

Grantee agrees to maintain and promptly repair any and all damage to the Driveway and Parking Lot.

Grantee, its successors and permitted assigns, shall, to the extent permitted by law, indemnify, defend, and hold harmless Grantor from and against any and all liabilities, damages, claims, demands, cost and expenses (including, without limitation, any and all sums paid for settlement of claims, and attorney, consultant and expert fees) that Grantor may suffer and incur as a result of any and all acts or omissions of Grantee, its employees, agents, or contractors arising out of, in connection with, or as a result of, either or all of 1) the exercise of the rights or privileges granted by this agreement or 2) the violation of any or all of the obligations, requirements or restrictions imposed under this agreement. In the event of joint and concurrent negligence or fault of both Grantee and Grantor, responsibility and indemnity, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas without waiving any of the defenses of the parties under Texas law. It is understood that it is not the intention of the parties hereto to create liability for the benefit of third parties, but that this section shall be solely for the benefit of the parties hereto and shall not create or grant any rights, contractual or otherwise, to any other person or entity.

This conveyance is made and accepted subject to all valid and subsisting restrictions, reservations, covenants, conditions rights-of-way, easements, liens and other encumbrances of record or apparent on the ground to the extent same pertain to the property.

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto said Grantee, its successors and assigns, and Grantor does hereby bind itself and its successors, assigns, and legal representatives, to warrant and forever defend all and singular the above described easement and rights unto said Grantee, its successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof.

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EXECUTED this _____ day of _____, 2016.

Texas-New Mexico Power Company

Neal Walker
President
577 Garden Ridge Blvd.
Lewisville, Texas 75067

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me this _____ day of _____, 2016, by Neal Walker, President of Texas-New Mexico Power Company, a Texas Corporation, on behalf of said corporation.

Notary Public

Print Name of Notary Public

CITY OF LEAGUE CITY 4B INDUSTRIAL DEVELOPMENT CORP.
DRIVEWAY AND PARKING LOT EASEMENT NO. 1
STEPHEN F. AUSTIN LEAGUE A-3
GALVESTON COUNTY, TEXAS

BEING a 0.4637 acre (20,199 square feet) tract of land situated in the Stephen F. Austin League Abstract No. 3 Galveston, County, Texas and being out of and a part of that certain 3.330 acre tract of land conveyed from Houston Lighting and Power Company to Community Public Service Company (now owned by Texas-New Mexico Power Company) by instrument recorded at Book 1811, page 567 of the Galveston County Deed Records, said 0.4637 acre parcel being more fully described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod found in the south line of said called 3.330 acre tract, said iron rod marking the southeast corner of that certain City of League City 4B Industrial Development Corp. Driveway and Parking Lot Easement as recorded at Galveston County Clerk's File No. 9946671 and marking the northeast corner of that certain 11.0429 acre tract as described in conveyance to City of League City 4B Industrial Development Corporation recorded at Galveston County Film Code No. 010-58-0837;

THENCE S 87°15'52" W, along the common line of said called 3.330 acre tract and of said called 11.0429 acre tract, at 408.28 feet pass the northwest corner of said called 11.0429 acre tract, also being the northeast corner of that certain called 32.0898 acre tract conveyed to the City of League City 4B Industrial Development Corp. by instrument recorded at Galveston County Film Code No. 010-58-0825, and continuing along the common line of called 3.330 acre tract and said called 32.0898 acre tract, for a total distance of 1056.03 feet to the southwest corner of said City of League City 4B Industrial Development Corp. Driveway and Parking Lot Easement as recorded at Galveston County Clerk's File No. 9946671 and being the PLACE OF BEGINNING of the herein described tract of land;

THENCE S 87°15'52" W, continuing with the said common line of called 3.330 acre tract and said called 32.0898 acre tract a distance of 376.85 feet to a point for corner in the east line of the Replat of Star Commercial Park a subdivision in Galveston County Texas as recorded at Volume 2011A Page 94 of the Galveston County Map Records and being the southwest corner of the herein described tract;

