

WATER LINE EASEMENT DEDICATION

THE STATE OF TEXAS }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GALVESTON }

That **A-S 126 SH 96 – Hobbs Road, L.P.**, (hereinafter “Grantor”), acting by and through Steven D. Alvis, Managing Partner of A-S 126, L.C., its general partner, 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 water line easement, (hereinafter, the “Easement”), for the purpose of constructing, re-constructing, inspecting, maintaining, adding to, or removing a public water line 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: None.

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 _____ 2017.

GRANTOR:

A-S 126 SH 96 – Hobbs Road L.P.

By: A-S 126, L.C.,
 its general partner

By: _____
 Steven D. Alvis, Manager

ACKNOWLEDGMENT

THE STATE OF TEXAS }

COUNTY OF _____ }

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared STEVEN D. ALVIS, 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 _____, 2017.

Notary Public in and for The State of Texas

Printed Name of Notary: _____

My Commission Expires _____

EXHIBIT "A"

August 10, 2017

10 FOOT WATER LINE EASEMENT

**0.4212 acre of land in the Stephen F. Austin League, Abstract No. 3,
City of League City, Galveston County, Texas**

A FIELD NOTE DESCRIPTION of a 0.4212 acre (18,346 square feet) tract of land in the Stephen F. Austin League, Abstract No. 3, City of League City, Galveston County, Texas; said 0.4212 acre tract being out of Marketplace at 96 South, according to the map or plat recorded in Film Code No. 2017034738 of the Galveston County Map Records, said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 5/8-inch iron rod found in the east right-of-way line of Hobbs Road (80 feet wide), according to the maps or plats recorded in Book 18, Page 1150, Book 18, Pages 825-826 of the Galveston County Map Records and as recorded in Volume 113, Page 47 of the Galveston County Deed Records and recorded in Galveston County Clerk File's No. 2017015103 for the northwest corner of Reserve "A-1", League City Fire Station No. 2, recorded in Volume 2012A, Page 96 of the Galveston County Map Records for the southwest corner of said Marketplace at 96 South, and for the southwest corner of the herein described tract;

THENCE, North 02° 53' 45" West – 10.00 feet with the east right-of-way line of said Hobbs Road to a point for a northwest corner of the herein described tract;

THENCE, over and across said Marketplace at 96 South the following 18 courses and distances:

- 1) North 87° 05' 02" East – 253.06 feet to an angle point of the herein described tract;
- 2) North 37° 40' 21" East – 181.97 feet to an angle point of the herein described tract;
- 3) North 85° 55' 38" East – 157.02 feet to an interior corner of the herein described tract;
- 4) North 04° 04' 22" West – 15.00 feet to an exterior corner of the herein described tract;
- 5) North 85° 55' 38" East – 10.00 feet to an exterior corner of the herein described tract;
- 6) South 04° 04' 22" East – 15.00 feet to an interior corner of the herein described tract;
- 7) North 85° 55' 38" East – 263.99 feet to an interior corner of the herein described tract;
- 8) North 04° 04' 22" West – 15.00 feet to an exterior corner of the herein described tract;
- 9) North 85° 55' 38" East – 10.00 feet to an exterior corner of the herein described tract;
- 10) South 04° 04' 22" East – 15.00 feet to an interior corner of the herein described tract;
- 11) North 85° 55' 38" East – 269.02 feet to an interior corner of the herein described tract;
- 12) North 04° 04' 22" West – 15.00 feet to an exterior corner of the herein described tract;
- 13) North 85° 55' 38" East – 10.00 feet to an exterior corner of the herein described tract;
- 14) South 04° 04' 22" East – 15.00 feet to an interior corner of the herein described tract;
- 15) North 85° 55' 38" East – 71.63 feet to an angle point of the herein described tract;
- 16) South 48° 31' 15" East – 18.28 feet to an angle point of the herein described tract;
- 17) South 03° 02' 30" East – 241.93 feet to an angle point of the herein described tract;
- 18) South 49° 04' 22" East – 53.89 feet to a point on the east line of Unrestricted Reserve "E", Brittany Bay Park, Section 1, recorded in Volume 18, Page 181-182 of the Galveston County Map Records, and on the west line of said Marketplace at 96 South for an angle point of the herein described tract;

THENCE, South 02° 58' 08" East – 237.12 feet with the east line of said Marketplace at 96 South, to a 5/8-inch iron rod found in the north right-of-way line of Turner Road (55 feet wide) according to the maps or plats recorded in Volume 18, Pages 181-182 of the Galveston County Map Records and Court Order No. 106-135 of the Galveston County Clerk Records for the southwest corner of said Restricted Reserve "E", the southeast corner of said Marketplace at 96 South, and the southeast corner of the herein described tract;

THENCE, South 87° 05' 02" West - 10.00 feet with said north right-of-way line and with the south line of said Marketplace at 96 South to a point for the southwest corner of the herein described tract;

THENCE, over and across said Marketplace at 96 South the following 18 courses and distances:


- 1) THENCE, North 02° 58' 08" West – 34.57 feet to an interior corner of the herein described tract;
- 2) THENCE, South 87° 01' 52" West – 5.00 feet to an exterior corner of the herein described tract;
- 3) THENCE, North 02° 58' 08" West – 10.00 feet to an exterior corner of the herein described tract;
- 4) THENCE, North 87° 01' 52" East – 5.00 feet to an interior corner of the herein described tract;
- 5) THENCE, North 02° 58' 08" West – 188.28 feet to an angle point of the herein described tract;
- 6) THENCE, North 49° 04' 22" West – 53.88 feet to an angle point of the herein described tract;
- 7) THENCE, North 03° 02' 30" West – 47.77 feet to an interior corner of the herein described tract;
- 8) THENCE, South 86° 57' 30" West – 5.00 feet to an exterior corner of the herein described tract;
- 9) THENCE, North 03° 02' 30" West – 10.00 feet to an exterior corner of the herein described tract;
- 10) THENCE, North 86° 57' 30" East – 5.00 feet to an interior corner of the herein described tract;
- 11) THENCE, North 03° 02' 30" West – 184.22 feet to an angle point of the herein described tract;
- 12) THENCE, North 48° 31' 15" West – 9.89 feet to an angle point of the herein described tract;
- 13) THENCE, South 85° 55' 38" West – 782.98 feet to an angle point of the herein described tract;
- 14) THENCE, South 37° 40' 21" West – 117.68 feet to an interior corner of the herein described tract;
- 15) THENCE, South 52° 19' 39" East – 10.00 feet to an exterior corner of the herein described tract;
- 16) THENCE, South 37° 40' 21" West – 10.00 feet to an exterior corner of the herein described tract;
- 17) THENCE, North 52° 19' 39" West – 10.00 feet to an interior corner of the herein described tract;
- 18) THENCE, South 37° 40' 21" West – 54.41 feet to a point on the north line of said Reserve "A-1", and a south line of said Marketplace at 96 South for an angle point of the herein described tract;

THENCE, South 87° 05' 02" West – 257.67 feet with the south line of said Marketplace at 96 South to the POINT OF BEGINNING and containing 0.4212 acre (18,346 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with an exhibit performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 356-179




Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

