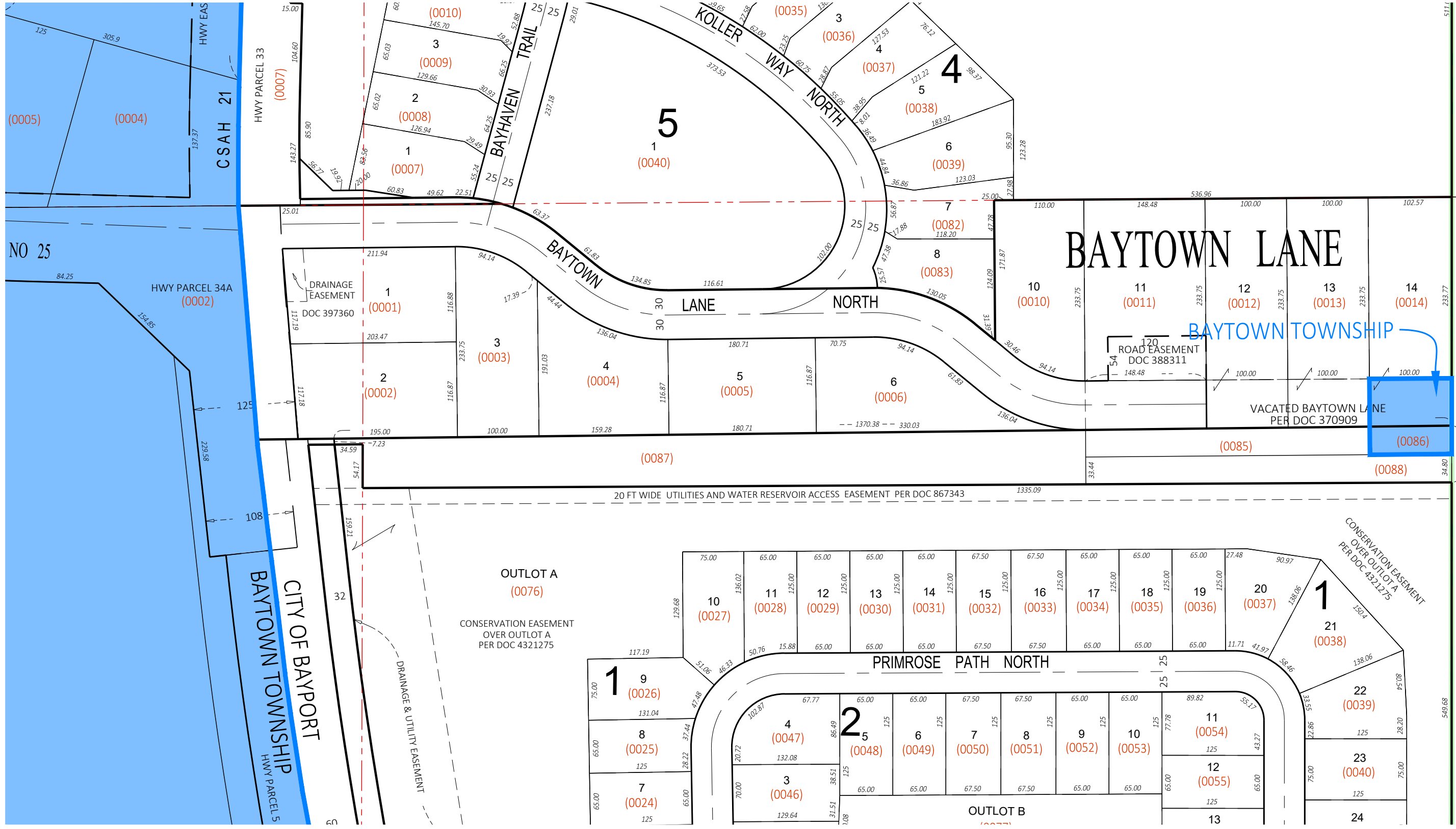
Matt Kline, City Administrator



Michele Hanson, Mayor



This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

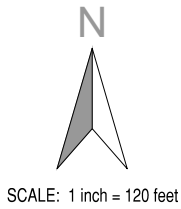


PUBLIC WORKS DEPARTMENT  
SURVEY DIVISION

11660 Myeron Road North  
Stillwater, Minnesota 55082  
(651) 430-4300  
PublicWorks@washingtoncountymn.gov  
www.washingtoncountymn.gov/548/Survey

