

# 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 EASEMENT

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

THAT SH 96 South Shore LLC, a Texas limited liability company, (hereinafter "Grantor"), of the County of Galveston and State of Texas, for and in consideration of the sum of Ten dollars (\$10.00) and other consideration paid by the City of League City, hereinafter "Grantor", the receipt and 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 easement for a municipal water line, 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 and made a part hereof for all purposes, together with the right of ingress to and egress from parcel strip of land for the purpose of constructing, reconstructing, inspecting, maintaining, adding to and removing from parcel or strip said water line or appurtenances; the right to remove from said strip of land all trees or shrubs and/or parts thereof or other obstructions which may endanger or interfere with the efficiency of said water line 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 strip 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Printed Name: Khaled Salem  
Printed Title: Manager

## ACKNOWLEDGMENT

STATE OF TEXAS }  
COUNTY OF \_\_\_\_\_ } KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, a notary public, on this day personally appeared Khaled Salem, known to me or having proved to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that, on behalf of SH 96 South Shore LLC, he executed the same for the purposes and considerations therein expressed.

GIVEN MY hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

(SEAL)

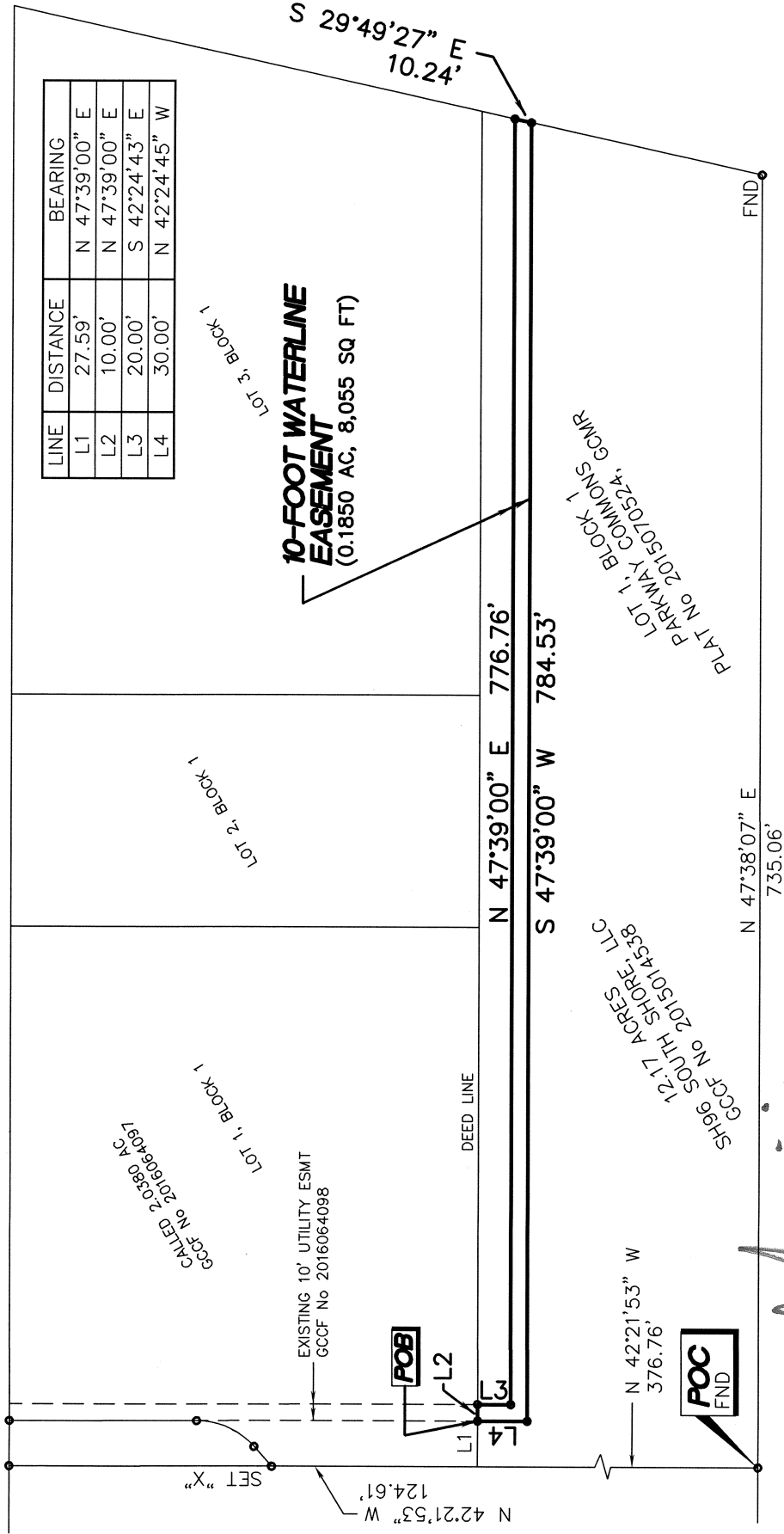
Notary Public in and for the State of Texas

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

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



LINE	DISTANCE	BEARING
L1	27.59'	N 47°39'00" E
L2	10.00'	N 47°39'00" E
L3	20.00'	S 42°24'43" E
L4	30.00'	N 42°24'45" W

ABBREVIATIONS LEGEND:  
FND.....FOUND 5/8" IR CAPPED GEOSURV  
GCCF No.....GALVESTON COUNTY  
CLERK'S FILE  
GCMR.....GALVESTON COUNTY  
MAP RECORDS  
IR.....IRON ROD  
A-.....ABSTRACT NUMBER  
ESMT.....EASEMENT  
SQ FT.....SQUARE FEET

NOTE: There exists a separate metes and bounds description describing this easement prepared by this firm at and even date to which reference is made hereon.

