

ATTACHMENT NO. 1

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER 'S LICENSE NUMBER.

WATER LINE AND SANITARY SEWER EASEMENTS

STATE OF TEXAS }
 }
COUNTY OF GALVESTON } KNOW EVERYONE BY THESE PRESENTS:

GRANTOR: Hidden Lakes Development Partners, L.P., a Texas limited liability company

GRANTEE: The City of League City, Texas, a Texas municipal corporation

THAT Grantor, for and in consideration of the sum of Ten and 00/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the sufficiency of which is hereby acknowledged, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto Grantee, its successors and assigns, perpetual water line and sanitary sewer easement rights for the purpose of constructing, inspecting, maintaining, repairing, or relocating a municipal water line and a municipal sanitary sewer, including all necessary appurtenances, in, on, across, under and through all that land in Galveston County, Texas, described as follows, to-wit:

A 20 feet wide municipal water line easement containing 0.015 acre (649 square feet) and a 15 feet wide municipal sanitary sewer line containing 0.007 acre (316 square feet), as more particularly described as Tract 1 and Tract 2, respectively, on Exhibit "A" attached hereto and incorporated herein (collectively, the "Property").

This conveyance is further made subject to and any and all restrictions, covenants, easements, rights-of-way, encumbrances and mineral or royalty reservations or interest affecting the Property and appearing of record in the Official Public Records of Galveston County, Texas, to the extent that said items and matters are in effect and validly enforceable against the Property; provided, however, Grantor, to the extent that it has the ability to enforce any of said items or matters, agrees that it shall not enforce any of said items or matters in a manner which would prejudice or interfere with Grantee's use of the Property.

Grantee shall have the right to clear all trees and brush and any other obstruction which may interfere with Grantee's full enjoyment of the rights conveyed herein.

Grantor is not making any representations or warranties of any kind or character, express or implied, with respect to the Property, including but not limited to, warranties or representations as to habitability, merchantability, fitness for a particular purpose, zoning, physical, environmental

or historical condition(s), utilities, operating history or projections, valuations, governmental approvals, or the compliance of the Property with governmental laws.

TO HAVE AND TO HOLD, subject to the matters set forth herein, together with all and singular the easement rights thereto in anywise belonging unto said Grantee, its successor and assigns, forever.

EXECUTED on this 8th day of February, 2017.

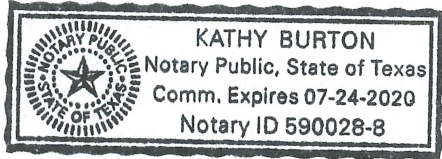
Hidden Lakes Development Partners, L.P.:

By: [Signature]
Printed Name: Stephen T. Sellers
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF TEXAS }
 }
COUNTY OF GALVESTON }

This instrument was acknowledged before me on the 8th day of FEBRUARY, 2017,
by STEPHEN T. SELLERS on behalf of HIDDEN LAKES DEVELOPMENT PARTNERS



[Signature]
Notary Public, State of Texas

APPROVED AS TO FORM:

Nghiem V. Doan, City Attorney

After recording, please return to Grantee:

Attn.: John Lothrop, Assistant Director of Engineering
City of League City
300 West Walker Street
League City, Texas 77573.

EXHIBIT "A"

TRACT 1 (WATER LINE EASEMENT)

All of that certain 0.015 acre (649 square feet) tract or parcel of land out of and a part of Restricted Reserve "I" of **SOUTH SHORE BOUELVARD EXTENSION – SOUTH**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2006A, Map Numbers 175-177 in the Office of the County Clerk of Galveston County, Texas, said 0.015 acre tract being more particularly described by metes and bounds as follows:

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT). COORDINATES LISTED ARE BASED ON SURFACE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE DISTANCE. ALL DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999867458.

COMMENCING at an iron rod with cap stamped "GeoSurv" found marking the Southeasterly corner of said Restricted Reserve "I", said point also being the Southwest corner of a called 16.11 acres tract, called Tract "A", described in that certain Special Warranty Deed from League City Investors, Ltd. to SSB/646 Associates, L.P. recorded under Clerk's File Number 2006057905 in the Official Public Records of Real Property of Galveston County, Texas, and being at the North line of F.M. 646, a 120.00 feet wide public roadway right-of-way;

THENCE, N 36°49'56" W, along the East line of said Restricted Reserve "I" and the West line of said 16.11 acres tract, a distance of 19.27 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, S 87°02'17" W, a distance of 37.72 feet to the Southwest corner of the herein described tract, said point being at the West line of said Restricted Reserve "I", being at the East line of South Shore Boulevard, a 100.00 feet wide public roadway right-of-way, and being at the beginning of a non-tangent curve to right, said curve having a radius of 25.00 feet, the center of which bears N 65°50'47" E;

THENCE, Northwesterly, along the West line of said Restricted Reserve "I", the East line of said South Shore Boulevard, and arc of said non-tangent curve to the right, passing through a central angle of 20°51'14", a distance of 9.10 feet, the chord of which bears N 13°43'36" W, 9.05 feet, to an iron rod with cap stamped "GeoSurv" found for point of tangency;

THENCE, N 03°17'59" W, along the West line of said Restricted Reserve "I" and the East line of said South Shore Boulevard, a distance of 11.11 feet to a point for the Northwest corner of the herein described tract;

THENCE, N 87°02'17" E, a distance of 26.05 feet to a point for the Northeast corner of the

herein described tract, said point being at the East line of said Restricted Reserve "I" and the West line of said 16.11 acres tract;

THENCE, S 36°49'56" E, along the East line of said Restricted Reserve "I" and the West line of said 16.11 acres tract, a distance of 24.09 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 0.015 acre (649 square feet) of land.