LEGEND

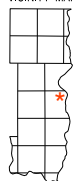
- DNR PROTECTED WATERS
- DNR PROTECTED WETLAND
- DNR PROTECTED WATERCOURSE
- MUNICIPAL BOUNDARY
- PARK BOUNDARY



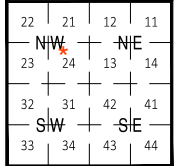
SECTION-TOWNSHIP-RANGE INDEX

|         |         |         |
|---------|---------|---------|
| 0402920 | 0302920 | 0202920 |
| 0902920 | 1002920 | 1102920 |
| 1602920 | 1502920 | 1402920 |

COUNTY VICINITY MAP



SECTION VICINITY MAP



PROPERTY IDENTIFICATION NUMBER FORMAT (GEOCODE)

| SECTION NUMBER                                              | TOWNSHIP NUMBER | RANGE NUMBER | QUARTER | SPECIFIC PARCEL |
|-------------------------------------------------------------|-----------------|--------------|---------|-----------------|
| ##                                                          | ##              | ##           | ##      | ####            |
| (0001) = LAST FOUR DIGITS OF PROPERTY IDENTIFICATION NUMBER |                 |              |         |                 |

THIS DRAWING IS THE RESULT OF A COMPILATION AND REPRODUCTION OF LAND RECORDS AS THEY APPEAR IN VARIOUS WASHINGTON COUNTY OFFICES. WASHINGTON COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES.  
PROPERTY LINES AS SHOWN ARE FOR REFERENCE PURPOSES AND MAY NOT REPRESENT ACTUAL LOCATIONS.

MAP LAST UPDATED: February 2, 2026  
NO ADDITIONAL CHANGES HAVE BEEN REPORTED TO DATE  
DATE OF CONTOURS: November, 2011 DATE OF PHOTOGRAPHY: None

# BAYHAVEN AT BAYPORT SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Pratt Construction Incorporated, a Minnesota corporation, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Lots 1 through 6 of the recorded Plat of BAYTOWN LANE, Washington County, Minnesota, as surveyed and monumented.

AND

That part of the South Half of the Northwest Quarter of Section 10, Township 29 North, Range 20 West, Washington County, Minnesota described as follows: BEGINNING at northeast corner of Outlot A, INSPIRATION 3RD ADDITION, on file and of record in the Office of the County Recorder; thence westerly along a northerly line of said Outlot A a distance of 1,335.09 feet to a corner of said Outlot A; thence northerly along a line of said Outlot A a distance of 54.17 feet to the most northerly line of said Outlot A; thence westerly along said most northerly line a distance of 34.59 feet to the westerly line of said Outlot A, being the easterly right of way line of Stagecoach Trail N, (a.k.a. as County Road No. 21); thence northerly along the northerly extension of said westerly line a distance of 7.23 feet to the southerly line of BAYTOWN LANE, on file and of record in the Office of the County Recorder, as surveyed and monumented; thence easterly along said southerly line of BAYTOWN LANE, as surveyed and monumented, a distance of 1,370.38 feet, more or less, to the east line of said South Half of the Northwest Quarter of Section 10; thence southerly along said east line a distance of 69.59 feet, more or less, to the POINT OF BEGINNING.

Which lies westerly of the southerly extension of the east line of Lot 10, said BAYTOWN LANE.

Has caused the same to be surveyed and platted as BAYHAVEN AT BAYPORT SECOND ADDITION and does hereby dedicate to the public for public use the public ways as shown on this plat and the drainage and utility easements as created by this plat.

In witness whereof said Pratt Construction Incorporated, a Minnesota corporation, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

SIGNED: Pratt Construction Incorporated, a Minnesota corporation

By \_\_\_\_\_, Its President  
Leonard W. Pratt

STATE OF MINNESOTA  
COUNTY OF WASHINGTON

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Leonard W. Pratt, President of Pratt Construction Incorporated, a Minnesota corporation, on behalf of the corporation.

