

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 FIRE HYDRANT EASEMENT**

STATE OF TEXAS }  
COUNTY OF GALVESTON } KNOW ALL MEN BY THESE PRESENTS

THAT **ZRH Scholars, LLC**, a Texas limited liability company (hereinafter "Grantor"), for and in consideration of the **City of League City's** (hereinafter "Grantee"), acceptance and maintenance of a proposed six inch (6") water line extension and fire hydrant within the Easement Area (as defined below) for the purpose of providing fire protection, the sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does grant and convey unto said Grantee, its successors and assigns, a perpetual, non-exclusive easement for a municipal water line and fire hydrant, together with all necessary appurtenances, in, on, upon, over, across, under, and along that certain parcel or strip of land described in Exhibit "A" attached hereto (the "Easement Area") and made a part hereof for all purposes, together with the right of ingress to and egress from the Easement Area for the purpose of constructing, reconstructing, inspecting, maintaining, adding to and removing from the Easement Area said water line, fire hydrant or appurtenances; the right to reasonably remove from said Easement Area all trees or shrubs and/or parts thereof or other obstructions which may endanger or interfere with the efficiency of said water line, fire hydrant or appurtenances; and the right of exercising all other rights hereby granted.

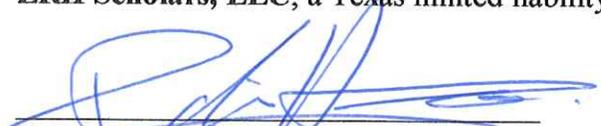
GRANTOR, Grantor's successors and assigns herein retain the right to fully use and enjoy the Easement Area encumbered by the easement granted, except as same may be necessary for the purposes herein granted.

TO HAVE AND TO HOLD the rights described herein unto said City of League City, its successors and assigns.

WITNESS my hand this 9 day of January, 2018.

GRANTOR:

**ZRH Scholars, LLC**, a Texas limited liability company

  
Rahim Hassan, Member

ACKNOWLEDGMENT

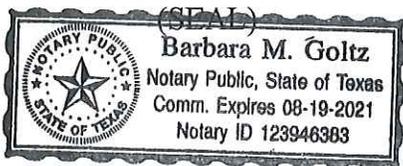
STATE OF TEXAS }  
COUNTY OF Fort Bend }

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, a notary public, on this day personally appeared Rahim Hassan, Member of ZRH Scholars, LLC, a Texas limited liability company, known to me or having proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that, on behalf of ZRH Scholars, LLC, a Texas limited liability company he executed the same for the purposes and considerations therein expressed.

GIVEN MY hand and seal of office this 9<sup>th</sup> day of January, 2018

Barbara M. Goltz  
Notary Public in and for the State of Texas



My Commission Expires: 8/19/2021

Return to Grantee at:

City of League  
Engineering Department  
300 West Walker Street  
League City, Texas 77573

Approved as to form: \_\_\_\_\_  
Nghiem V. Doan, City Attorney

## Exhibit A, 1 of 2

**METES AND BOUNDS DESCRIPTION**  
**0.0103 ACRE**  
**LOCATED IN THE**  
**STEPHEN F. AUSTIN LEAGUE, A-3**  
**GALVESTON COUNTY, TEXAS**

Being a tract or parcel of land containing 0.0103 acre of land or 450 square feet, located in the Stephen F. Austin, Abstract 3, Galveston County, Texas, Said 0.0103 acre tract being out of and a part of Lot 2R in Second Replat Marketplace at 96 S, a subdivision duly of record in Film Code Number 201707116 in the Map Records of Galveston County (G.C.M.R.), Texas; Said 0.0103acre tract being more particularly described as follows (bearings based on aforesaid subdivision):

**COMMENCING** at a 5/8 inch iron rod found for the southwest corner of Lot 1R in aforesaid subdivision and the northwest corner of Reserve "A-1" in League City Fire Station No. 2, a subdivision duly of record in Volume 2012A, Page 96, G.C.M.R. and being on the east Right-of-Way (R.O.W.) line of Hobbs Road (80 feet wide);

**THENCE**, coincident the north line of aforesaid Reserve "A-1" North 87 Degrees 05 Minutes 02 Seconds East, a distance of 290.48 feet to the most northerly southwest corner of aforesaid Lot 2R, being on the north line of said Reserve "A-1";

