



Chuck Sylvester
2611 45th Street
Dickinson, TX 77539
Phone: 281.338.8502
chuck.sylvester@ftr.com

July 27, 2022

Odyssey Academy and the City of League City
c/o SLHA
845 Proton Road
Antonio, Texas 78258.

Re: No Objection – 218 E. Main Street, League City, TX - Alley Abandonment

I have reviewed the attached plat/survey of 218 E. Main Street, League City, TX - Alley Abandonment, and Frontier Communications has no objection to the plat/survey at this time.

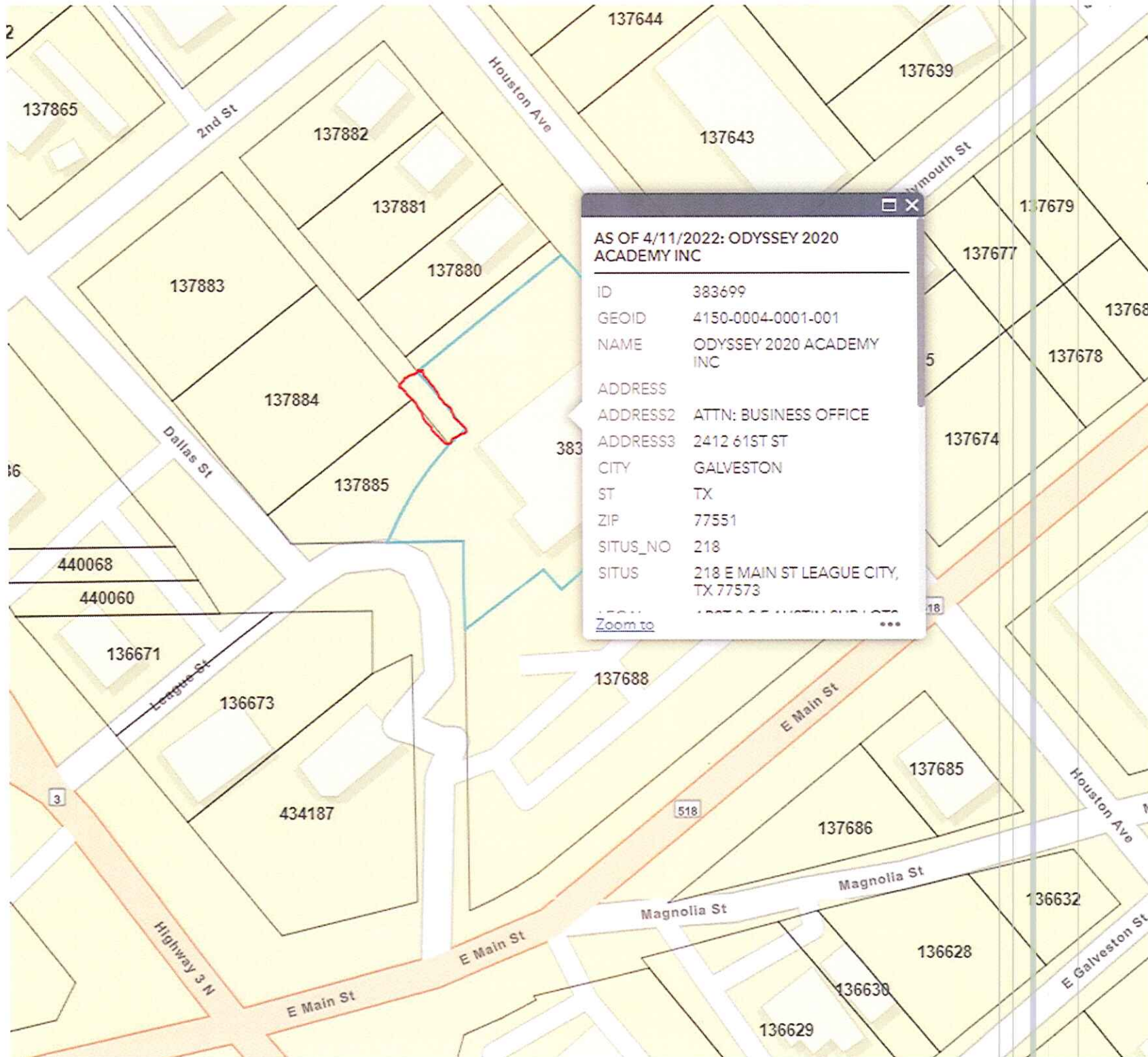
Please direct all future correspondence to me at chuck.sylvester@ftr.com or at the 2611 45th St, Dickinson, TX 77539 address.

