

## WATER LINE AND SANITARY SEWER EASEMENTS

GRANTOR: League City Investors, Ltd., a Texas limited partnership

THAT Grantor, for and in consideration of the sum of Ten and 00/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the sufficiency of which is hereby acknowledged, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto Grantee, its successors and assigns, a perpetual water line and sanitary sewer easement for the sole purpose of constructing, inspecting, maintaining, repairing, or relocating a municipal water line and a municipal sanitary sewer, including all necessary appurtenances, in, on, across, under and through all that land in Galveston County, Texas, described as follows, to-wit:

This conveyance is further made subject to and any and all restrictions, covenants, easements, rights-of-way, encumbrances and mineral or royalty reservations or interest affecting the Easement Area and appearing of record in the Official Public Records of Galveston County, Texas, to the extent that said items and matters are in effect and validly enforceable against the Easement Area.

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Without limiting any rights which Grantor may otherwise have as a matter of law or in equity, it is understood and agreed that Grantor expressly reserves unto itself and its tenants, licensees, successors and assigns, the right to use the Easement Area for other purposes which do not interfere with the rights granted herein; provided, however, that neither Grantor, nor its tenants, licensees, successors or assigns, shall be permitted to erect or construct buildings on the Easement Area.

Grantor specifically reserves the right to construct, place, maintain, lay, inspect, protect, operate, repair, alter, substitute, replace and remove roads, driveways, streets, sidewalks, parking areas, sign structures (subject to the following sentence), landscaped areas and other similar uses on, over, across, and along the Easement Area, and such activities shall not constitute a breach or violation of the terms and provisions hereof or constitute interference with said easement. Notwithstanding the foregoing sentence, with respect to (A) sign structures oriented parallel to SH 646, any such sign structures shall only be located within that portion of the Easement Area labeled "Permissible Sign Area" on Exhibit "B" attached hereto and incorporated herein; (B) sign structures oriented perpendicular to SH 646, any such sign structures may be located anywhere within the Easement Area provided (i) the footprint of same is no wider than four (4) feet; (ii) the foundation pilings of same are located at least three (3) feet from the actual location of any utility line within the Easement Area; (iii) such sign structures shall not provide any direct loading to any utility line within the Easement Area; and (iv) except as permitted hereby, such sign structures must comply with the League City Sign Ordinance.

Grantee acknowledges and agrees that Grantor may grant to others the non-exclusive right to use all or any portion of the Easement Area, provided such use does not unreasonably interfere with Grantee's reasonable use of such Easement Area for the purposes herein expressed.

Grantor is not making any representations or warranties of any kind or character, express or implied, with respect to the Property, including but not limited to, warranties or representations as to habitability, merchantability, fitness for a particular purpose, zoning, physical, environmental or historical condition(s), utilities, operating history or projections, valuations, governmental approvals, or the compliance of the Property with governmental laws.

The easement and the rights and privileges granted hereunder shall terminate when, or at such time, as the purposes hereof cease to exist, are abandoned by Grantee, or become impossible of performance.

TO HAVE AND TO HOLD, subject to the matters set forth herein, together with all and singular the easement rights thereto in anywise belonging unto said Grantee, its successor and assigns, forever.

[Signature Page Follows]



EXECUTED on this 4th day of April, 2018.

**GRANTOR:**

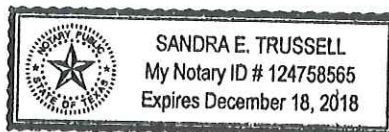
League City Investors, Ltd.  
a Texas limited partnership

By: League City Investors, Ltd.  
a Texas limited partnership

By: Sam Boyd  
Sam Boyd, President

**ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF LLANO



This instrument was acknowledged before me on the 4th day of April, 2018,  
by Sam Boyd, President of League City Investors, Ltd., a Texas limited partnership, on behalf  
of said limited partnership.

Sandra E Trussell  
Notary Public, State of Texas

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Nghiem V. Doan, City Attorney

After recording, please return to Grantee:

Attn.: Director of Engineering, City of League City  
300 West Walker Street  
League City, Texas 77573.