\_\_\_\_\_, (SIGNATURE)

\_\_\_\_\_, (PRINTED)

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I, Daniel L. Thurmes, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on the plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Daniel L. Thurmes, Licensed Land Surveyor, Minnesota License No. 25718

STATE OF MINNESOTA  
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Daniel L. Thurmes, Licensed Land Surveyor, Minnesota License No. 25718

\_\_\_\_\_, (signature)

\_\_\_\_\_, (print)

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires January 31, 2030

BAYPORT PLANNING COMMISSION

Approved by the Planning Commission of the City of Bayport, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Signed \_\_\_\_\_, Chairperson

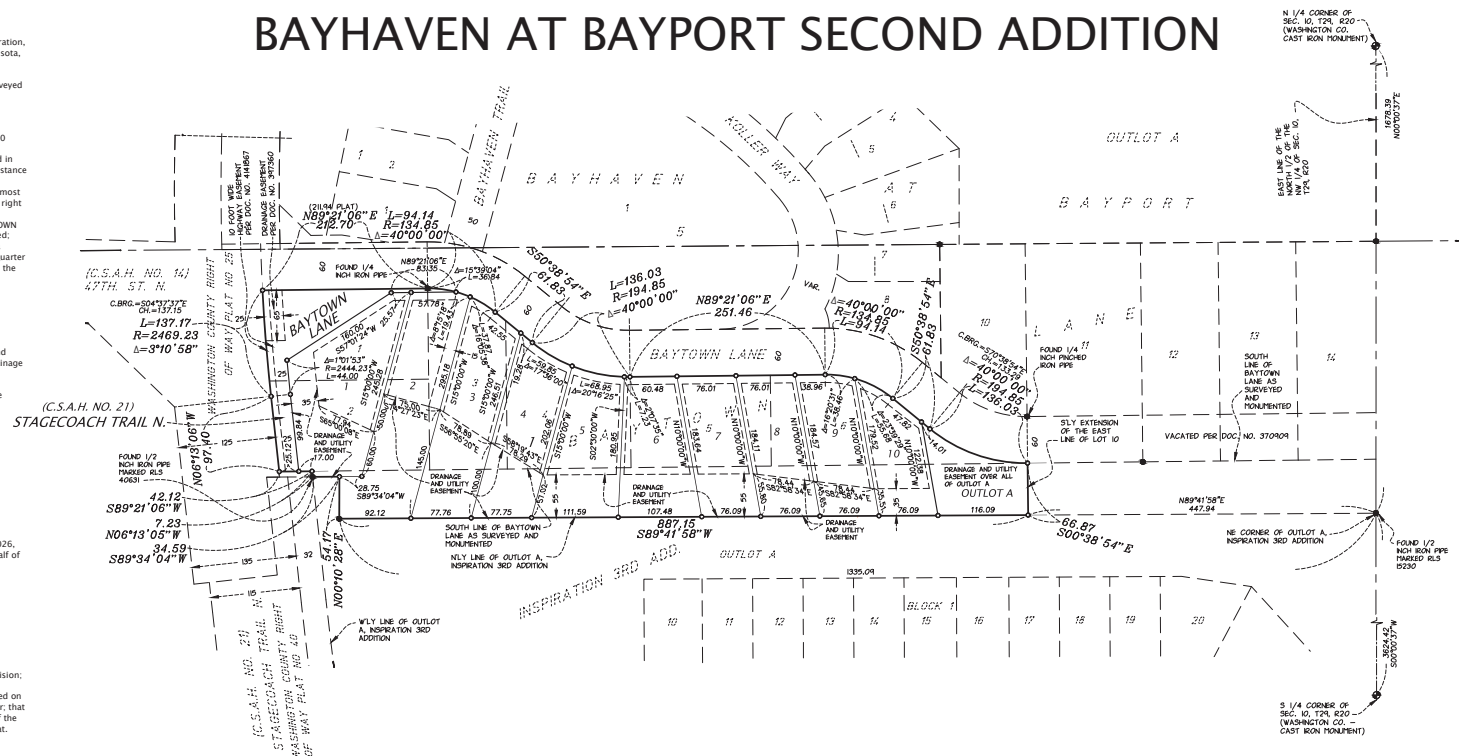
Signed \_\_\_\_\_, Secretary

CITY COUNCIL OF THE CITY OF BAYPORT

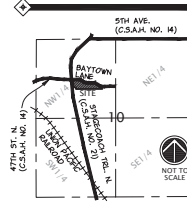
This plat was approved by the City Council of the City of Bayport, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 2026 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed \_\_\_\_\_, Mayor

