

## EXHIBIT "B"

### **SANITARY SEWER EASEMENT METES AND BOUNDS DESCRIPTION 0.4232 ACRES OF LAND IN THE STEVEN F. AUSTIN LEAGUE, ABSTRACT NO. 3, GALVESTON COUNTY, TEXAS**

**BEING** a 0.4232 of an acre tract of land situated in the Steven F. Austin League, Abstract No. 3, Galveston County, Texas, and being part of Block "M" of Subdivision No. 9 (a subdivision recorded in Volume 153, Page 197, Galveston County Deed Records), and being part of that certain 22.364 acre tract of land described in the deed to League City United Methodist Church, recorded in Galveston County Clerk's File No. 2006043407 of the Official Public Records of Real Property, Galveston County, Texas; said 0.4232 of an acre tract being described by metes and bounds as follows:

**COMMENCING** at a found 5/8 inch iron rod for the northeasterly cutback corner at the southeast intersection of Butler Road (70 foot right-of-way) and of League City Parkway (S.H. 96, right-of-way width varies) recorded in Galveston County Clerk's File No. 8413029 of the Official Public Records of Real Property, Galveston County, Texas;

**THENCE**, North 87 degrees 01 minutes 38 seconds East, with the south right-of-way line of League City Parkway and the north line of said 22.364 acre tract, 31.90 feet to the **POINT OF BEGINNING** of the tract herein described;

**THENCE**, North 87 degrees 01 minutes 38 seconds East, continuing with the south right-of-way line of League City Parkway and the north line of said 22.364 acre tract, 283.48 feet to a point from which a found 5/8 inch iron rod bears North 89 degrees 12 minutes West, 3.49 feet, said point being at the beginning of a tangent curve to the left having a radius of 840.00 feet;

**THENCE**, in an easterly direction along said curve, continuing with said south right-of-way line and the north line of said 22.364 acre tract, through a delta angle of 03 degrees 54 minutes 46 seconds, 57.36 feet to a found TxDOT Disk for the northwest corner of that certain 0.6780 acre tract described in the deed to the State of Texas recorded in Galveston County Clerk's File No. 2006082685 of the Official Public Records of Real Property, Galveston County, Texas;

**THENCE**, South 03 degrees 02 minutes 14 seconds East, with the west line of said 0.6780 acre tract, 9.10 feet to a found TxDOT Disk for the southwest corner of said 0.6780 acre tract;

**THENCE**, North 87 degrees 21 minutes 04 seconds East, with the south line of said 0.6780 acre tract, 154.38 feet to a found TxDOT Disk at the beginning of a non-tangent curve to the left whose radius point bears North 05 degrees 13 minutes 46 seconds West, 996.00 feet;

**THENCE**, in an easterly direction along said curve, continuing with the south line of said 0.6780 acre tract, through a delta angle of 02 degrees 49 minutes 27 seconds, 49.09 feet to a point in the west line of a 50 foot easement to Phillips Petroleum Company recorded in Galveston County Clerk's File No. 8350190 of the Official Public Records of Real Property, Galveston County, Texas;

**THENCE**, with the west line of said 50 foot easement, the following three courses and distances:

South 03 degrees 04 minutes 37 seconds East, 460.49 feet;

South 11 degrees 32 minutes 14 seconds East, 207.50 feet;

South 00 degrees 58 minutes 43 seconds East, 40.71 feet to a point for corner in the proposed northerly right-of-way line of Turner Road (proposed right-of-way width 80.00 feet);

**THENCE**, South 87 degrees 07 minutes 58 seconds West, with the proposed northerly right-of-way line of Turner Road, 15.01 feet;

**THENCE**, North 00 degrees 58 minutes 43 seconds West, 39.82 feet;

**THENCE**, North 11 degrees 32 minutes 14 seconds West, 207.22 feet;

**THENCE**, North 03 degrees 04 minutes 37 seconds West, 451.50 feet;

**THENCE**, South 87 degrees 01 minutes 38 seconds West, 515.93 feet;

**THENCE**, South 42 degrees 58 minutes 32 seconds West, 76.75 feet to a point in the east right-of-way line of said Butler Road;

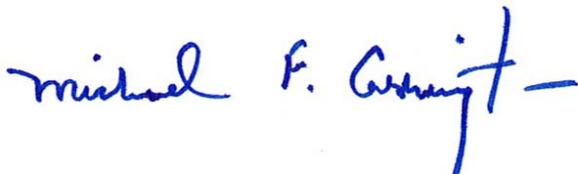
**THENCE**, North 02 degrees 58 minutes 22 seconds West, with said east right-of-way line of Butler Road, 27.83 feet;

**THENCE**, North 42 degrees 58 minutes 32 seconds East, 58.30 feet to the **POINT OF BEGINNING** and containing 0.4232 of an acre of land.