If you have any additional questions, please contact me at (281) 338-8502 .

Sincerely,

A handwritten signature in black ink, appearing to read "Chuck D. Sylvester".

Chuck Sylvester
OSP NTKW ENGINEER
Frontier Southwest



AS OF 4/11/2022: ODYSSEY 2020
ACADEMY INC

ID 383699
GEOID 4150-0004-0001-001
NAME ODYSSEY 2020 ACADEMY
INC
ADDRESS
ADDRESS2 ATTN: BUSINESS OFFICE
ADDRESS3 2412 61ST ST
CITY GALVESTON
ST TX
ZIP 77551
SITUS_NO 218
SITUS 218 E MAIN ST LEAGUE CITY,
TX 77573

[Zoom to](#)

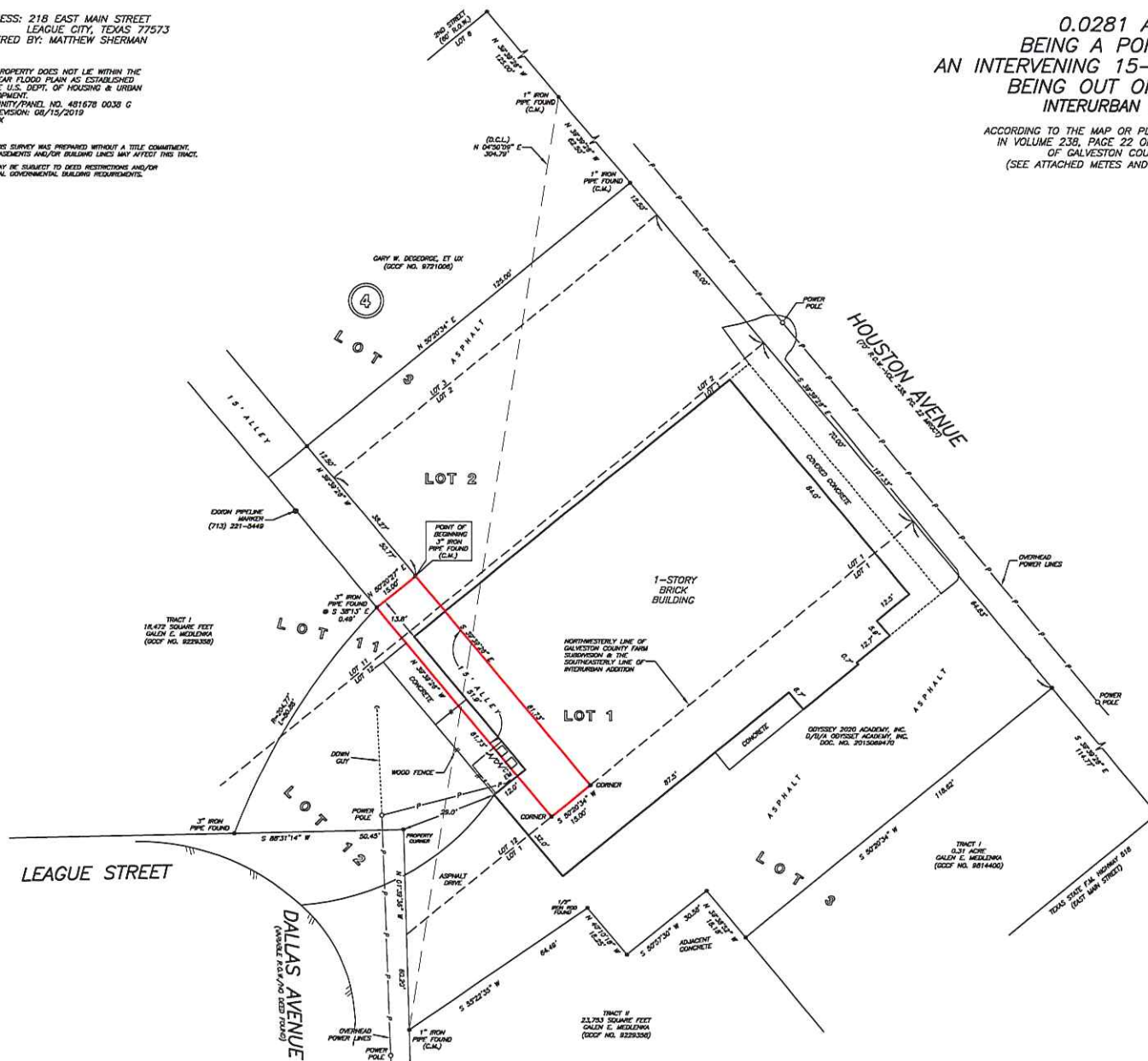
THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS ESTABLISHED
BY THE U.S. DEPT. OF HOUSING & URBAN
DEVELOPMENT.
COMMUNITY/PANEL NO. 481678 0038 G
MAP REVISION: 08/15/2019
ZONE X