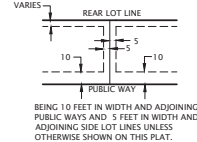
Signed \_\_\_\_\_, Clerk



VICINITY MAP



DRAINAGE AND UTILITY EASEMENTS  
ARE SHOWN AS THUS:  
(NOT TO SCALE)



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON EAST LINE NORTH HALF OF THE NW 1/4 OF SEC. 10, T29, R20, WHICH IS ASSUMED TO HAVE THE BEARING OF N00°03'17\"/>

- DENOTES SET 1/2 INCH X 1/8 INCH IRON PIPE MARKED R.L.S. 25718 UNLESS OTHERWISE INDICATED.
- DENOTES FOUND 1/2 INCH IRON PIPE UNLESS OTHERWISE INDICATED.
- DENOTES FOUND WASHINGTON COUNTY MONUMENT AS NOTED

WASHINGTON COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

By \_\_\_\_\_  
Washington County Surveyor

WASHINGTON COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9 and Section 272.12, taxes payable in the year 202\_\_\_\_\_, on real estate hereinbefore described, have been paid; and there are no delinquent taxes, and transfer has been entered, on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

By \_\_\_\_\_  
Washington County Auditor/Treasurer

By \_\_\_\_\_  
Deputy

WASHINGTON COUNTY RECORDER

Document Number \_\_\_\_\_

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded in Washington County Records.

By \_\_\_\_\_  
Washington County Recorder

By \_\_\_\_\_  
Deputy



## BAYHAVEN AT BAYPORT

KNOW ALL PERSONS BY THESE PRESENTS: That Pratt Construction Incorporated, a Minnesota corporation, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

All that part of Lots 7 through 9 of the recorded Plat of Baytown Lane, Washington County, Minnesota, as surveyed and monumented, lying southerly of the southerly line of the North One-Half of the Northwest Quarter of Section 10, Township 29 North, Range 20 West, Washington County, Minnesota.

AND

That part of the North Half of the Northwest Quarter of Section 10, Township 29 North, Range 20 West, Washington County, Minnesota, lying East of the centerline of Stagecoach Trail, formerly known as Stillwater and Point Douglas Road, EXCEPTING therefrom the following described land:

Beginning in said Township 29, Range 20, at a point on the line between Sections 10 and 3, 28 rods West of the quarter post, which quarter post stands at the northeast corner of said Section 10; thence from said point that is 28 rods West of said quarter post, southerly 20 rods; thence westerly, parallel with the said section line between sections 10 and 3, 32 rods; thence North 20 rods, to the said section line between Sections 10 and 3; thence East, on said section line, 32 rods to the point of beginning.

AND EXCEPT all that part of the North Half of the Northwest Quarter, Section 10, Township 29, Range 20, Washington County, Minnesota, described as follows:

Beginning at the northeasterly corner of said North half of the Northwest Quarter; thence West, along the northerly line thereof, 28 rods (462.00 feet); thence southerly 20 rods (330.00 feet); thence westerly, parallel with said northerly line of the North Half of the Northwest Quarter, 124.14 feet, more or less, to the intersection with the westerly line of the East 583.00 feet of said North Half of the Northwest Quarter; thence southerly, along said westerly line, 487.02 feet, more or less, to the southerly line of the North 817.00 feet of said North Half of the Northwest Quarter; thence easterly, along said southerly line, 583.03 feet, more or less, to the intersection with the easterly line of said North Half of the Northwest Quarter; thence northerly, along said easterly line, 817.04 feet, more or less, to the point of beginning.

AND EXCEPT Parcel Number 33, WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 25, filed and of record in the Washington County Recorder's Office.

AND EXCEPT that part of the Baytown Lane (public road) as dedicated, surveyed and monumented on the plat of BAYTOWN LANE, filed and of record in the Washington County Recorder's Office.

Has caused the same to be surveyed and platted as BAYHAVEN AT BAYPORT and does hereby dedicate to the public for public use the public ways as shown on this plat and the drainage and utility easements as created by this plat.

