

# ATTACHMENT NO. 1

## UTILITY EASEMENT

THE STATE OF TEXAS

COUNTY OF GALVESTON

That **West Oak Development, LTD**, (hereinafter "Grantor") for and in consideration of the benefits derived or to be derived from the hereinafter grant and conveyance, the sufficiency of such benefits are hereby acknowledged, has granted and conveyed and by these presents does grant and convey to the **City of League City**, (hereinafter the "City"), a perpetual utility easement, (hereinafter, the "Easement"), for the purpose of constructing, re-constructing, inspecting, maintaining, adding to, or removing public utility lines and appurtenances in, on, upon, over, across, under, and along that certain tract or parcel of land described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with the right of removing from such Easement all trees, shrubs, brush and parts thereof and other obstructions which may endanger or interfere with the efficiency of said public utility lines and appurtenances; and the right of exercising all other rights hereby granted; together with the free right of ingress and egress over and across said Easement, insofar as such right of ingress and egress is necessary to the proper use of any other right herein granted, subject to other conditions hereinafter recited.

OTHER CONDITIONS: For the purpose of this utility easement conveyance, "Public utility lines and appurtenances" shall be construed to include, but not be limited to, City utilities, together with the City's franchised electrical power, telecommunications, cable TV, fiber optics, and gas utilities providers.

TO HAVE AND TO HOLD the above described rights, together with all and singular the appurtenances thereto in anywise belonging unto the City, its successors and assigns, but it is understood and made a part of this conveyance, that Grantor retains for itself, its successors and assigns, all rights to said tract not inconsistent with this grant and conveyance.

EXECUTED THIS \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
TRAVIS CAMPBELL, President  
West Oaks Development, LTD.

## ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TRAVIS CAMPBELL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas

My Commission Expires \_\_\_\_\_

**EXHIBIT "A" – Page 1 of 3**

**A tract of land containing 0.1871 acres, being out of a called 251.309 acre tract as recorded in Galveston County Clerk's File No. 9645591 and being located in the John Dickinson Survey, Abstract Number 9, Galveston County, Texas and being more particularly described by metes and bounds as follows;**

**COMMENCING, at a found five eighths inch iron rod with cap stamped "CCI", marking the most southerly southeast corner of Westwood Subdivision, Section 4, Map Number 2016020422, of the Map Records of Galveston County, Texas;**

**THENCE, North 71 degrees 14 minutes 12 seconds West, along the most southerly line of said Westwood Subdivision, Section 4, for a distance of 175.00 feet to a found five eighths inch iron rod with cap stamped "CCI", in the east line of Restricted Reserve "A", of said Westwood Subdivision, Section 4 and being in a non-tangent curve to the left;**

**THENCE, for and arc length of 33.26 feet, along the east line of said Restricted Reserve "A" and following a curve to the left, having a radius of 1,550.00 feet, a chord bearing of South 18 degrees 24 minutes 54 seconds West, and a chord distance of 33.26 feet, to a found five eighths inch iron rod with cap stamped "CCI", being the beginning of a curve to the right;**

**THENCE, for an arc length of 33.53 feet, following a curve to the right, having a radius of 20.00 feet, a chord bearing of South 65 degrees 33 minutes 47 seconds West, and a chord distance of 29.74 feet to a found five eighths inch iron rod with cap stamped "CCI", in the southerly line of said Restricted Reserve "A" and being the beginning of a curve to the right;**

**THENCE, for and arc length of 89.49 feet, along the southerly line of said Restricted Reserve "A" and following a curve to the right, having a radius of 3,756.67 feet, a chord bearing of North 65 degrees 43 minutes 31 seconds West, and a chord distance of 89.49 feet to a point for corner;**

**THENCE South 24 degrees 55 minutes 27 seconds West, over and across said 251.309 acre tract, for a distance of 60.00 feet to the POINT OF BEGINNING, having a Texas State Plane Coordinate System, South Central Zone (4204) Value of Y= 13,742,580.44 and X= 3,186,696.43 (GRID);**

**THENCE, South 24 degrees 55 minutes 26 seconds West, over and across said 251.309 acre tract, for a distance of 0.45 feet to a point for corner, being the beginning of a curve to the left;**

**THENCE, for an arc length of 526.96, continuing over and across said 251.309 acre tract, and following a curve to the left, having a radius of 1,670.03 feet, a chord bearing of South 06 degrees 08 minutes 05 seconds West, and a chord distance of 524.77 feet to a point for corner;**

**THENCE, South 03 degrees 20 minutes 22 seconds East, continuing over and across said 251.309 acre tract, for a distance of 60.05 feet to a point for corner;**

**EXHIBIT "A" – Page 2 of 3**

**THENCE, South 19 degrees 11 minutes 26 seconds East, continuing over and across said 251.309 acre tract, for a distance of 427.98 feet to a point for corner;**

**THENCE, South 70 degrees 48 minutes 34 seconds West, continuing over and across said 251.309 acre tract, for a distance of 8.00 feet to a point for corner;**