The bearings hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS Adjustment. The distances shown are surface datum. To convert to grid divide by a combined project adjustment factor of 1.00013. League City reference mark LC-2005-133 and League City reference mark LC-2005-139 were used as a basis for this survey.

This description was prepared in conjunction with a survey made on the ground in November and December of 2014 and with a survey drawing prepared by Baseline Corporation bearing the same date as this description.

Revised February 24, 2015  
Revised January 8, 2015  
December 4, 2014  
By: BASELINE CORPORATION  
TBPLS Firm No. 10030200

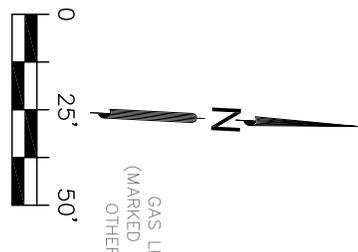


Michael F. Carrington, RPLS  
Texas Registration No. 5366



LOT 1  
8.3547 ACRES  
BRITTANY PLAZA  
VOLUME 2008A, PAGE 51  
M.R.G.C.T.

**LEAGUE CITY PARKWAY  
(STATE HIGHWAY 96)**  
(R.O.W. WIDTH VARIES)



**NOTES**

1. G.C.C.F. = GALVESTON COUNTY CLERK'S FILE NUMBER  
O.P.R.R.P.G.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS
2. G.C.D.R. = GALVESTON COUNTY DEED RECORDS
3. M.R.G.C.T. = MAP RECORDS GALVESTON COUNTY, TEXAS
4. SURVEY PREPARED WITHOUT BENEFIT OF CURRENT TITLE COMMITMENT. OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
5. THE BEARINGS SHOWN HEREON WERE DERIVED FROM REDUNDANT RTK GPS OBSERVATIONS AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83 CORRS ADJUSTMENT. THE DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE DATUM. TO CONVERT TO GRID DIVIDE BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 1.00013. LEAGUE CITY REFERENCE MARK LC-2005-133 AND LEAGUE CITY REFERENCE MARK LC-2005-139 WERE USED AS A BASIS OF THIS SURVEY.
6. SEE ATTACHED PAGES 1 AND 2 OF 7 FOR METES AND BOUND DESCRIPTION.

STEPHEN F. AUSTIN LEAGUE,  
ABSTRACT NO. 3

BLOCK "M"  
SUBDIVISION NO. 9  
VOLUME 153, PAGE 197  
G.C.D.R.

22.364 ACRES TO:  
LEAGUE CITY UNITED  
METHODIST CHURCH  
G.C.C.F. No. 2006043407  
O.P.R.R.P.G.C.T.

SANITARY SEWER  
EASEMENT  
0.4232 ACRES

MATCHLINE SEE SHEET 4

DATE: FEBRUARY 24, 2015  
DRAWN BY: MFC  
APPROVED BY: SEW  
JOB No.: PAGE 3 OF 7

REVISED  
EXHIBIT MAP OF A 0.4232 ACRE  
SANITARY SEWER EASEMENT IN THE  
STEPHEN F. AUSTIN LEAGUE  
ABSTRACT 3  
GALVESTON COUNTY, TEXAS