In witness whereof said Pratt Construction Incorporated, a Minnesota corporation, has caused these

presents to be signed by its proper officer this 25<sup>th</sup> day of September, 2025.

SIGNED: Pratt Construction Incorporated, a Minnesota corporation

By Leonard W. Pratt Its President  
Leonard W. Pratt

STATE OF MINNESOTA  
COUNTY OF WASHINGTON

This instrument was acknowledged before me this 25<sup>th</sup> day of September, 2025,

by Leonard W. Pratt, President of Pratt Construction Incorporated, a Minnesota corporation, on behalf of the corporation.

Connie J. P. Villari (SIGNATURE)

CONNIE J. P. VILLARI (PRINTED)

Notary Public, Minnesota  
My Commission Expires Jan. 31, 2030

I, Daniel L. Thurmes, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on the plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled; and all public ways are shown and labeled on this plat.

Dated this 25<sup>th</sup> day of September, 2025.

Dan L. Thurmes

Daniel L. Thurmes, Licensed Land Surveyor, Minnesota License No. 25718

STATE OF MINNESOTA  
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this 25<sup>th</sup> day of September, 2025, by Daniel L. Thurmes, Licensed Land Surveyor, Minnesota License No. 25718

Connie J. P. Villari (signature)

CONNIE J. P. VILLARI (print)

Notary Public,  
Dakota County, Minnesota  
My Commission Expires January 31, 2030

CITY COUNCIL OF THE CITY OF BAYPORT

This plat was approved by the City Council of the City of Bayport, Minnesota, this 29<sup>th</sup> day

of September, 2025 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed M. J. Han Mayor

Signed M. J. Han Clerk

WASHINGTON COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section

505.021, Subd. 11, this plat has been reviewed and approved this 30<sup>th</sup> day of SEPTEMBER, 2025.

By [Signature]

Washington County Surveyor

By \_\_\_\_\_

WASHINGTON COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9 and Section 272.12, taxes payable in the year 2025, on real estate hereinbefore described, have been paid; and there are no delinquent taxes, and

transfer has been entered, on this 30 day of September, 2025.

By Jennifer Wogenius Washington County Auditor/Treasurer

By Barbara Christensen Deputy

WASHINGTON COUNTY RECORDER

Document Number 4484098

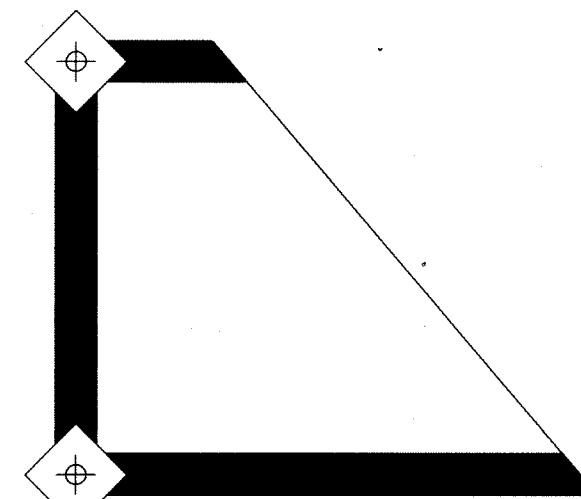
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this

30 day of September, 2025, at 3:27 o'clock P. M., and was duly recorded in Washington County Records.

