

Project No.: WW0103  
Project Name: Southwest Water Reclamation Facility

**RIGHT OF ENTRY and TEMPORARY USE AGREEMENT**

STATE OF TEXAS §

COUNTY OF GALVESTON §

**WHERE AS** the City of League City, hereinafter referred to as the “City”, desires to acquire from West Oak Development, LTD., hereinafter referred to as the “Grantor”, a right of entry for access purposes over, upon, and across property defined as a temporary access road, hereinafter referred to as the “Property”, lying and being situated in the City of League City, County of Galveston, and State of Texas, as more particularly described in or depicted on Exhibit “A” attached hereto and made a part hereof, and

**WHERE AS** the City, and/or its designated agents, desires to enter upon said premises for the purpose of gaining access associated with the operations of the City’s Southwest Water Reclamation Facility (hereinafter the “Project”); and

**WHERE AS** it is mutually agreeable to the Grantor and the City that the City and/or its designated agents shall have the right to enter upon the Property for the above stated purpose(s), subject to the following special conditions:

**SPECIAL CONDITIONS:**

1. The rights granted to City herein shall remain in full force and effect from the date of execution of this instrument and shall expire five (5) years from the date of execution of this instrument, or until such time that a permanent access has been provided to the Project site.
2. The rights granted to City herein are appurtenant to and run with any portion of the underlying fee simple estate encumbered herein, whether or not the rights are referenced or described in any conveyance of all or such portion of the underlying fee simple estate.
3. Improvement and maintenance of the construction access road, during the term of this agreement, will be at the sole expense of City, and City has the right to remove any encroachments on the access road; provided, however, that in the event Grantor shall permit third parties to utilize the access road, Grantor shall bear responsibility for pro rata share of maintenance costs
4. City will construct and maintain a new access road from Maple Leaf Drive and Grand Bluff Lane, connecting to Grantors existing access road.
5. City will construct and maintain an entrance/exit at the intersection of Maple Leaf Drive and Grand Bluff Lane, and install a new security gate and cattle guard crossing.
6. City will construct and maintain an entrance/exit at McFarland Road and install a new security gate and cattle guard crossing.
7. City shall install signs indicating “Project Access Authorized Vehicles Only.”
8. City shall maintain entrance/exit gates locked during times that the access road is not being used.
9. The City will pay the Grantor \$5,950.00 annually, on the anniversary of this agreement, for the right of entry and temporary use of the access road.

Now, therefore, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, the Grantor does hereby grant permission to the City and/or the City’s designated agents to enter upon the Property to perform the activities necessary to operate the Project.

Approved by the City \_\_\_\_\_ Date: \_\_\_\_\_

Approved by the City of League City:

\_\_\_\_\_  
Tim Paulissen, Mayor Date: \_\_\_\_\_

ATTEST/ SEAL:

\_\_\_\_\_  
Diana Stapp, City Secretary

Approved by Grantor: *J. K. [Signature]*

T. B. Campbell  
Printed Name/Title

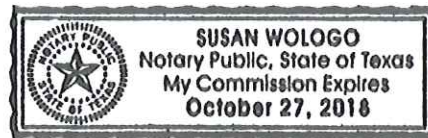
Date: 05/28/12

THE STATE OF TEXAS  
COUNTY OF GALVESTON

This instrument was acknowledged before me on 28 day of May, 2015 by  
T. B. Campbell of West Oak Development, LTD.

*[Signature]*  
Notary Public, State of Texas  
Notary's printed name:

Notary's commission expires: 10/27/18



**EXHIBIT "A"**  
**30 FOOT WIDE TEMPORARY ACCESS EASEMENT**

Being 1.75 acres (76,301 square feet) of land situated in the **L.&G.N.R.R. CO. SURVEY NO. 3**, BLOCK 1, ABSTRACT NUMBER 614, Galveston County, Texas, and being out of and a part of that certain called 244.491 (Tract D) of land conveyed to West Oak Development, Ltd. by instrument recorded under Clerk's File Number 9645591 in the Official Public Records of Real Property in Galveston County, Texas, the centerline of said 1.75 acres (30 foot wide access easement) being more particularly described by metes and bounds as follows:

BEARINGS ARE LAMBERT GRID BEARINGS AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204. ALL DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY APPLYING THE COMBINED SCALE FACTOR 0.99986939.