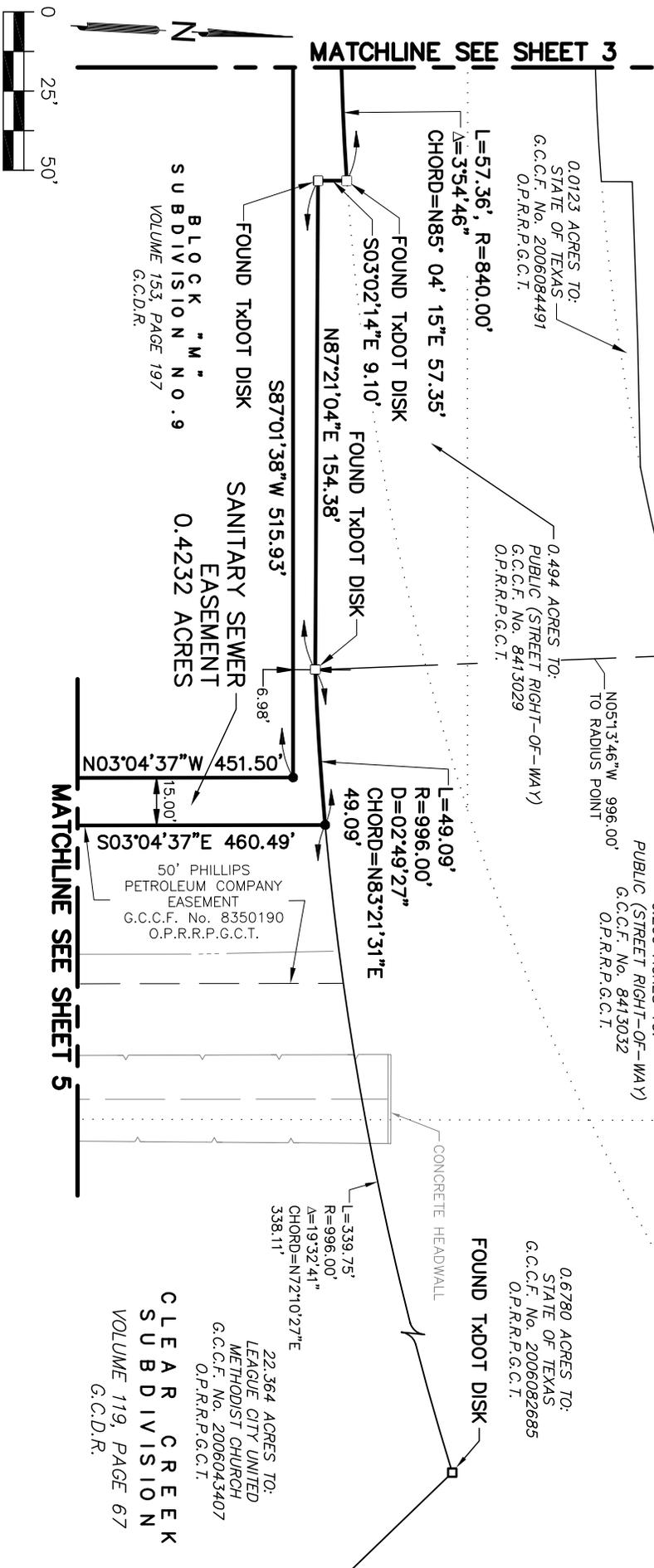
**BASELINE**  
Professional Surveyors  
BASELINE CORPORATION  
1750 SEAMIST DRIVE, SUITE #160, HOUSTON, TEXAS 77008  
PHONE (713) 869-0155  
FAX (713) 869-1541  
TBPLS FIRM No. 10030200

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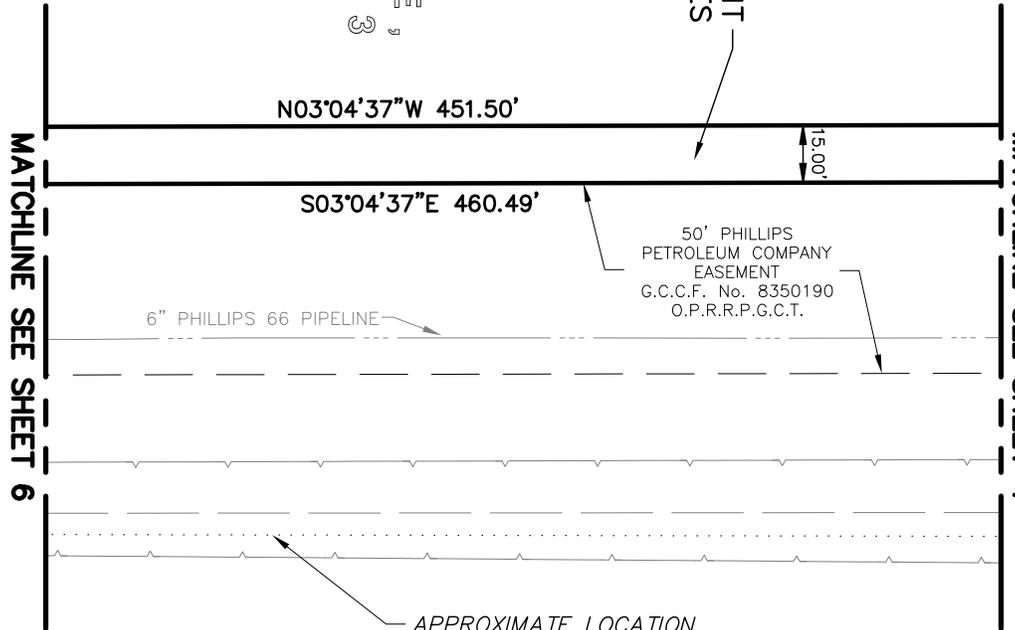
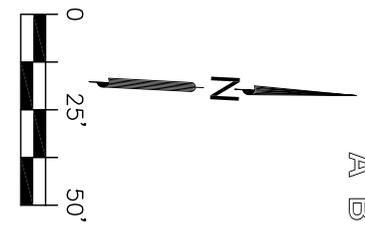
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**SANITARY SEWER EASEMENT  
 0.4232 ACRES**

