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DRAINAGE ~~DRAINAGE~~ EASEMENT

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF GALVESTON §

THAT GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 14 ("Grantor"), a body politic and corporate and a governmental agency of the State of Texas organized under the provisions of Article XVI, Section 59, Texas Constitution, whose address is 1300 Post Oak Blvd., Suite 1400, Houston, Texas 77056, for and in consideration of the sum of Ten & No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by GALVESTON COUNTY MANAGEMENT DISTRICT NO. 1, a political subdivision of the State of Texas ("Grantee"), whose address is 1980 Post Oak Boulevard, Suite 1380 Houston, Texas 77056, the receipt and sufficiency of which are hereby acknowledged and confessed, and subject to the conditions and matters set forth below, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY, unto Grantee a non-exclusive right-of-way (the "Easement") for the purpose of conveying storm water from that certain 86.471 acres of land located within the boundaries of Grantee, as described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by this reference for all purposes, on, over and across certain land owned by Grantor, being that certain 0.5110 acres of land (or 22,259 square feet of land) described by metes and bounds on Exhibit "B" (the "Easement Tract") attached hereto and incorporated herein by this reference for all purposes.

Nothing contained herein shall grant or be construed as granting to Grantee the right to use the Easement Tract for any purpose other than for the purposes herein specified or to change the dimensions or location of the Easement Tract.

It is expressly provided that Grantor reserves unto itself, its successors and assigns, all other rights in and to the Easement Tract which do not unreasonably interfere with or prevent the use of the Easement herein granted and conveyed to Grantee.

The Easement hereby granted is non-exclusive, and Grantor, its successors and assigns, shall have the right from time to time to grant further easements over, across, through, and under the Easement Tract for any lawful purpose, provided that the holder of such easement does not unduly or unreasonably interfere with the Easement rights herein granted.

It is additionally provided that this Easement is granted and conveyed subject to any and all matters of public record or existing on the ground, if any such matters do exist and affect the Easement Tract and the Easement rights herein granted and now remain in effect.

It is additional provided that located upon the Easement Tract are certain drainage and detention facilities that were constructed on behalf of Grantor and conveyed to the City of League City, Texas (the "City"), for ownership, operation and maintenance, pursuant to that certain Restated Utility Agreement dated January 22, 1999, as amended, between Grantor and the

City. Notwithstanding anything to the contrary set forth herein, this Easement shall not be effective until the City has consented to this Easement by an instrument executed by the City and recorded in the real property records of Galveston County, Texas. The effective date of this Easement shall be the date of said consent.

TO HAVE AND TO HOLD the above described Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, including all necessary rights of ingress, egress, and regress, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Easement unto Grantee, and its successors, substitutes and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to all of the terms, conditions, provisions and limitations hereinabove set forth and provided.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

DRAFT

EXECUTED this ____ day of _____, 2014.

GALVESTON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 14

By: _____
President, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on this ____ day of _____, 2014, by Brent Novelli, President of the Board of Directors of Galveston County Municipal Utility District No. 14, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public in and for
the State of T E X A S

(SEAL)

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DRAFT

EXECUTED this ____ day of _____, 2014.

GALVESTON COUNTY MANAGEMENT
DISTRICT NO. 1

By: _____
President, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 2014,
by Benjamin X. Dolan, President of the Board of Directors of GALVESTON COUNTY
MANAGEMENT UTILITY DISTRICT NO. 1, on behalf of said district.

(SEAL)

Notary Public in and for the
State of Texas

EXHIBIT "A"

~~Exhibit 1~~

101 League City Property

All those certain tracts or parcels of land set out in Special Warranty Deed with Vendor's Lien dated December 27, 2012, from P.I. Holdings No. 1, Inc. to 101 League City I-45/646, L.P., recorded under Galveston County Clerk's File No. 2013000244, save and except Tracts 3, 5, 6 and 7 as set out on Exhibit "A" of said deed and also save and except those two tracts of land conveyed to Galveston County Management District No. 1 by Correction Special Warranty Deed recorded under Galveston County Clerk's File No. 2013068159.

EXHIBIT "B"
DESCRIPTION
TRACT 6
DRAINAGE EASEMENT

0.5110 of one acre or 22,259 square feet of land situated in the Perry and Austin Upper League, Abstract Number 19, Galveston County, Texas, being a portion of Restricted Reserves "A" and "D" of Final Plat Bay View Section 1, a subdivision as shown on map or plat recorded under Plat Record 2008A, Map Number 2 of the Map Records of Galveston County, Texas, a portion of Restricted Reserve "E" of Bay Colony Parkside Section One, a subdivision as shown on map or plat recorded under Plat Record 18, Map Numbers 1164 and 1165 of the Map Records of Galveston County, Texas, a portion of Flower Creek Lane (60 foot right-of-way) and a portion of Marble Cove Drive (60 foot right-of-way), said 0.5110 of one acre or 22,259 square feet of land being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod with cap found for the most Northwesterly corner of said Restricted Reserve "D";