**COMMENCING** at an iron rod with cap stamped 'GeoSurv' set for the Northwest corner of Maple Leaf Drive, a 100 foot wide right-of-way easement recorded under Clerk's File Number 8801085, same being a point in the South line of Brittany Bay Boulevard, a called 100 foot wide right-of-way easement recorded under Clerk's File Number 8801083, all in the Official Public Records of Real Property in Galveston County, Texas;

**THENCE** S 08°48'11" W, along the Northwesterly line of said Maple Leaf Drive, a distance of 140.00 feet to the point for curvature of a tangent curve to the right, said curve having a radius of 2950.00 feet and a central angle of 41°31'45";

**THENCE** Southwesterly, along the Northwesterly line of said Maple Leaf Drive and the arc of said tangent curve to the right, a distance of 2138.22 feet, the chord of which bears S 29°34'04" W, 2091.72 feet, to a point for tangency;

**THENCE** S 50°19'56" W, along the Northwesterly line of said Maple Leaf Drive, a distance of 352.28 feet to the point for curvature of a tangent curve to the left having a radius of 3250.00 feet and a central angle of 23°07'08";

**THENCE** Southwesterly, along the Northwesterly line of said Maple Leaf Drive and the arc of said curve to the left, a distance of 1311.37 feet, the chord of which bears S 38°46'22" W, 1302.49 feet, to the **POINT OF BEGINNING** and the most Easterly terminus of the herein described centerline;

**THENCE** N 54°34'43" W, a distance of 223.35 feet to a point for curvature of a tangent curve to the left, said curve having a radius of 125.00 feet and a central angle of 37°20'55";

**THENCE** Northwesterly, along the arc of said curve to the left, a distance of 81.48 feet, the chord of which bears N 73°15'11" W, 80.05 feet, to a point for tangency;

**THENCE** S 88°04'21" W, a distance of 380.57 feet to a point for curvature of a tangent curve to the left having a radius of 80.00 feet and a central angle of 85°56'35";

**THENCE** Southwesterly, along the arc of said curve to the left, an arc distance of 120.00 feet, the chord of which bears S 45°06'04" W, 109.06 feet, to a point for tangency;



**THENCE** S 02°07'46" W, a distance of 335.80 feet to a point for curvature of a tangent curve to the right having a radius of 235.00 feet and a central angle of 69°10'55";

**THENCE** Southwesterly, along the arc of said curve to the right, an arc distance of 283.75 feet, the chord of which bears S 36°43'14" W, 266.83 feet, to a point for compound curvature of a tangent curve having a radius of 155.00 feet and a central angle of 64°16'07";

**THENCE** Northwesterly, along the arc of said curve to the right, an arc distance of 173.86 feet, the chord of which bears N 76°33'15" W, 164.89 feet to a point for reverse curvature of a tangent curve having a radius of 150.00 feet and a central angle of 32°43'54";

**THENCE** Northwesterly, along the arc of said curve to the left, an arc distance of 85.69 feet, the chord of which bears N 60°47'08" W, 84.53 feet, to a point for reverse curvature of a tangent curve having a radius of 1,025.00 feet and a central angle of 09°36'15";

**THENCE** Northwesterly, along the arc of said curve to the right, an arc distance of 171.81 feet, the chord of which bears N 72°20'57" W, 171.61 feet, to a point for reverse curvature of a tangent curve having a radius of 1,025.00 feet and a central angle of 09°34'06";

**THENCE** Northwesterly, along the arc of said curve to the left, an arc distance of 171.17 feet, the chord of which bears N 72°19'53" W, 170.97 feet, to a point for reverse curvature of a tangent curve having a radius of 1,025.00 feet and a central angle of 13°40'10";

**THENCE** Northwesterly, along the arc of said curve to the right, an arc distance of 244.54 feet, the chord of which bears N 70°16'51" W, 243.96 feet, to a point for reverse curvature of a tangent curve having a radius of 115.00 feet and a central angle of 52°28'14";

**THENCE** Westerly, along the arc of said curve to the left, an arc distance of 105.31 feet, the chord of which bears N 89°40'52" W, 101.67 feet to a point for tangency;

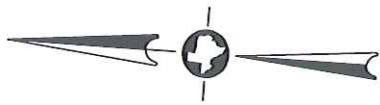
**THENCE** S 64°05'01" W, a distance of 165.99 feet to the most Southwesterly terminus of the herein described centerline.

NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER THE DIRECTION OF DALE L. HARDY, REGISTERED PROFESSIONAL LAND SURVEYOR 4847, DATED JANUARY AND FEBRUARY 2010, AND TO WHICH REFERENCE IS HEREBY MADE.