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 SUBDIVISION NO. 9  
 VOLUME 153, PAGE 197  
 G.C.D.R.**

**STEPHEN F.  
 AUSTIN LEAGUE,  
 ABSTRACT NO. 3**

**MATCHLINE SEE SHEET 4**



**MATCHLINE SEE SHEET 6**

APPROXIMATE LOCATION  
 OLD SUBDIVISION LINE

22.364 ACRES TO:  
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 G.C.C.F. No. 2006043407  
 O.P.R.R.P.G.C.T.

**CLEAR CREEK  
 SUBDIVISION  
 VOLUME 119, PAGE 67  
 G.C.D.R.**

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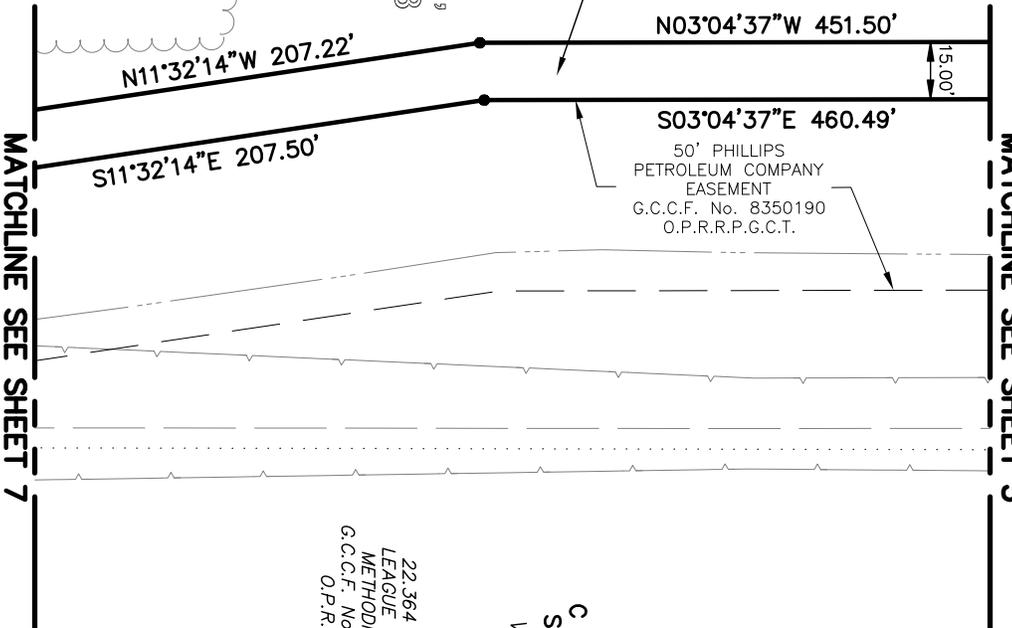
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**SANITARY SEWER EASEMENT**  
**0.4232 ACRES**