EXHIBIT  
10-FOOT WATERLINE EASEMENT  
PARKWAY COMMONS  
RAFAEL BASQUEZ SURVEY, A-32  
GALVESTON COUNTY, TEXAS

# THE

3000 WILCREST, SUITE 210  
HOUSTON, TEXAS 77042  
(713) 993-0327

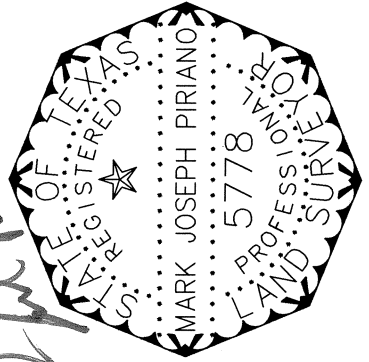
**SURVEYING CO., INC.**  
FAX (713) 993-9231  
TBPLS. FIRM No 10043600

DRAWING: WLE  
DATE: 01/18/17

KEY MAP: 660J

FIELD BOOK: 16-27

TSC JOB NO: 1047-1401



**METES AND BOUNDS DESCRIPTION  
10-FOOT WATERLINE EASEMENT  
PARKWAY COMMONS  
0.1850 ACRE (8,055 SQUARE FEET)  
RAFAEL BASQUEZ SURVEY, ABSTRACT 32  
GALVESTON COUNTY, TEXAS**

Being a 10-Foot Waterline Easement containing 0.1850 acre (8,055 square feet) of land situated in the Rafael Basquez Survey, Abstract 32, Galveston County, Texas, and being out of and a portion of Lot 1 in Block 1 of Parkway Commons, according to the plat thereof of recorded under Plat Number 2016064097, of the Galveston County Map Records which is out of and a portion of the 12.17 acre tract as described in the deed to SH96 South Shore, LLC, recorded under Galveston County Clerk's File Number 2015014538; said 10-Foot Waterline Easement being more particularly described by metes and bounds as follows (bearings stated hereon are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83 (1993 adjustment)):

COMMENCING at a 5/8-inch iron rod with plastic cap stamped "GEOSURV" found marking the south corner of said Lot 1, from which a 5/8-inch iron rod with plastic cap stamped "GEOSURV" found marking the east corner of said Lot 1 Bears North 47°38'07" East, 735.06 feet;

THENCE, North 42°21'53" West, along the southwest line of said Lot 1, a distance of 170.08 feet to the south corner of the 2.0380 acre tract as described in the deed recorded under Galveston County Clerk's File Number 2016064097, from which an "X" set in concrete marking an angle corner of said Lot 1 bears North 42°21'53" West, 124.61 feet;

THENCE, North 47°39'00" East, crossing said Lot 1 along the southeast line of said called 2.0380 acre tract, a distance of 27.59 feet to the west corner and POINT OF BEGINNING of the herein described easement common with the south corner of the 10-foot Utility Easement as described in the instrument recorded under Galveston County Clerk's File Number 2016064098;

THENCE, North 47°39'00" East, continuing across said Lot 1 along the southeast line of said called 2.0380 acre tract common with the southeast line of said 10-foot Utility Easement, a distance of 10.00 feet to an angle corner of the herein described easement common with the east corner of said 10-foot Utility Easement;

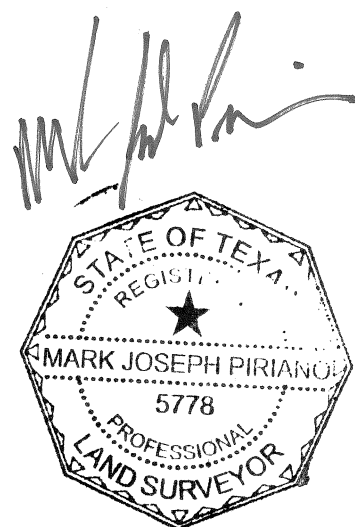
THENCE, South 42°24'43" East, continuing across said Lot 1, a distance of 20.00 feet to an angle corner of the herein described easement;

THENCE, North 47°39'00" East, continuing across said Lot 1, a distance of 776.76 feet the north corner of the herein described easement in the northeast line of said Lot 1;

THENCE, South 29°49'27" East, along said northeast line, a distance of 10.24 feet to the east corner of the herein described easement;

THENCE, South 47°39'00" West, crossing said Lot 1, a distance of 784.53 feet to the south corner of the herein described easement;

THENCE, North 42°24'45" West, continuing across said Lot 1, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.1850 acre (8,055 square feet) of land. This easement is not staked. This description is based on the Exhibit prepared by Terra Surveying Company, Inc., dated January 18, 2017, TSC Project Number 1047-1401.



Compiled by: Mark J. Piriano, RPLS  
Terra Surveying Company, Inc.  
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