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 238, PAGE 22 OF THE MAP RECORDS
OF GALVESTON COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

SCALE: 1" = 20'



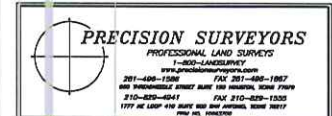
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCUMBRANCES APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.



TERENCE P. MISH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4001
DRAWING NO. 22-0498-1
JULY 26, 2022

G.E.L.-C-10 TYPICAL CONTROL LINE
RECORD - 1000' GOLF NO. 201/20284-70

CONVULSANT ACTING AS AN





July 27, 2022

Heidi Hernandez
Land/Right of Way Specialist
Project Management

Re: Odyssey Academy - 218 E. Main Street, League City, TX

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced survey dated July.

At this time, Comcast Cable has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street rights-of-way. Abandonment of any of the above requires a formal review, consent, and closure process.

Please feel free to contact me at 435-224-2356 with any questions that you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Houston", with a stylized flourish extending to the right.

Jeff Houston
Authorized Representative



1207 W. Parkwood Ave.
Friendswood, TX 77546
(281) 996-0453, ext. 37103

July 28, 2022

Heidi Hernandez
Land/Right of Way Specialist
City of League City
300 W. Walker Street
League City, TX 77573

RE: 218 E. Main Street, League City, TX

Dear Ms. Hernandez:

TNMP completed its review of the Property Survey for 218 E. Main Street, League City, being a portion of an intervening 15 feet wide alley, being out of Block 4, Interurban Addition, according to the Map or Plat thereof recorded in Volume 238, Page 22 of the Map Records of Galveston County, Texas.

TNMP maintains no distribution facilities within the reference alley. TNMP has no objections to the referenced alley abandonment. TNMP is able to provide electric service to the referenced site, in accordance with the Public Utility Commission of Texas Rates and Tariffs. Public Utility Commission of Texas Rates and Tariffs can be found on website:

<http://www.puc.texas.gov/industry/electric/rates/Trans/TNMP.pdf>

You must have Adobe-Acrobat-PDF to view on computer. For a free download, this can be found at website:

<http://www.adobe.com/products/acrobat/adobepdf.html>.

This letter does not give consent to any encroachments, abandonment of pre-existing easement, roads, alleys, or street rights-of-way. Abandonment of the above requires a formal review, and closure process.

Please contact me should you have any questions or require additional information at 281.996.0453, ext. 37103 or via email at vincent.herrera@tnmp.com

Sincerely,

Vincent R. Herrera, P.E.
Director – Distribution Engineering
TNMP



CenterPoint Energy
P.O. Box 1700
Houston, TX 77251-1700

August 3, 2022

Matthew Sherman
Odyssey 2020 Academy, Inc.
d/b/a Odyssey Academy, Inc.
218 East Main Street
League City, Texas 77573

Re: Street & Alley Closure at 218 East Main Street, League City, Texas 77573
R/W File # 175739

Dear Matthew Sherman:

The City of League City has been asked to close and abandon a portion of 218 East Main Street.

CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations and CenterPoint Energy Intrastate Pipelines, Inc., herein collectively called "CenterPoint Energy", has investigated the request, and determined that it has no facilities located within the area to be abandoned. Therefore, CenterPoint Energy will interpose no objection to the request as filed.

This letter of concurrence shall become null and void in the event two (2) years has transpired from the above date and this street/alley closure has not been completed. CenterPoint Energy respectfully requests that the City of League City forward a copy of the final abandonment ordinance to CenterPoint Energy to complete our files and to update our map records.

Yours truly,

CenterPoint Energy

A handwritten signature in blue ink that reads "Sheila R. Agee".