**STEPHEN F.**  
**AUSTIN LEAGUE,**  
**ABSTRACT NO. 3**

**MATCHLINE SEE SHEET 5**



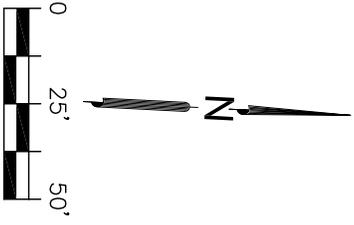
**S03°04'37\"/>**

50' PHILLIPS  
PETROLEUM COMPANY  
EASEMENT  
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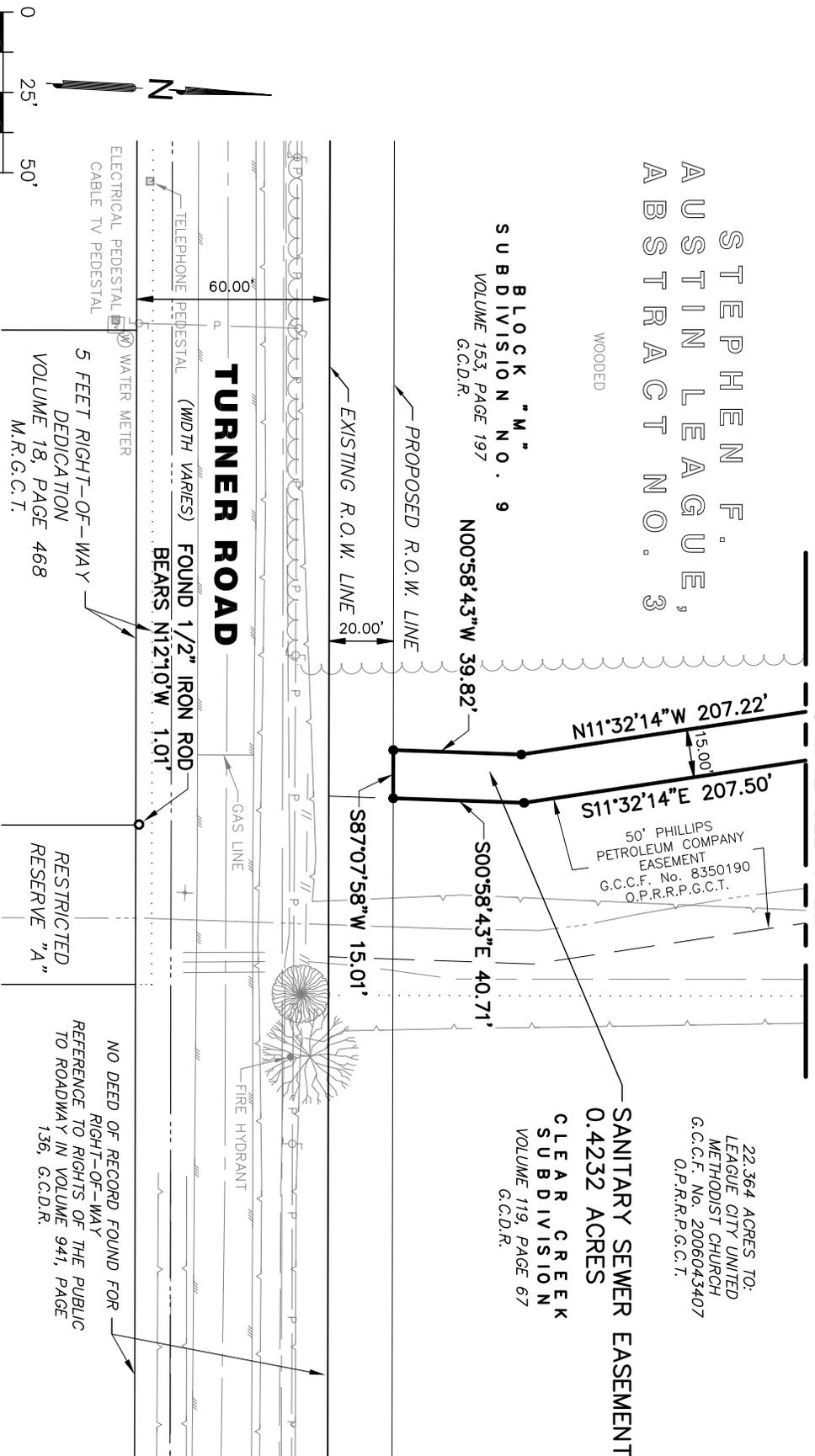
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MATCHLINE SEE SHEET 6

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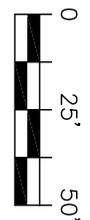
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