THENCE N 02°44'08" W along and with the said east line of Replat of Star Commercial Park a distance of 53.60 feet to a point in the north line of said 3.330 acre tract;

THENCE N 87°15'52" E, along a with the said north line of 3.330 acre tract, a distance of 376.85 feet to the northwest corner of said City of League City 4B Industrial Development Corp. Driveway and Parking Lot Easement as recorded at Galveston County Clerk's File No. 9946671;

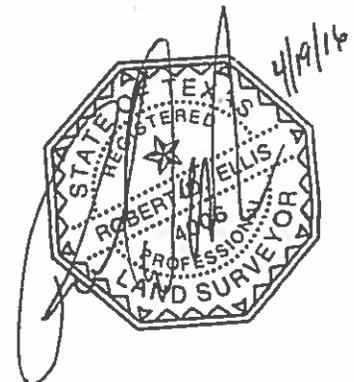
THENCE S 02°44'08" E, with the west line of said City of League City 4B Industrial Development Corp. Driveway and Parking Lot Easement as recorded at Galveston County Clerk's File No. 9946671 a distance of 53.60 feet to the PLACE OF BEGINNING.

BASIS OF BEARING: Grid Texas State Plane Coordinate System, NAD83, South Central Zone

NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF ROBERT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR REG. NO. 4006 DATED OCT. 29, 2015 AS DEPICTED ON SURVEY PLAT ATTACHED HERETO AND TO WHICH REFERENCE IS HEREBY MADE.



ELLIS SURVEYING SERVICES, LLC
2805 25th Ave. North
Texas City, TX 77590
Tel.: 409-938-8700



CITY OF LEAGUE CITY 4B INDUSTRIAL DEVELOPMENT CORP.
DRIVEWAY AND PARKING LOT EASEMENT NO. 2
STEPHEN F. AUSTIN LEAGUE A-3
GALVESTON COUNTY, TEXAS

BEING a 0.4529 acre (19,728 square feet) tract of land situated in the Stephen F. Austin League Abstract No. 3 Galveston, County, Texas and being out of and a part of that certain 3.330 acre tract of land conveyed from Houston Lighting and Power Company to Community Public Service Company (now owned by Texas-New Mexico Power Company) by instrument recorded at Book 1811, page 567 of the Galveston County Deed Records, said 0.4529 acre parcel being more fully described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found in the south line of said called 3.330 acre tract, said iron rod marking the southeast corner of that certain City of League City 4B Industrial Development Corp. Driveway and Parking Lot Easement as recorded at Galveston County Clerk's File No. 9946671 and marking the northeast corner of that certain 11.0429 acre tract as described in conveyance to City of League City 4B Industrial Development Corporation recorded at Galveston County Film Code No. 010-58-0837 and being the southwest corner of the SAVE AND EXCEPT Tract as described in called 25.5764 acre tract conveyance to Pacific Standard Life Insurance Company recorded at Galveston County Film Code No. 006-83-0642 ;

THENCE N 02°44'25" W, with the east line of said City of League City 4B Industrial Development Corp. Driveway and Parking Lot Easement a distance of 53.60 feet to the northeast corner of said easement and being the northwest corner of the herein described tract;

THENCE N 87°15'52" E, along a with the north line of 3.330 acre tract, a distance of 359.56 feet to the west right of way line of Walker Road (90' right of way);

THENCE S 22°00'16" E, with the said west right of way line of Walker Road, a distance of 8.13 feet to the point of curvature of a curve to the right;

THENCE, along said west line of Walker Road being a tangent curve to the right with a radius of 400.00 feet, the chord of which bears S 18°35'00" E a distance of 47.74 feet, an arc distance of 47.77 feet to a 5/8" iron rod found marking the intersection of the south line of said 3.330 acre tract with the said west line of said Walker Road;

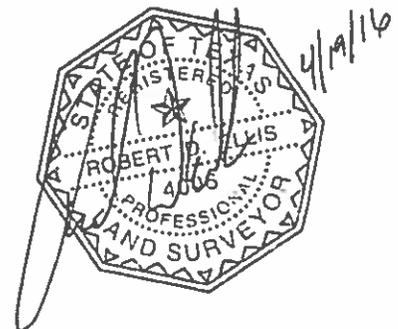
THENCE S 87°15'52" W, with the said south line of the 3.330 acre tract, a distance of 375.27 feet to the PLACE OF BEGINNING.