**THENCE, North 19 degrees 11 minutes 26 seconds West, continuing over and across said 251.309 acre tract, for a distance of 429.08 feet to a point for corner;**

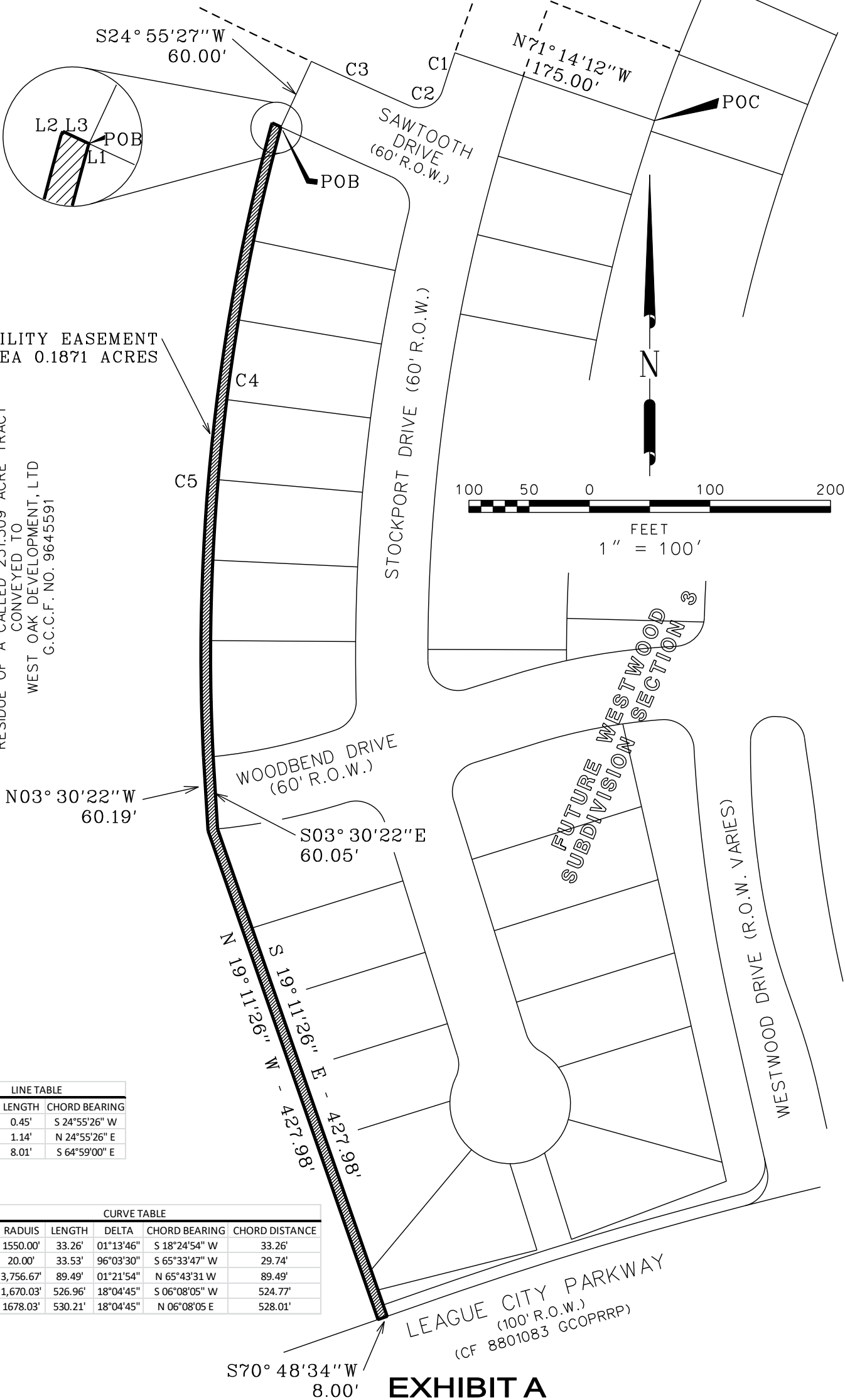
**THENCE, North 03 degrees 20 minutes 22 seconds West, continuing over and across said 251.309 acre tract, for a distance of 61.19 feet to a point for corner, being the beginning of a curve to the right;**

**THENCE, for an arc length of 530.21, continuing over and across said 251.309 acre tract, and following a curve to the right, having a radius of 1,678.03 feet, a chord bearing of North 06 degrees 08 minutes 44 seconds East, and a chord distance of 528.01 feet to a point for corner;**

**THENCE, North 24 degrees 55 minutes 26 seconds East, over and across said 251.309 acre tract, for a distance of 1.14 feet to a point for corner, being in a non-tangent curve to the left;**

**THENCE, for an arc length of 8.01 feet, continuing over and across said 251.309 acre tract, and following a curve to the left, having a radius of 3,816.67 feet, a chord bearing of South 64 degrees 59 minutes 00 seconds East, and a chord distance of 8.01 feet to the POINT OF BEGINNING.**

WESTWOOD SUBDIVISION SECTION 4  
MAP NUMBER 2016020422, G.C.M.R.



**EXHIBIT A**