

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.

PARK TRAIL EASEMENT

STATE OF TEXAS

COUNTY OF GALVESTON

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}
}

KNOW EVERYONE BY THESE PRESENTS:

GRANTOR: CLAREMONT HOA

GRANTEE: The City of League City, Texas, a Texas municipal corporation

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, perpetual parks trails easement rights for the purpose of constructing, inspecting, maintaining, repairing, or relocating a park trail, including all necessary appurtenances, in, on, across, under and through that certain ⁵⁰⁰~~attached~~ acre parcel or tract of land more particularly described in **Exhibit "1"** attached hereto and made a part hereof for all purposes (the "Property").

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 Property 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 Property; provided, however, Grantor, to the extent that it has the ability to enforce any of said items or matters, agrees that it shall not enforce any of said items or matters in a manner which would prejudice or interfere with Grantee's use of the Property.

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.

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 block on next page)

EXECUTED on this 9th day of JULY, 2018 ^{2018 mce}
2017.

GRANTOR (CLAREMONT HOA):

By: Maureen Cox

Printed Name: MAUREEN C. COX

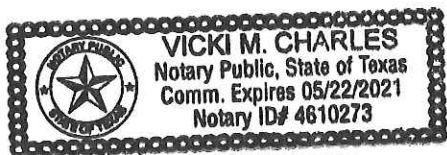
Title: PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS }

COUNTY OF GALVESTON }

This instrument was acknowledged before me on the 13 day of July, 2018 ²⁰¹⁸
Maureen Cox on behalf of Maureen Cox by 2017,



Vicki M. Charles

Notary Public, State of Texas

After recording, please return to Grantee:

Attn.: Parks Director and City Secretary
City of League City
300 West Walker Street
League City, Texas 77573.

John Baumgartner, City Manager

STATE OF TEXAS §

This instrument was acknowledged before me on the _____ day of _____, 20__ by John Baumgartner, City Manager, on behalf of League City.

Attest:

Diana Stapp, City Secretary

Approved as to Form:

Nghiem V. Doan, City Attorney

Exhibit 1
Description of Trails Easement

TRACT 1

DESCRIPTION OF A 0.1662-ACRE (7,241 SQ. FT.) TRACT OF LAND SITUATED IN THE JOHN DICKINSON SURVEY, A-9, GALVESTON COUNTY, TEXAS

Being a description of a 0.1662-acre (7,241 Sq. Ft.) tract of land situated in the John Dickinson Survey, A-9, Galveston County, Texas, and being out of a Restricted Reserve 'A' of Claremont Park, Section Four, as recorded in Volume 18, Page 959 of the Galveston County Map Records and conveyed to Claremont Park Homeowners Association, Inc, by deed recorded under Clerk's File No. 2001067031 of the Official Public Records of Real Property, Galveston County, Texas. Said 0.1662-acre tract being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (CORS 96) as established by League City Reference Mark LC-2005-121, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.000129227, all distances are surface:

COMMENCING (N=13,745,156.98, E=3,196,811.11) at a 5/8-inch iron rod with cap stamped "COSTELLO" found in the southeast line of Lot 38 of said Claremont Park, Section Four, for the northeast corner of a called 0.863-acre tract of land conveyed to Community Public Service Company, by deed recorded in Volume 1721, Page 687 of the Galveston County Deed Records and for a northwest corner of said Restricted Reserve 'A';

THENCE South 03 deg. 23 min. 29 sec. East, with the east line of said 0.863-acre tract and with a west line of said Restricted Reserve 'A', a distance of 2.44 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner and **POINT OF BEGINNING (N=13,745,154.55, E=3,196,811.25)** of said tract herein described with said point marking the beginning of a curve to the right;

THENCE over and across said Restricted Reserve 'A' and with the arc of said curve to the right having a radius of 67.05 feet, a central angle of 33 deg. 19 min. 04 sec., an arc length of 38.99 feet, a chord bearing of North 53 deg. 44 min. 08 sec. East and a chord distance of 38.44 feet to a point marking the end of said curve to the right;