BASIS OF BEARING: Grid Texas State Plane Coordinate System, NAD83, South Central Zone

NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF ROBERT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR REG. NO. 4006 DATED OCT. 29, 2015 AS DEPICTED ON SURVEY PLAT ATTACHED HERETO AND TO WHICH REFERENCE IS HEREBY MADE.



ELLIS SURVEYING SERVICES, LLC
2805 25th Ave. North
Texas City, TX 77590
Tel.: 409-938-8700





STEPHEN F. AUSTIN
LEAGUE A-3

WALKER ROAD
(90' ROW)

PACIFIC STANDARD LIFE
INS. CO. TRACT
INS. CO. 25.5764 ACRE
G.C.F.C. NO.
006-83-0642

H.L. & P. CO. FEE STRIP
VOL. 1689 PG. 1
G.C.D.R.
DRIVEWAY AND PARKING
LOT ESMT. NO. 2
0.453 ACRES

PACIFIC STANDARD LIFE
INS. CO. 25.5764 ACRE
TRACT
G.C.F.C. NO. 006-83-0642

H.L. & P. CO. FEE STRIP
VOL. 1657 PG. 87
G.C.D.R.

CITY OF LEAGUE CITY
DRIVEWAY AND PARKING LOT EASEMENT
G.C.F.C. NO. 013-81-0374

1056.03'
S87°15'52"W

CITY OF LEAGUE CITY
SECTION 4B INDUSTRIAL
DEVELOPMENT CORP.
32.0898 ACRE TRACT
G.C.F.C. NO.
010-58-0825

CITY OF LEAGUE CITY
SECTION 4B INDUSTRIAL
DEVELOPMENT CORP.
11.0429 ACRE TRACT
G.C.F.C. NO. 010-58-0837

DRIVEWAY AND PARKING
LOT ESMT. NO. 1
0.464 ACRES

TNMP CO.
BOOK 1811 PG. 567
G.C.D.R.

POB ESMT. NO. 1

METAL
BLDG.

N25°4'11"W

60' ELECTRICAL
TRANS. LINE
ESMT.

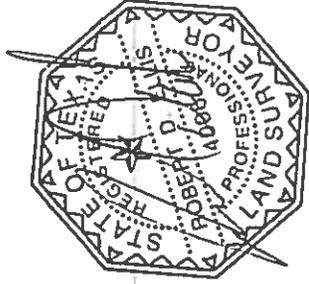
REPLAT OF STAR
COMMERCIAL PARK
VOL. 2011A PG. 94
G.C.M.R.

Curve Table

Curve #	Length	Radius	Delta	CH Bearing	CH Length
C1	47.77'	400.00'	6°50'32"	S18°35'00"E	47.74'

Line Table

Line #	Length	Direction
L1	376.85'	N87°15'52"E
L2	53.60'	N2°44'08"W
L3	376.85'	S87°15'52"W
L4	53.60'	S2°44'08"E
L5	8.13'	S22°00'16"E
L6	359.56'	N87°15'52"E
L7	53.60'	N2°44'25"W
L8	375.27'	S87°15'52"W



Ellis Surveying Services, LLC.
2805 25th Ave. N. Texas City, TX 77591
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

NOTES:
1) Basis of Bearing: Grid North Texas State
Plane Coordinate System, NAD83, South
Central Zone



PROJECT NO. 2450

4-19-2016

PAGE 3 OF 3

EXHIBIT "C"
CITY OF LEAGUE CITY
DRIVEWAY AND PARKING LOT
EASEMENTS
OUT OF

TNMP CO. 3.330 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE A-3
GALVESTON COUNTY, TEXAS