By Amy Sten-Stenage

Washington County Recorder

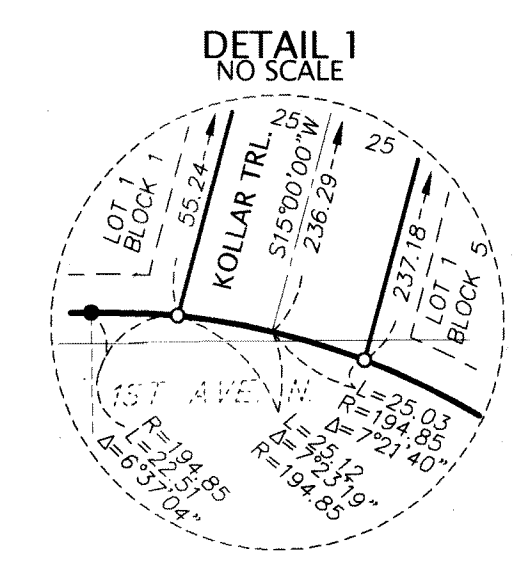
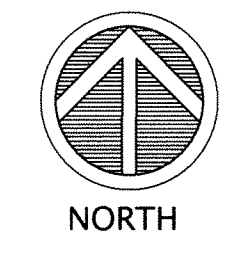
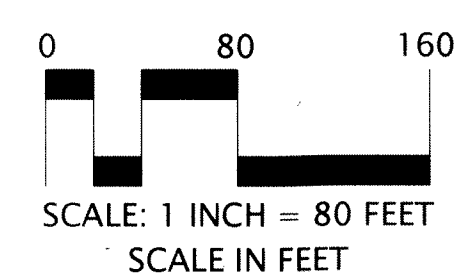
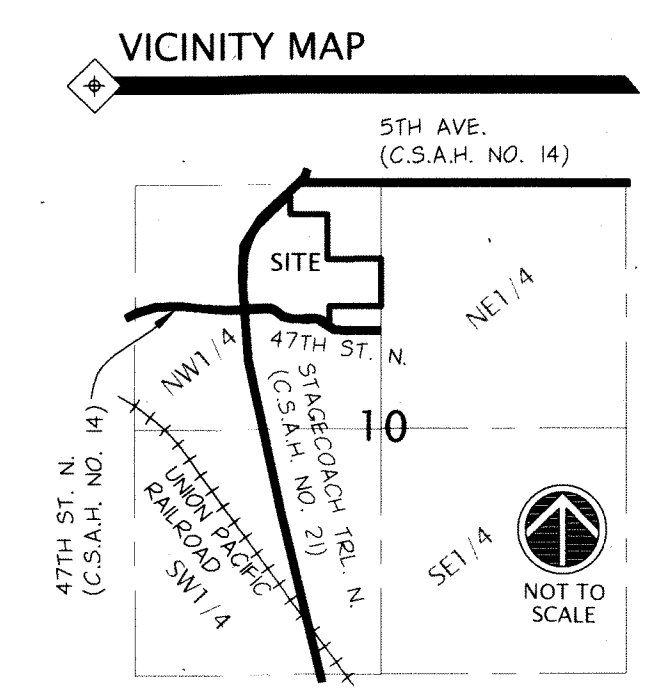
By Barbara Christensen Deputy



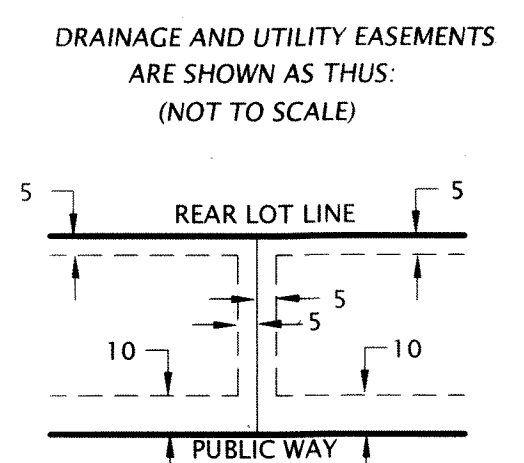
CORNERSTONE  
LAND SURVEYING, INC.