WITNESS my hand on this \_\_\_\_\_ day of \_\_\_\_\_, 2018

GRANTEE:

**City of League City**

300 West Walker Street  
League City, TX 77573

By: \_\_\_\_\_  
John Baumgartner, City Manager

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, a notary public, on this day, personal appeared John Baumgartner, City Manager, 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, on behalf of the City of League City, Texas, he executed the same for the purposes and considerations therein expressed.

GIVEN MY hand and seal of office this day \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

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

## EXHIBIT "A"

### TRACT 1 (WATER LINE EASEMENT)

All of that certain 0.028 acre (1,214 square feet) tract or parcel of land situated in the **RODNEY ANTHONY SURVEY, Abstract No. 630** and being out of Block Thirty (30) of **LEAGUE CITY SEMI-TROPICAL GARDENS**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 8 of the Deed Records of Galveston County, Texas, said 0.028 acre tract also being out of and a part of a portion of a called 801.500 acres tract, called Tract I, described in that certain Special Warranty Deed from League City, LLC to League City Investors, Ltd. recorded under Clerk's File Number 2002045006 in the Official Public Records of Real Property of Galveston County, Texas, said 0.028 acre tract being more particularly described by metes and bounds as follows:

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT). COORDINATES LISTED ARE BASED ON SURFACE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE DISTANCE. ALL DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999867458.

**COMMENCING** at an iron rod with cap stamped "GeoSurv" found marking the Northeasterly corner of a called 1.35 acres tract described in that certain Special Warranty Deed from League City Investors, Ltd. to Franklin Business, Inc. recorded under Clerk's File Number 2015027101 of the Official Public Records of Galveston County, Texas, and being at the South line of F.M. 646, a 120.00 feet wide public roadway right-of-way;

**THENCE**, S 02°59'03" E, along the East line of said 1.35 acres, a distance of 14.65 feet to the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, N 87°02'17" E, a distance of 60.70 feet to a point for the Northeast corner of the herein described tract;

**THENCE**, S 02°59'03" E, a distance of 20.00 feet to a point for the Southeast corner of the herein described tract;

**THENCE**, S 87°02'17" W, a distance of 60.70 feet to a point for the Southwest corner of the herein described tract, said point being at the East line of said 1.35 acres tract;

**THENCE**, N 02°59'03" W, along the East line of said 1.35 acres tract, a distance of 20.00 feet to the **POINT OF BEGINNING** of the herein described tract and containing within said boundaries a calculated area of 0.028 acre (1,214 square feet) of land.



## **TRACT 2 (SANITARY SEWER EASEMENT)**

All of that certain 0.017 acre (745 square feet) tract or parcel of land situated in the **RODNEY ANTHONY SURVEY, Abstract No. 630** and being out of Block Thirty (30) of **LEAGUE CITY SEMI-TROPICAL GARDENS**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 8 of the Deed Records of Galveston County, Texas, said 0.017 acre tract also being out of and a part of a portion of a called 801.500 acres tract, called Tract I, described in that certain Special Warranty Deed from League City, LLC to League City Investors, Ltd. recorded under Clerk's File Number 2002045006 in the Official Public Records of Real Property of Galveston County, Texas, said 0.017 acre tract being more particularly described by metes and bounds as follows:

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**THENCE**, N 87°02'17" E, along the South line of said F.M. 646, a distance of 23.20 feet to the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, N 87°02'17" E, continuing along the South line of said F.M. 646, a distance of 15.00 feet to a point for the Northeast corner of the herein described tract;

**THENCE**, S 02°59'03" E, a distance of 49.65 feet to a point for the Southeast corner of the herein described tract;

**THENCE**, S 87°02'17" W, a distance of 15.00 feet to a point for the Southwest corner of the herein described tract;

**THENCE**, N 02°59'03" W, a distance of 49.65 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 0.017 acre (745 square feet) of land.