TRACT 2 (SANITARY SEWER EASEMENT)

All of that certain 0.007 acre (316 square feet) tract or parcel of land out of and a part of Restricted Reserve "I" of **SOUTH SHORE BOULEVARD EXTENSION – SOUTH**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2006A, Map Numbers 175-177 in the Office of the County Clerk of Galveston County, Texas, said 0.007 acre tract being more particularly described by metes and bounds as follows:

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT). COORDINATES LISTED ARE BASED ON SURFACE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE DISTANCE. ALL DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999867458.

COMMENCING at an iron rod with cap stamped "GeoSurv" found marking the Southeasterly corner of said Restricted Reserve "I", said point also being the Southwest corner of a called 16.11 acres tract, called Tract "A", described in that certain Special Warranty Deed from League City Investors, Ltd. to SSB/646 Associates, L.P. recorded under Clerk's File Number 2006057905 in the Official Public Records of Real Property of Galveston County, Texas, and being at the North line of F.M. 646, a 120.00 feet wide public roadway right-of-way;

THENCE, N 36°49'56" W, along the East line of said Restricted Reserve "I" and the West line of said 16.11 acres tract, a distance of 43.36 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, S 87°02'17" W, a distance of 26.05 feet to the Southwest corner of the herein described tract, said point being at the West line of said Restricted Reserve "I" and the East line of South Shore Boulevard, a 100.00 feet wide public roadway right-of-way;

THENCE, N 03°17'59" W, along the West line of said Restricted Reserve "I" and the East line of said South Shore Boulevard, a distance of 15.00 feet to a point for the Northwest corner of the herein described tract;

THENCE, N 87°02'17" E, a distance of 16.07 feet to a point for the Northeast corner of the herein described tract, said point being at the East line of said Restricted Reserve "I" and the West line of said 16.11 acres tract;

THENCE, S 36°49'56" E, along the East line of said Restricted Reserve "I" and the West line of said 16.11 acres tract, a distance of 18.07 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 0.007 acre (316 square feet) of land.

*PREPARED
JANUARY 3, 2017
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

FAFN\2015\15-0111\15-0111 - ESMT 3.DOCX

SOUTH SHORE BOULEVARD
(100' R.O.W. - 2006A/175-177)

LEAGUE CITY SEMI-TROPICAL GARDENS SUBDIVISION
(VOL. 238, PG. 8, G.C.M.R.)

TRACT "B"
(CALLED 16.11 ACRES)
LEAGUE CITY INVESTORS, LTD
TO
SSB/646 ASSOCIATES, L.P.
G.C.C.F.#2006057905



SCALE: 1"=30'

TRACT 2
(SANITARY SEWER EASEMENT)
0.007 Acres
(316 Sq. Ft.)

TRACT 1
(WATER LINE EASEMENT)
0.015 Acres
(649 Sq. Ft.)

RESTRICTED RESERVE "I"
PLAT REC. 2006A,
PG. 175-177, G.C.M.R.

29

10' MUNICIPAL UTIL. ESMT.
(G.C.C.F. #2009012870)

F.M. 646
(120' R.O.W.)

STATE OF TEXAS
(G.C.C.F. #8210263 & #8211916)

LINE TABLE		
LINE	DISTANCE	BEARING
L1	19.27'	N 36°49'56" W
L2	37.72'	S 87°02'17" W
L3	11.11'	N 03°17'59" W
L4	26.05'	N 87°02'17" E
L5	24.09'	S 36°49'56" E
L6	43.36'	N 36°49'56" W
L7	26.05'	S 87°02'17" W
L8	15.00'	N 03°17'59" W
L9	16.07'	N 87°02'17" E
L10	18.07'	S 36°49'56" E
L11	24.16'	N 03°17'59" W
L12	29.09'	S 36°49'56" E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	20°51'14"	9.10'	N 13°43'36" W	9.05'
C2	11399.16'	00°01'11"	3.91'	N 87°02'52" E	3.91'
C3	11399.16'	00°07'36"	25.21'	S 87°07'15" W	25.21'
C4	25.00'	68°39'44"	29.96'	N 58°29'05" W	28.20'



EXHIBIT "A"

P.O. Box 246, League City, Texas 77574
281-554-7799 409-785-6090 Fax: 281-554-6928

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