SHEET 1 OF 2 SHEETS

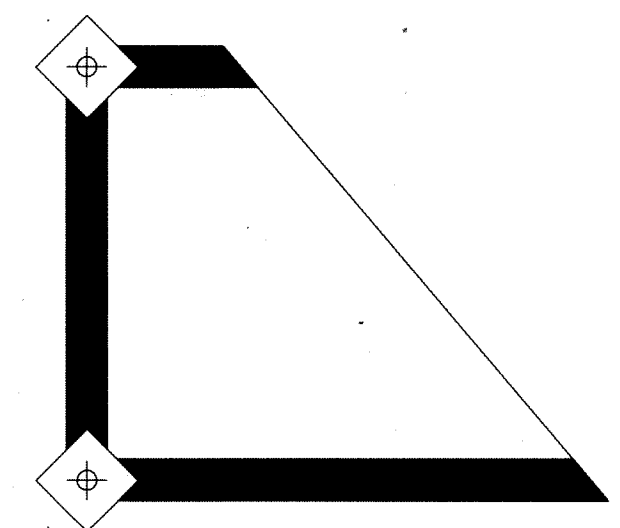
# BAYHAVEN AT BAYPORT



- THE ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON THE EAST LINE NORTH HALF OF THE NW 1/4 OF SEC. 10, T29, R20, WHICH IS ASSUMED TO HAVE THE BEARING OF N00°00'37"E.
- DENOTES SET 1/2 INCH X 18 INCH IRON PIPE MARKED R.L.S. 25718 UNLESS OTHERWISE INDICATED.
  - ⊗ DENOTES SET P.K. NAIL WITH ALUMINUM DISC MARKED RLS 25718.
  - DENOTES FOUND 1/2 INCH IRON PIPE UNLESS OTHERWISE INDICATED.
  - ⊕ DENOTES FOUND WASHINGTON COUNTY MONUMENT AS NOTED
  - WETLAND AS DELINEATED BY BOPRAY ENVIRONMENTAL ON AUGUST 9, 2024
  - (200.00' DESC.) DENOTES DEED DESCRIPTION CALL



BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND 5 FEET IN WIDTH AND ADJOINING SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.



CORNERSTONE  
LAND SURVEYING, INC.

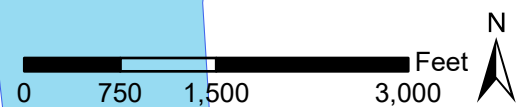
- Legend**
- Riverway Boundary
  - Municipal Boundary
  - R1 Single Family Estate
  - R2 Single Family Urban
  - R3 Multiple Family
  - PUD Planned Unit Development - Residential
  - B1 Limited Business
  - B2 Central Business
  - I Industrial

Annexation Location

Baytown Township

St. Croix  
Preparatory  
Academy

St Croix  
River



Path: X:\AEBIBAYPOCOMMONGIS\Zoning\Zoning\_2025\Zoning\_2025.aprx



3535 VADNAIS CENTER DR.  
ST. PAUL, MN 55110  
PHONE: (651) 490-2000  
FAX: (888) 908-8166  
TF: (800) 325-2055  
www.sehinc.com

Project: BAYPO 144027  
Print Date: 11/21/2025

Map by: Iosowski  
Projection: NAD\_1983\_HARN  
\_Adl\_MN\_Washington\_Feet  
Source: ArcGIS Online  
SEH File, Bayport CAD

## ZONING MAP

**EXHIBIT A  
LEGAL DESCRIPTION**

All that part of vacated Baytown Lane as dedicated in the recorded plat of BAYTOWN LANE, Washington County, Minnesota, accruing to Lot 14 in said plat by reason of the vacation thereof (vacated per Doc. No. 370909).

Except land already in the city.

AND

That part of the South Half of the Northwest Quarter of Section 10, Township 29 North, Range 20 West, Washington County, Minnesota described as follows: BEGINNING at northeast corner of Outlot A, INSPIRATION 3<sup>RD</sup> ADDITION, on file and of record in the Office of the County Recorder; thence westerly along a northerly line of said Outlot A a distance of 1335.09 feet to a corner of said Outlot A; thence northerly along a line of said Outlot A a distance of 54.17 feet to the most northerly line of said Outlot A; thence westerly along said most northerly line a distance of 34.59 feet to the westerly line of said Outlot A, being the easterly right-of-way line of Stagecoach Trail North (a.k.a. as County Road No. 21); thence northerly along the northerly extension of said westerly line a distance of 7.23 feet to the southerly line of the plat of BAYTOWN LANE, on file and of record in the Office of the County Recorder, as surveyed and monumented; thence easterly along said southerly line of said plat of BAYTOWN LANE, a distance of 1370.38 feet, more or less, to the east line of said South Half of the Northwest Quarter of Section 10; thence southerly along said east line a distance of 69.59 feet, more or less, to the POINT OF BEGINNING. Which lies easterly of the southerly extension of the east line of Lot 13, in said plat of BAYTOWN LANE and northerly of the following described line: COMMENCING at the intersection of the southerly extension of the easterly line of Lot 10 in said plat and the southerly line of the above described parcel; thence northerly along said extension a distance of 33.44 feet to the POINT OF BEGINNING of the line to be described; thence easterly to a point on the east line of the above described parcel distant 34.80 feet from the southeast corner of the above described parcel and said line there terminating.

Except land already in the city.