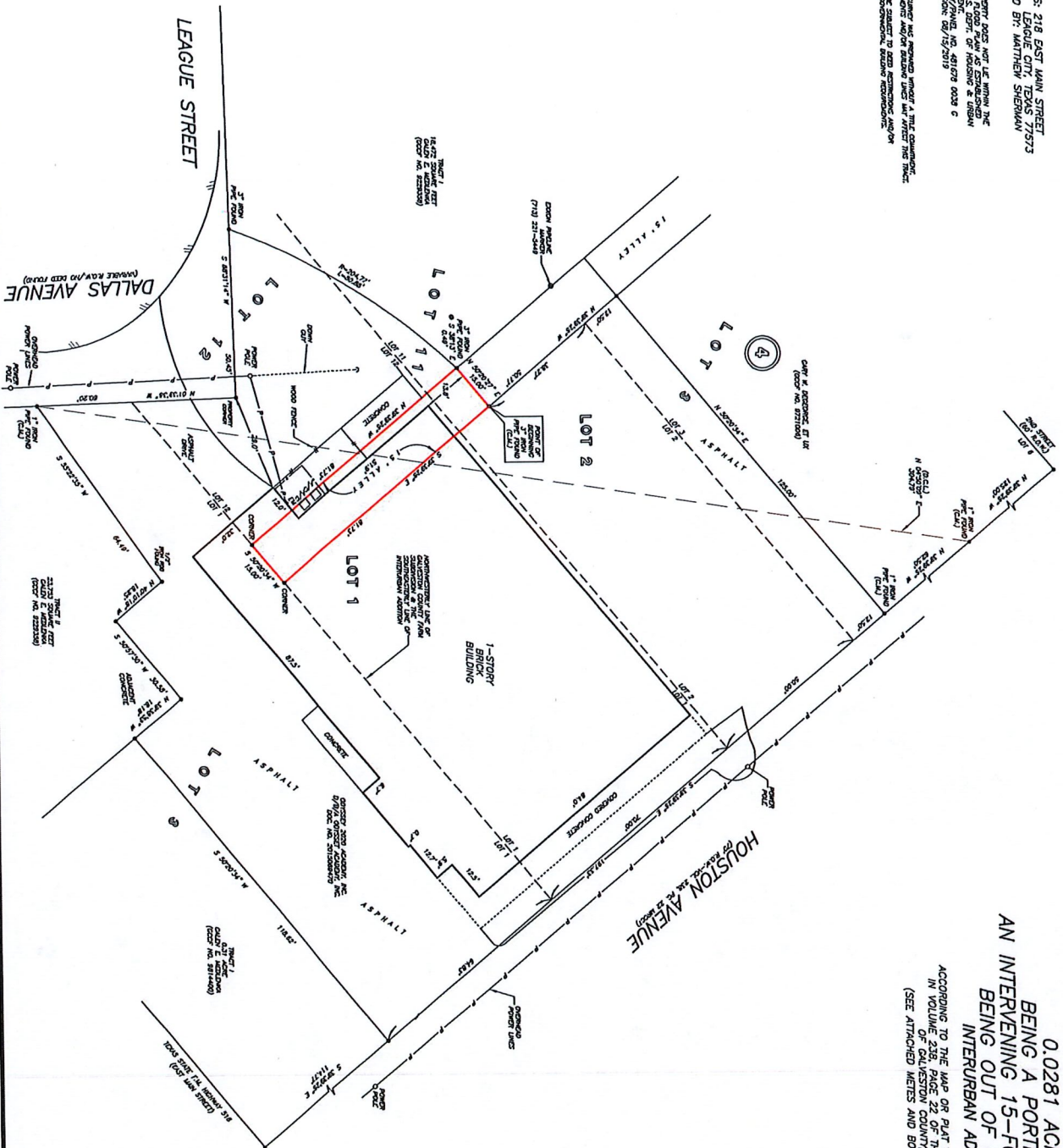
Sheila R Agee
Senior Right of Way Agent
Surveying & Right of Way
713-207-6349

Enclosures

ADDRESS: 218 EAST MAIN STREET
 DALLAS, TEXAS 75203
 ORDERED BY: MATTHEW SHERMAN

THIS SURVEY WAS MADE FOR THE PURPOSE OF
 THE PARTIAL EASE AS ESTABLISHED
 BY THE U.S. DEPT. OF HOUSING & URBAN
 DEVELOPMENT, NO. 481678 0028 0
 ZONE 2
 DATE: 08/15/2019

NOTE: THE SURVEY WAS MADE UNDER A TITLE COMMITMENT
 OTHER DOCUMENTS MAY BE REQUIRED TO VERIFY THE TRUTH
 AND ACCURACY OF THE SURVEY.