THENCE North 46 deg. 30 min. 07 sec. East, over and across said Restricted Reserve 'A', a distance of 367.45 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the west line of a called 0.805-acre tract of land conveyed to Community Public Service Company, by deed recorded in Volume 1721, Page 687 of the Galveston County Deed Records and in an east line of said Restricted Reserve 'A' for the northeast corner of said tract herein described;

THENCE South 03 deg. 02 min. 21 sec. East, with the west line of said 0.805-acre tract and with an east line of said Restricted Reserve 'A', a distance of 23.66 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southeast corner of said tract herein described;

THENCE South 46 deg. 30 min. 07 sec. West, over and across said Restricted Reserve 'A', a distance of 334.30 feet to a point marking the beginning of a curve to the right;

THENCE over and across said Restricted Reserve 'A' and with the arc of said curve to the right having a radius of 70.09, a central angle of 22 deg. 03 min. 23 sec., an arc length of 26.98 feet, a chord bearing of South 55 deg. 41 min. 26 sec. West and a chord distance of 26.81 feet to a point of reverse curvature;

THENCE over and across said Restricted Reserve 'A' and with the arc of a curve to the left having a radius of 51.04 feet, a central angle of 40 deg. 11 min. 55 sec., an arc length of 35.81 feet, a chord bearing of South 47 deg. 37 min. 53 sec. West and a chord distance of 35.08 feet to a point of reverse curvature;

THENCE over and across said Restricted Reserve 'A' and with the arc of a curve to the right having a radius of 73.28 feet, a central angle of 10 deg. 17 min. 43 sec., an arc length of 13.17 feet, a chord bearing of South 29 deg. 52 min. 39 sec. West and a chord distance of 13.15 feet to a ½-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the east line of said 0.863-acre tract and in a west line of said Restricted Reserve 'A' for the southwest corner of said tract herein described;

THENCE North 03 deg. 23 min. 53 sec. West, with the east line of said 0.863-acre tract and with a west line of said Restricted Reserve 'A', a distance of 28.28 feet to the **POINT OF BEGINNING** and containing 0.1662 acre (7,241 Sq. Ft.) of land.

This description is accompanied by a plat of even survey date.

Compiled by:
Weisser Engineering Company
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No.: F-68
Job No. IC071
Date: 05/29/2018

TRACT 2

DESCRIPTION OF A 0.0078-ACRE (341 SQ. FT.) TRACT OF LAND SITUATED IN THE JOHN DICKINSON SURVEY, A-9, GALVESTON COUNTY, TEXAS

Being a description of a 0.0078-acre (341 Sq. Ft.) tract of land situated in the John Dickinson Survey, A-9, Galveston County, Texas, and being out of a Restricted Reserve 'A' of Claremont Park, Section Four, as recorded in Volume 18, Page 959 of the Galveston County Map Records and conveyed to Claremont Park Homeowners Association, Inc, by deed recorded under Clerk's File No. 2001067031 of the Official Public Records of Real Property, Galveston County, Texas. Said 0.0078-acre tract being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (CORS 96) as established by League City Reference Mark LC-2005-121, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.000129227, all distances are surface:

COMMENCING (N=13,745,939.26, E=3,197,486.99) at a 5/8-inch iron rod with cap stamped "COSTELLO RPLS 4416" found in the southeast right-of-way line of Blossomwood Drive (60-Foot Wide Right-of-Way), as recorded in Volume 18, Page 959, File No. 9964296 of the Galveston County Map Records and in a northwest line of said Restricted Reserve 'A';

THENCE South 35 deg. 11 min. 16 sec. West, with the southeast right-of-way line of said Blossomwood Drive, a distance of 176.44 feet to a point marking the beginning of a curve to the right;

THENCE with the southeast right-of-way line of said Blossomwood Drive and with the arc of said curve to the right having a radius of 575.04 feet, a central angle of 07 deg. 05 min. 32 sec., an arc length of 71.18 feet, a chord bearing of South 38 deg. 44 min. 02 sec. West and a chord distance of 71.13 feet to a point;

