

DRAINAGE EASEMENT

THE STATE OF TEXAS *
 * KNOW ALL MEN BY THESE PRESENTS
COUNTY OF GALVESTON *

NOTICE OF CONFIDENTIALITY RIGHTS IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

That I, Mearl L. Jones, owner of those two (2) certain tracts or parcels of land located and situated in Galveston County, Texas, and being described in that certain instrument dated April 6, 1994, and recorded at Film Code 009-64-2701, and that certain instrument dated March 3, 1995, and recorded at Film Code 010-27-2341, all in the Office of the County Clerk of Galveston County, Texas, for and in consideration of Ten and no/100 (\$10 00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby GRANT, SELL and CONVEY unto the CITY OF LEAGUE CITY, a corporation organized and existing under the laws of the State of Texas, the right to construct, reconstruct, inspect, remove and perpetually maintain a storm water drainage facility in, upon, across and under the following described parcel of land, to wit,

All that certain 40 foot wide Drainage Easement situated in the JOHN MILES SURVEY, ABSTRACT 55, Galveston County, Texas, being out of a tract described in a deed recorded under Film Code No 009-64-2701 and a tract called Tract 1 in a deed recorded under Film Code No 010-27-2341 both deeds recorded in the Office of the County Clerk of Galveston County and being more particularly described by metes and bounds as follows

BEGINNING at a 3/4 inch iron pipe found marking the West corner of said MILES SURVEY, THENCE N 49°44'55" E, along the Northwesterly line of said MILES SURVEY a distance of 42 18 feet to a point for corner,
THENCE S 58°44'29" E, parallel to and 40 feet Northeasterly of the Southwesterly line of said MILES SURVEY a distance of 1132 57 feet to a point for corner on the Southeasterly line of said Tract 1,
THENCE S 49°45'31" W, along the Southeasterly line of said Tract 1 a distance of 42 18 feet to a point for corner on the Southwesterly line of said MILES SURVEY;
THENCE N 58°44'29" W, along the Southwesterly line of said MILES SURVEY a distance of 1132 56 feet to the POINT OF BEGINNING and being a 40 foot wide Drainage Easement

(See Attached Exhibit)

Easement shall be kept and maintained free and clear of brush, plantings, structures, fences or other obstructions which may serve to impede the uninterrupted flow of storm waters

GRANTOR reserves the right to maintain said Easement as provided for above. In the event such maintenance as may be necessary to assure proper operation of the drainage facility is not undertaken by or at the direction of the GRANTOR, GRANTEE shall have the right to enter upon said Easement and undertake such maintenance as GRANTEE, in its sole opinion, may determine to be necessary or desirable.

TO HAVE AND TO HOLD the same perpetually unto the CITY OF LEAGUE CITY, its successors and assigns, together with the rights and privileges herein granted, and upon the condition that said CITY OF LEAGUE CITY, their successors or assigns

WITNESS MY HAND this 2 day of December, 2004

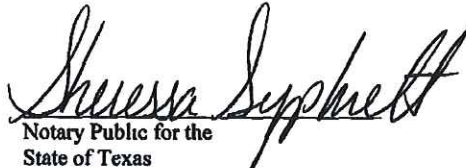

Mearl L. Jones
5151 Shady Oaks Lane
Friendswood, Texas 77546-3017

THE STATE OF TEXAS *
 *
COUNTY OF GALVESTON *

BEFORE ME, the undersigned authority, on this day personally appeared Mearl L. Jones, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this 2 day of December, 2004



