

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.

ABANDONMENT AND QUITCLAIM DEED

STATE OF TEXAS }
 }
COUNTY OF GALVESTON }

KNOW ALL MEN BY THESE PRESENTS:

THAT the CITY OF LEAGUE CITY, TEXAS, (hereinafter, "Grantor"), in and for consideration of the receipt of WRITTEN DOLLAR AMOUNT HERE (\$3,500.00) paid to Berk Ventures, LLC, (hereinafter "Grantee", whether one or more), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has QUITCLAIMED, and by these presents does ABANDON AND QUITCLAIM unto Grantee, all of its right, title, and interest in and to the property described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Abandonment Property"), said Abandonment Property being a portion of that certain 20-foot alley approved for abandonment and conveyance under Agenda Item _____ at the City of League City's December 12, 2017 Council meeting, subject to the Reservations and Conditions hereinafter set forth.

RESERVATIONS: Grantor hereby reserves unto itself a perpetual easement for public sanitary sewer purposes and drainage purposes (hereinafter “Easement Property”) in, over, under, along, and across the abandoned 20-foot alley; together with the right to construct, relocate, inspect, maintain, and operate such City-owned infrastructure lying within said Easement Property; together with the right to remove and replace, at Grantee’s cost, from such Easement Property any improvements which may interfere with Grantor’s enjoyment of such easement interests; together with the right of ingress to and egress from such Easement Property necessary for Grantor’s enjoyment of such easement interests.

CONDITIONS: Within ninety (90) days of the filing of this instrument in the Galveston County Clerk's records, Grantee shall replat Grantee's abutting properties together with the Abandonment Property and shall clearly depict and reference Easement Property recording information on the face of said replat, and further, shall clearly depict, label and dedicate any easements necessary to provide franchised utilities services to replatted property.

FOR GRANTOR (the City of League City, Texas)

EXECUTED this the _____ day of _____, 2017.

John Baumgartner
City Manager

ACKNOWLEDGMENT

STATE OF TEXAS }
 }
COUNTY OF GALVESTON }

Before me, a notary public, on this day personally appeared John Baumgartner, City Manager of the City of League City, Texas, 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 he executed the same for the purposes and consideration 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:_____

Approved as to form:_____
Nghiem V. Doan
City Attorney

FOR GRANTEE (Berk Ventures, LLC)

EXECUTED this the _____ day of _____, 2017.

James Heintz, Jr.
Managing Member

ACKNOWLEDGMENT

STATE OF TEXAS }
 }
COUNTY OF GALVESTON }

Before me, a notary public, on this day personally appeared James Heintz, Jr., Managing Member of Berk Ventures, LLC, 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 he executed the same for the purposes and consideration 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:_____

EXHIBIT "A"

All that certain 20-foot strip of land containing and nominal area of 0.064 acre (2,800 square feet) of land, and having a nominal width of twenty (20) feet and a nominal length of one-hundred forty (140) feet, and being that certain portion of an unopened, unnamed 20-foot wide alley right-of-way lying northwesterly of the northwest lines of Lots 15, 16, 17, and 18 and southeasterly of the southeast lines of Lot 19, 22, 21, and 22, all in Russels Addition to League City, Galveston County, Texas, according to the map or plat thereof recorded in Volume 249, Page 196, in the office of the County Clerk of Galveston County, Texas, said the boundaries of said 20-foot strip of land being more particularly described as follows:

The southeast line of the herein described 20-foot strip, nominally 140 feet in length, has the most westerly corner of said Lot 15 as its most westerly terminus and has the most northerly corner of said Lot 18 as its most easterly terminus, and this southeast line is also the northwest line of Lots 15, 16, 17, and 18 of said Russels Addition;

The northeast line of the herein described 20-foot strip, nominally 20 feet in length, has the most northerly corner of said Lot 18 as its most southerly terminus and has the most easterly corner of said Lot 19 as its most northerly terminus, and this northeast line is also a northwesterly projection of the northeast line of said Lot 18 and southeasterly projection of the northeast line of said Lot 19;

The northwest line of the herein described 20-foot strip, nominally 140 feet in length, has the most easterly corner of said Lot 19, Russels Addition as its most easterly terminus and has the most southerly corner of said Lot 22 as its most westerly terminus, and this northwest line is also the southeast line of Lots 19, 20, 21, and 22 of said Russels Addition; and

The southwest line of the herein described 20-foot strip, nominally 20 feet in length, has the most southerly corner of said Lot 12 as its most northerly terminus and has the most westerly corner of said Lot 15 as its most southerly terminus, and this southwest line is also a southeasterly projection of the southwest line of said Lot 22 and northwesterly projection of the southwest of said Lot 15.

The heretofore described 20-foot strip of land contains a nominal area of 0.064 acre (2,800 square feet) of land.