**THENCE**, coincident the west line of aforesaid Lot 2R, North 04 Degrees 04 Minutes 22 Seconds West, a distance of 138.52 feet to the northwest corner of said Lot 2R;

**THENCE**, coincident the north line of aforesaid Lot 2R, North 85 Degrees 55 Minutes 38 Seconds East, a distance of 254.60 feet to the northwest corner and **POINT OF BEGINNING** of the herein described tract, being on the north line of said Lot 2R;

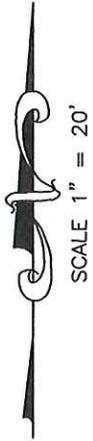
**THENCE**, coincident the north line of both the herein described tract and aforesaid Lot 2R, North 85 Degrees 55 Minutes 38 Seconds East, a distance of 10.00 feet to the northeast corner of the herein described tract, being on the north line of said Lot 2R;

**THENCE**, through and across aforesaid Lot 2R, the following three (3) courses:

1. South 04 Degrees 06 Minutes 02 Seconds East, a distance of 45.00 feet to the southeast corner of the herein described tract;
2. South 85 Degrees 55 Minutes 38 Seconds West, a distance of 10.00 feet to the southwest corner of the herein described tract;
3. North 04 Degrees 06 Minutes 02 Seconds West, a distance of 45.00 feet to the **POINT OF BEGINNING** and containing 0.0103 acre of land.

# Exhibit A, 2 of 2

LINE	BEARING	DISTANCE
L1	N 85°55'38" E	10.00'
L2	S 85°55'38" W	10.00'
L3	N 85°55'38" E	27.19'



**HOBBS ROAD  
(80' R.O.W.)**  
VOL. 113, PG. 47, G.C.D.R.  
PLAT RECORDED 18, MAP No. 1150, G.C.M.R.  
PLAT RECORDED 18, MAP No. 825-826, G.C.M.R.  
G.C.C.F. No. 2017015103

LOT 1R  
SECOND REPLAT MARKETPLACE AT 96 S  
FILM CODE No. 201707116, G.C.M.R.

N04°04'22"W  
138.52'

LOT 1R  
SECOND REPLAT MARKETPLACE AT 96 S  
FILM CODE No. 201707116, G.C.M.R.

14' ELECTRICAL ESMT.  
G.C.C.F. No. 2017061394

P.O.B.

N85°55'38"E  
254.60'

10' W.L.E.  
G.C.C.F. No. 2017056372

N04°06'02"W 45.00'  
L1  
L2  
S04°06'02"E 45.00'  
0.0103 ACRE  
(450 SQ. FT.)

FND 5/8" I.R.

LOT 1R  
SECOND REPLAT MARKETPLACE AT 96 S  
FILM CODE No. 201707116, G.C.M.R.

LOT 2R  
SECOND REPLAT MARKETPLACE AT 96 S  
FILM CODE No. 201707116, G.C.M.R.

P.O.C.  
FND 5/8" C.I.R.  
"GEO SURV"

N87°05'02"E  
290.48'

RESERVE "A-1"  
LEAGUE CITY FIRE STATION No. 2  
VOL. 2012A, OG. 96, G.C.M.R.

## EXHIBIT OF

**A 0.0103 ACRE TRACT  
BEING OUT OF AND A PART OF  
LOT 2R  
SECOND REPLAT MARKETPLACE  
AT 96 S  
F.C. No. 201707116, G.C.M.R.  
LOCATED IN THE  
STEPHEN F. AUSTIN LEAGUE, A-3  
GALVESTON COUNTY, TEXAS  
GRULLER SURVEYING, LLC  
PROFESSIONAL LAND SURVEYING**

5599 SAN FELIPE, STE. 1420  
HOUSTON, TEXAS 77056  
PHONE: (713) 333-1466 DATE: 12-20-2017  
DWG. NO. 45-17161  
SCALE: 1" = 20'



*Kenneth A. Gruller*

**NOTES:**

1. The surveyor has abstracted the subject property.
2. This survey was prepared without the benefit of a title commitment.
3. Basis of bearings for the survey is the Second Replat Marketplace at 96 S, a subdivision of record in F.C. Number 201707116, G.C.M.R.