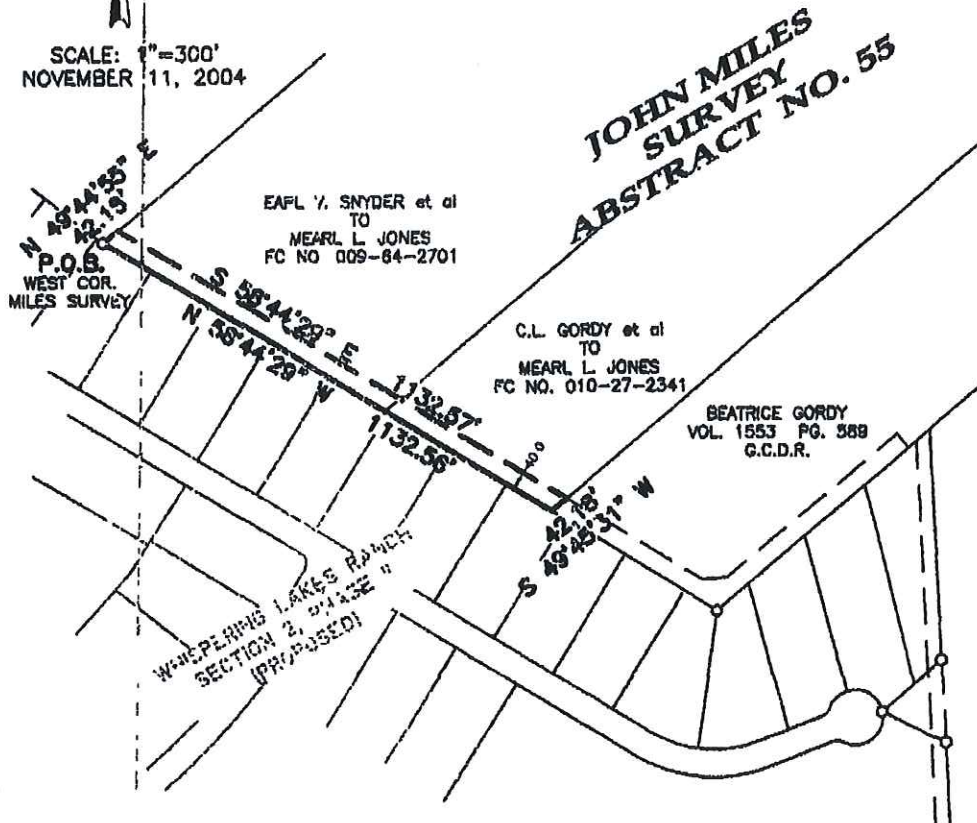

Notary Public for the
State of Texas
My Commission Expires _____

Return to:
LAWYERS TITLE GALVESTON
3027 MARINA BAY DRIVE, SUITE 100
LEAGUE CITY, TX 77573

PAGE 2 OF 2

**EXHIBIT
1.04 ACRE
40' WIDE DRAINAGE EASEMENT
ACROSS MEARL JONES TRACTS**

SCALE: 1"=300'
NOVEMBER 11, 2004



Dale L. Hardy
GeoSurv
Registered Professional
Land Surveyors

P.O. Box 840, League City, Texas 77574
281-504-7759 409-795-9020 Fax 281-504-9888

F:\DWG\WHIPPLES LAKES\04-1079\04-01\SIDE Dwg

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

Mary Ann Daigle

2004 DEC 03 02:42 PM 2004080120
VALDEZ \$18.00
Mary Ann Daigle, COUNTY CLERK
GALVESTON, TEXAS

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

WARRANTY DEED

010-27-2341

Date: March 3, 1995

Grantor: C. L. GORDY and wife SHARON A. GORDY (undivided one-half interest), M. E. GORDY and wife VIRGINIA R. GORDY (undivided one-fourth interest), and MELVIN E. GORDY, II and wife MELISA R. GORDY (undivided one-fourth interest)

Melissa R. Gordy
[Signature]

Grantor's Mailing Address (including county):

Grantee: MEARL L. JONES

Grantee's Mailing Address (including county):

5151 Shady Oaks, Friendswood
Harris County, Texas 77546

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, cash, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

TRACT 1

That certain tract of real property lying in the John Miles Survey, Galveston County, Texas, described by metes and bounds as follows:

BEGINNING at a point 701' South, 56° 30 mins. East from the West corner of the John Miles Survey;

THENCE continuing South 56° 30 mins. East along the South line of the said John Miles Survey, 420' to a point for corner;

THENCE North 52° East 480.2' along the line dividing the property of Joe C. Gordy and John P. Gordy;

THENCE North 38° West 398.2' to a point on the line dividing the property of John W. Derrick and John P. Gordy;

THENCE South 52° West 613.8' along the said dividing line to the beginning containing five (5) acres, all according to map or plat of record in Volume 92 at Page 356 in the office of the County Clerk of Galveston County, Texas, showing the said Joe C. Gordy and other Tracts.

TRACT 2

All that certain tract of land lying in the John Miles Survey, Galveston County, Texas, described by metes and bounds as follows:

BEGINNING at a point on the line dividing the property of John W. Derrick and John P. Gordy, 1160.8' North 52 degs. East from the West corner of the John P. Gordy Tract;

THENCE North 52 degs. East 547' along the line dividing the John W. Derrick Tract and the John P. Gordy Tract;

THENCE South 38 degs. East 398.3' to the North line of the Joe C. Gordy Tract;

THENCE South 52 degs. West 547' along the North line of the Joe C. Gordy Tract;

THENCE North 38 degs. West 398.2' to the place of beginning, containing in all five (5) acres.

Reservations from and Exceptions to Conveyance and Warranty:

All presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; taxes for 1995, the payment of which Grantee assumes.

There is reserved unto Grantor and Grantor's heirs, executors, successors and assigns an undivided one-half (1/2) interest in all oil, gas and other minerals that are owned by Grantor (i.e., the previously un conveyed oil, gas and other minerals).

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.


C. L. GORDY


SHARON A. GORDY


M. E. GORDY


VIRGINIA R. GORDY


MELVIN E. GORDY, II


MELISSA R. GORDY
Melissa
2

010-27-2343

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 6th day of March, 1995,
by C. L. GORDY and wife SHARON A. GORDY.