0.0281 ACRE
 BEING A PORTION OF
 AN INTERVENING 15-FOOT WIDE ALLEY
 BEING OUT OF BLOCK 4
 INTERURBAN ADDITION

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 22 OF THE MAP RECORDS
 OF DALLAS COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYORS
 2814 LEBLANC AVENUE, SUITE 100
 DALLAS, TEXAS 75246
 PHONE: 214-343-1100
 FAX: 214-343-1101
 WWW.PRECISIONSURVEYORS.COM

1. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE 15th DAY OF AUGUST, 2019, AT THE
 OFFICE OF THE SURVEYOR, DALLAS COUNTY, TEXAS.
 I, THE SURVEYOR, HAVE BEEN DULY QUALIFIED
 BY THE STATE OF TEXAS TO PERFORM THIS
 SURVEY AND THAT I HAVE NOT BEEN
 DISQUALIFIED OR EXCLUDED FROM THE
 PRACTICE OF SURVEYING IN DALLAS COUNTY, TEXAS.
 I HAVE NOT BEEN CONVICTED OF A CRIME
 INVOLVING FRAUD OR PERJURY IN THE
 PRACTICE OF SURVEYING.

TRUSTEES: A. J. JONES
 DALLAS COUNTY, TEXAS
 NO. 481678 0028 0
 DATE: 08/15/2019

SCALE: 1" = 20'

STATE OF TEXAS

COUNTY OF GALVESTON

§
§
§
§
§

A TRACT OF LAND CONTAINING 0.0281 ACRE (1,226 SQUARE FEET) BEING A PORTION OF AN INTERVENING 15-FOOT WIDE ALLEY, BEING OUT OF BLOCK 4 OF THE INTERURBAN ADDITION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 238, PAGE 22 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS. SAID 0.0281 ACRE TRACT ALSO BEING OUT OF A CALLED 0.7446 ACRE TRACT BEING RECORDED IN THE NAME ODYSSEY 2020 ACADEMY, INC. D/B/A ODYSSEY ACADEMY, INC. UNDER GALVESTON COUNTY CLERK'S FILE NUMBER (G.C.C.F. NO.) 2015069470 IN THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS (O.P.R.G.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
(BEARINGS ARE BASED IN G.C.C.F. NO. 2015069470 IN THE O.P.R.G.C.T.)

BEGINNING at a 3 Inch iron pipe found in the southwesterly line of Lot 2, in said Block 4 of the Interurban Addition and the northeasterly line of said intervening 15-foot wide alley (alley not open-no record of abandonment found), being an interior corner of said 0.7446 Acre tract and the northerly corner of this tract;

THENCE, S 39° 39' 26" E, in part crossing a 1-story building and along the southwesterly line of said Lot 2 and Lot 1, in said Block 4 of the Interurban Addition, being the northeasterly line of said 15-foot alley and this tract, a distance of 81.73 feet to a point in said building for the southerly corner of said Lot 1 and easterly corner of said 15-foot wide alley and this tract;

THENCE, S 50° 20' 34" W, crossing said 1-story building and along the southeasterly line of said 15-foot alley and this tract, a distance of 15.00 feet to a point in said building for the southerly corner of said 15-foot wide alley and this tract and the easterly corner of Lot 12, in said Block 4 of the Interurban Addition;

THENCE, N 39° 39' 26" W, in part crossing said 1-story building and along the northeasterly line of said Lot 12 and Lot 11, in said Block 4 of the Interurban Addition and the southwesterly line of said 15-foot alley and this tract, a distance of 81.73 feet to a point in aforesaid 0.7446 Acre tract for the westerly corner of this tract from which a 3 Inch iron pipe found at S 38° 13' E, a distance of 0.49 feet;

THENCE, N 50° 20' 27" E, crossing said 15-foot wide alley and the northwesterly line of this tract, a distance of 15.00 feet to the POINT OF BEGINNING and containing 0.0281 Acre of land.

See Attached Drawing



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
July 20, 2022
Job No. 22-04984