Thence, N 87°06'33" E, along the Northerly line of said Restricted Reserve "D", a distance of 161.59 feet to the POINT OF BEGINNING of the herein described tract of land;

Thence, N 87°06'33" E, continuing along the Northerly line of said Restricted Reserve "D", a distance of 10.00 feet to a point for corner;

Thence, S 02°53'27" E, a distance of 257.27 feet to a point of curvature to the left;

Thence, in a Southerly direction, with said curve to the left, having a central angle of 33°36'37", a radius of 575.00 feet, an arc length of 337.30 feet, a chord bearing of S 19°41'46" E and a chord distance of 332.49 feet to a point of tangency;

Thence, S 36°30'04" E, a distance of 31.99 feet to a point of curvature to the right;

Thence, in a Southerly direction, with said curve to the right, having a central angle of 71°49'00", a radius of 90.00 feet, an arc length of 112.81 feet, a chord bearing of S 00°35'36" E and a chord distance of 105.57 feet to a point of tangency;

Thence, S 35°18'53" W, a distance of 663.46 feet to a point of curvature to the left;

Thence, in a Southerly direction, with said curve to the left, having a central angle of 56°53'08", a radius of 65.00 feet, an arc length of 64.53 feet, a chord bearing of S 06°53'19" W and a chord distance of 61.92 feet to a point of reverse curvature to the right;

Thence, in a Southerly direction, with said curve to the right, having a central angle of 53°40'51", a radius of 110.00 feet, an arc length of 103.06 feet, a chord bearing of S 05°16'10" W and a chord distance of 99.33 feet to a point of tangency;

Thence, S 30°02'09" W, a distance of 210.55 feet to a point of curvature to the left;

Thence, in a Southerly direction, with said curve to the left, having a central angle of 30°32'08", a radius of 745.00 feet, an arc length of 397.04 feet, a chord bearing of S 14°46'06" W and a chord distance of 392.36 feet to a point of tangency;

Thence, S 00°29'58" E, a distance of 47.83 feet, to the Southerly line of said Restricted Reserve "E";

Thence, S 86°11'32" W, along the Southerly line of said Restricted Reserve "E", a distance of 10.02 feet to a point from which a 5/8 inch iron rod with cap for the most Southerly corner of said Restricted Reserve "E", bears S 86°11'32" W, 98.34 feet;

Thence, N 00°29'58" W, a distance of 48.40 feet, to a point of curvature to the right;

Thence, in a Northerly direction, with said curve to the right, having a central angle of 30°32'08", a radius of 755.00 feet, an arc length of 402.37 feet, a chord bearing of N 14°46'06" E and a chord distance of 397.63 feet, to a point of tangency;

Thence, N 30°02'09", a distance of 210.74 feet to a point of curvature to the left;

Thence, in a Northerly direction, with said curve to the left, having a central angle of 53°46'55", a radius of 100.00 feet, an arc length of 93.87 feet, a chord bearing of N 05°19'13" E and a chord distance of 90.46 feet to a point of reverse curvature to the right;

Thence, in a Northerly direction, with said curve to the right, having a central angle of 56°53'08", a radius of 75.00 feet, an arc length of 74.46 feet, a chord bearing of N 06°53'19" E and a chord distance of 71.44 feet to a point of tangency;

Thence, N 35°18'53" E, a distance of 663.46 feet to a point of curvature to the left;

Thence, in a Northerly direction, with said curve to the left, having a central angle of 71°49'00", a radius of 80.00 feet, an arc length of 100.27 feet, a chord bearing of N 00°35'36" W and a chord distance of 93.84 feet to a point of tangency;

Thence, N 36°30'04" W, a distance of 31.99 feet to a point of curvature to the right;

Thence, in a Northerly direction, with said curve to the right, having a central angle of 33°36'37", a radius of 585.00 feet, an arc length of 343.17 feet, a chord bearing of N 19°41'46" W and a chord distance of 338.27 feet to a point of tangency;

Thence N 02°53'27" W, a distance of 257.27 feet to the POINT OF BEGINNING and containing 0.5110 of one acre or 22,259 square feet of land.

BEARING ORIENTATION BASED ON TEXAS STATE PLANE COORDINATE GRID SYSTEM OF 1983 (SOUTH CENTRAL ZONE NUMBER 4204), BASED ON CORS SITE TXLM.

TRACT BEING SHOWN ON MAP (DRAWING NUMBER HSC 02028-E-1 and 02028-E-2).

HOVIS SURVEYING COMPANY, INC.

BY: 

Date: June 29, 2012
Job No.: 12-045-00
Dwg. No.: HSC 02028-E-1 and 02028-E-2
File No.: F12-045.00D