DeAndrea L. Williams
Notary Public - State of Texas
Notary's Printed Name: DE'ANDREA L. WILLIAMS
My Commission Expires: 10-07-95

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 4th day of March, 1995,
by M. E. GORDY and wife VIRGINIA R. GORDY.

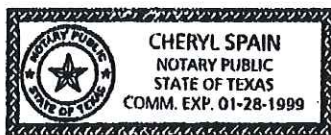


Michael A. Garcia
Notary Public - State of Texas
Notary's Printed Name: Michael A. Garcia
My Commission Expires: February 10, 1999

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 3rd day of March, 1995,
by MELVIN E. GORDY, II and wife MELISA R. GORDY.



Cheryl Spain
Notary Public - State of Texas
Notary's Printed Name: CHERYL SPAIN
My Commission Expires: 1/28/99

Return to:

Gregory G. Bess
17000 El Camino Real, Suite 104A
Houston, Texas 77058

PAID

FILED AND RECORDED
Official Public Records of Real Property

Patricia Ritchie

3-9-95 11:30 A RR \$13.00 9508491
Patricia Ritchie - Co. Clerk
Galveston Co. TX

9416599

2253
Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85; 4-93
©1985 by the State Bar of Texas

009-64-2701

WARRANTY DEED WITH VENDOR'S LIEN

Date: April 6, 1994

Grantor: EARL V. SNYDER *Earl V. Snyder*, and PRYOR D. PARKS and
 wife, MARINEL PARKS

Grantor's Mailing Address (including county): 904 San Jacinto, Texas City, Texas 77590

Grantee: MEARL L. JONES, a married man, as his sole and separate property
 and estate

Grantee's Mailing Address (including county): 5151 ShadyOaks, Friendswood, Texas 77546

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that
is in the principal amount of NINE THOUSAND AND NO/100 DOLLARS (\$9,000.00)
and is executed by Grantee, payable to the order of Grantors. It is
secured by a vendor's lien retained in this deed and by a deed of trust
of even date from Grantees to JAMES L. DU COTE, Trustee.

The surface only of part of the John W. Derrick Tract out of the John Miles Survey, Galveston County, Texas, and described by metes and bounds in deed of record in Volume 255, Page 653, in the office of the County Clerk of Galveston County, Texas, to-wit:

COMMENCING at an iron stake on the Northwest corner of the John Miles Survey;
THENCE, North 56 deg. 30 min. West, 701 feet to the John P. Gordy Tract;
THENCE, North 52 deg. East, with the John P. Gordy North line 562 feet;
THENCE, at right angles North 38 deg. West, 664.7 feet to the North line of the John W. Derrick Tract;
THENCE, South 52 deg. West, along said John W. Derrick North line 748 feet to the PLACE OF BEGINNING.

009-64-2702

Reservations from and Exceptions to Conveyance and Warranty: (1) Oil, gas and mineral lease of record in Volume 1214, Page 15, in the office of the County Clerk of Galveston County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

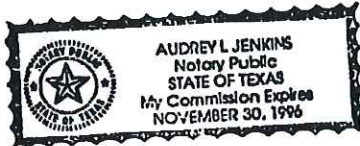
009-64-2703

Earl V. Snyder
EARL V. SNYDER
ESS POF. MRP M&G
Pryor D. Parks
PRYOR D. PARKS
Marinel Parks
MARINEL PARKS

(Acknowledgment)

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 18th day of APRIL, 19 94.
by EARL V. SNYDER ESS POF. MRP M&G

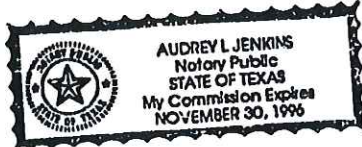


Audrey L. Jenkins
Notary Public, State of Texas
Notary's name (printed):
AUDREY L. JENKINS
Notary's commission expires: 11-30-96

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 18th day of APRIL, 19 94.
by PRYOR D. PARKS and wife, MARINEL PARKS.
~~Notary Public, State of Texas~~



Audrey L. Jenkins
Notary Public, State of Texas
Notary's name (printed):
AUDREY L. JENKINS
Notary's commission expires: 11-30-96

AFTER RECORDING RETURN TO:

Meale & Jones
5151 - Shady Oaks
Freewood 2x
77546

PREPARED IN THE LAW OFFICE OF:

JAMES L. DU COTE
1101 West Main Street, Suite M
P. O. Box 919
League City, Texas 77574-0919

009-64-2704

FILED FOR RECORD
94 APR 13 AM 10:29

Jessie G. Kirkdall
COUNTY CLERK
GALVESTON COUNTY, TEXAS

STATE OF TEXAS COUNTY OF GALVESTON
I hereby certify that this instrument was filed
on the date and time stamped hereon by me and
was duly recorded in the Official Public Records
of Real Property of Galveston County Texas, on

APR 13 1994



Jessie G. Kirkdall
COUNTY CLERK
GALVESTON CO., TEXAS