PREPARED  
JANUARY 3, 2017  
BY

**DALE L. HARDY / GEOSURV, LLC**  
**REGISTERED PROFESSIONAL LAND SURVEYORS**  
**P.O. BOX 246, LEAGUE CITY, TEXAS 77574**  
**PH 281-554-7739 FAX 281-554-6928 E-MAIL: dhardy@geosurvellc.com**

# CAROLINE AVENUE

(60' R.O.W. - G.C.C.F. #8322959)

R=11519.16'  
D=00°21'51"  
L=73.24'  
T=36.62'  
C=73.24'  
CB=N 87°13'12" E

**F.M. 646**  
(120' R.O.W.)  
STATE OF TEXAS  
(G.C.C.F. #8210263 & #8211916)

N 87°02'17" E - 126.76'  
10' D.E. (G.C.C.F. #2008044810)  
10' MUNICIPAL UTIL. ESMT.  
(G.C.C.F. #2009012871)

CALLED 1.35 AC.  
LEAGUE CITY INVESTORS, LTD.  
TO  
FRANKLIN BUSINESS, INC.  
G.C.C.F. #2015027101

**TRACT 1**  
(WATER LINE EASEMENT)  
0.028 Acres  
(1,214 Sq. Ft.)

**TRACT 2**  
(SANITARY SEWER EASEMENT)  
0.017 Acres  
(745 Sq. Ft.)

**LEAGUE CITY SEMI-TROPICAL  
GARDENS SUBDIVISION**  
(VOL. 238, PG. 8, G.C.M.R.)

RESIDUAL TRACT OF  
CALLED 801.500 AC.  
(TRACT 1)  
LEAGUE CITY, LLC  
TO  
LEAGUE CITY INVESTORS, LTD.  
G.C.C.F. #2002045006

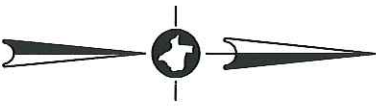
LINE TABLE	
LINE	BEARING
L1	14.65' S 02°59'03" E
L2	60.70' N 87°02'17" E
L3	20.00' S 02°59'03" E
L4	60.70' S 87°02'17" W
L5	20.00' N 02°59'03" W
L6	23.20' N 87°02'17" E
L7	15.00' N 87°02'17" E
L8	49.65' S 02°59'03" E
L9	15.00' S 87°02'17" W
L10	49.65' N 02°59'03" W



P.O. Box 246, League City, Texas 77574  
281-554-7739 409-765-6030 Fax: 281-554-6928

**EXHIBIT "A"**

SCALE: 1"=30'





CAROLINE AVENUE  
(60' R.O.W. - G.C.C.F. #8322959)

R=11519.16'  
D=00°21'51"  
L=73.24'  
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CB=N 87°13'12" E

**F.M. 646**  
(120' R.O.W.)  
STATE OF TEXAS  
(G.C.C.F. #8210263 & #8211916)

CALLED 1.35 AC.  
LEAGUE CITY INVESTORS, LTD.  
TO  
FRANKLIN BUSINESS, INC.  
G.C.C.F. #2015027101

TRACT 1  
(WATER LINE EASEMENT)  
0.028 Acres  
(1,214 Sq. Ft.)

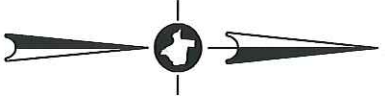
TRACT 2  
(SANITARY SEWER EASEMENT)  
0.017 Acres  
(745 Sq. Ft.)

LEAGUE CITY SEMI-TROPICAL  
GARDENS SUBDIVISION  
(VOL. 238, PG. 8, G.C.M.R.)

PERMISSIBLE SIGN AREA

RESIDUAL TRACT OF  
CALLED 801.500 AC.  
(TRACT 1)  
LEAGUE CITY, LLC  
TO  
LEAGUE CITY INVESTORS, LTD.  
G.C.C.F. #2002045006

SCALE: 1"=30'



LINE TABLE	
LINE	BEARING
L1	S 02°59'03" E
L2	N 87°02'17" E
L3	S 02°59'03" E
L4	S 87°02'17" W
L5	N 02°59'03" W
L6	N 87°02'17" E
L7	N 87°02'17" E
L8	S 02°59'03" E
L9	S 87°02'17" W
L10	N 02°59'03" W



P.O. Box 246, League City, Texas 77574  
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EXHIBIT "B"