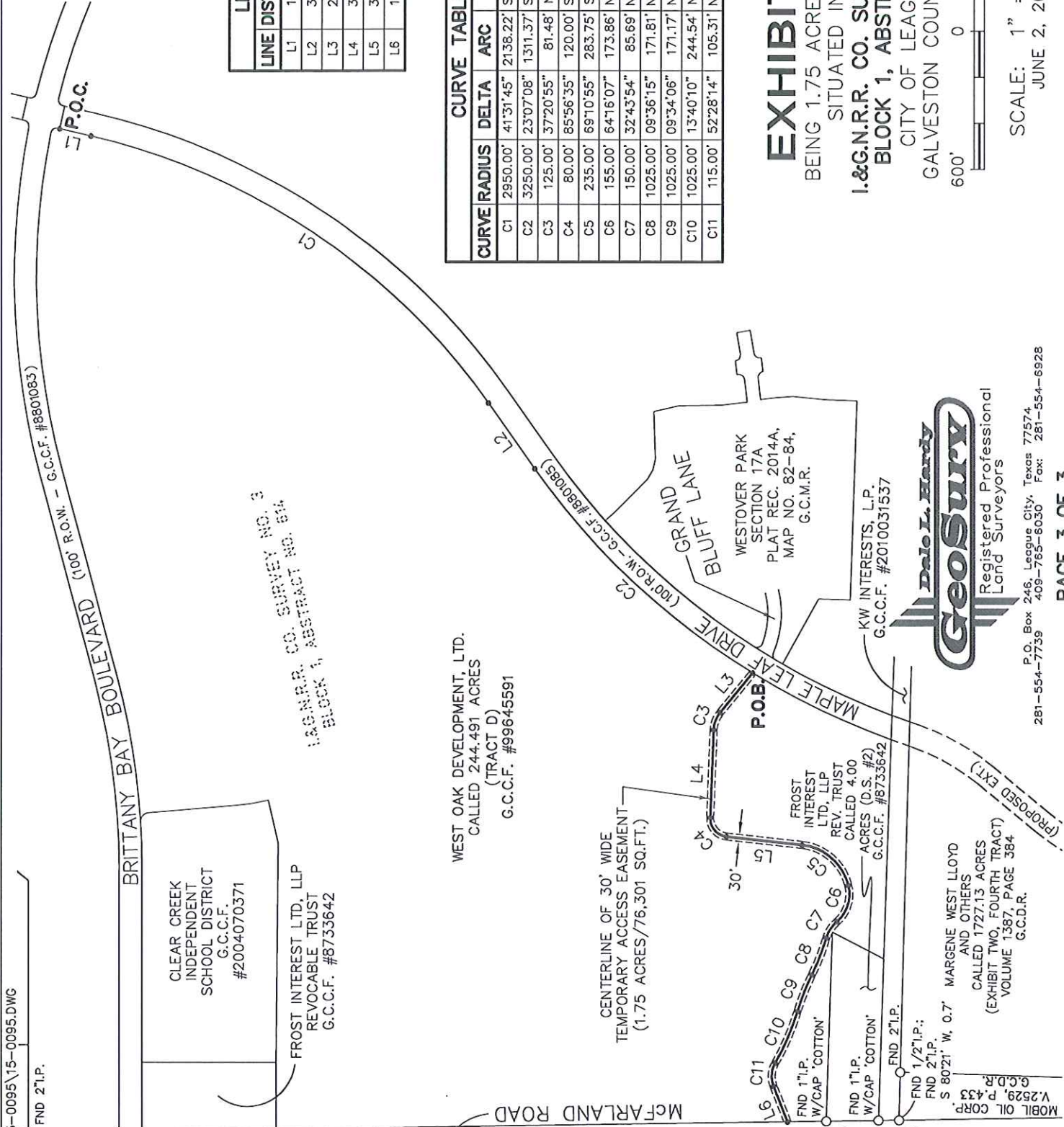
*PREPARED  
BY*

***DALE L. HARDY / GEOSURV, LLC  
REGISTERED PROFESSIONAL LAND SURVEYORS  
P.O. BOX 246, LEAGUE CITY, TEXAS 77574***

***PH 281-554-7739    FAX 281-554-6928    E-MAIL: dhardy@geosurvllc.com***



MOHAMED J. JAVADI  
& KAZEM KHONSARI  
G.C.C.F. #9432458



LINE TABLE	
LINE	BEARING
L1	S 08°48'11" W
L2	S 50°19'56" W
L3	N 54°34'43" W
L4	S 88°04'21" W
L5	S 02°07'46" W
L6	S 64°05'01" W

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	2950.00'	41°31'45"	2138.22' S 29°34'04" W 2091.72'
C2	3250.00'	37°07'08"	1311.37' S 38°46'22" W 1302.49'
C3	125.00'	37°20'55"	81.48' N 73°15'11" W 80.05'
C4	80.00'	85°56'35"	120.00' S 45°06'04" W 109.06'
C5	235.00'	69°10'55"	283.75' S 36°43'14" W 266.83'
C6	155.00'	64°16'07"	173.86' N 76°33'15" W 164.89'
C7	150.00'	32°43'54"	85.69' N 60°47'08" W 84.53'
C8	1025.00'	09°36'15"	171.81' N 72°20'57" W 171.61'
C9	1025.00'	09°34'06"	171.17' N 72°19'53" W 170.97'
C10	1025.00'	13°40'10"	244.54' N 70°16'51" W 243.96'
C11	115.00'	52°28'14"	105.31' N 89°40'52" W 101.67'

# EXHIBIT "A"

BEING 1.75 ACRES OF LAND  
SITUATED IN THE  
I.&G.N.R.R. CO. SURVEY NO. 3  
BLOCK 1, ABSTRACT 614  
CITY OF LEAGUE CITY  
GALVESTON COUNTY, TEXAS

**DeLo L. Hardy**  
**Geosury**  
Registered Professional  
Land Surveyors

P.O. Box 246, League City, Texas 77574  
281-554-7739 409-765-6030 Fax: 281-554-6928



SCALE: 1" = 600'  
JUNE 2, 2015