THENCE South 54 deg. 03 min. 48 sec. East, over and across said Restricted Reserve 'A', a distance of 12.52 feet to a point for in a northwest line of a called 0.805-acre tract of land conveyed to Community Public Service Company, by deed recorded in Volume 1721, Page 687 of the Galveston County Deed Records and in a southeast line of said Restricted Reserve 'A';

THENCE South 17 deg. 01 min. 15 sec. West, with a northwest line of said 0.805-acre tract and with a southeast line of said Restricted Reserve 'A', a distance of 33.71 feet to a point;

THENCE South 72 deg. 53 min. 45 sec. East, with a southwest line of said 0.805-acre tract and with a northeast line of said Restricted Reserve 'A', a distance of 13.15 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner and **POINT OF BEGINNING (N=13,745,696.15, E=3,197,353.67)** of said tract herein described;

THENCE South 72 deg. 53 min. 45 sec. East, with a southwest line of said 0.805-acre tract and with a northeast line of said Restricted Reserve 'A', a distance of 18.21 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of said tract herein described, with said point marking the beginning of a curve to the right;

THENCE over and across said Reserve 'A' and with the arc of said curve to the right having a radius of 51.05 feet, a central angle of 05 deg 21 min. 43 sec., an arc length of 4.78 feet, a chord bearing of South 04 deg. 16 min. 25 sec. West and a chord distance of 4.78 feet to a point of reverse curvature;

THENCE over and across said Reserve 'A' and with the arc of a curve to the left having a radius of 83.35 feet, a central angle of 00 deg. 44 min. 37 sec., an arc length of 1.08 feet a chord bearing of South 02 deg. 57 min. 37 sec. West and a chord distance of 1.08 feet to a ½-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in a northwest line of said 0.805-acre tract and in a southeast line of said Restricted Reserve 'A' for the southeast corner of said tract herein described;

THENCE South 46 deg. 38 min. 51 sec. West, with a northwest line of said 0.805-acre tract and with a southeast line of said Restricted Reserve 'A', a distance of 32.83 feet to a ½-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southwest corner of said tract herein described and marking the beginning of a curve to the left;

THENCE over and across said Restricted Reserve 'A' and with the arc of said curve to the left having a radius of 65.35 feet, a central angle of 22 deg. 03 min. 55 sec., an arc length of 25.17 feet, a chord bearing of North 13 deg. 44 min. 23 sec. East and a chord distance of 25.01 feet to a point of reverse curvature;

THENCE over and across said Restricted Reserve 'A' and with the arc of a curve to the right having a radius of 69.05 feet, a central angle of 07 deg. 52 min. 42 sec., an arc length of 9.49 feet, a chord bearing of North 05 deg. 40 min. 45 sec. East and a chord distance of 9.49 feet to the **POINT OF BEGINNING** and containing 0.0078 acre (341 Sq. Ft.) of land.

This description is accompanied by a plat of even survey date.

Compiled by:
Weisser Engineering Company
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No.: F-68
Job No. IC071
Date: 05/29/2018

TRACT 3

DESCRIPTION OF A 0.0033-ACRE (143 SQ. FT.) TRACT OF LAND SITUATED IN THE JOHN DICKINSON SURVEY, A-9, GALVESTON COUNTY, TEXAS

Being a description of a 0.0033-acre (143 Sq. Ft.) tract of land situated in the John Dickinson Survey, A-9, Galveston County, Texas, and being out of a Restricted Reserve 'A' of Claremont Park, Section Four, as recorded in Volume 18, Page 959 of the Galveston County Map Records and conveyed to Claremont Park Homeowners Association, Inc, by deed recorded under Clerk's File No. 2001067031 of the Official Public Records of Real Property, Galveston County, Texas. Said 0.0033-acre tract being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (CORS 96) as established by League City Reference Mark LC-2005-121, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.000129227, all distances are surface:

COMMENCING (N=13,745,939.26, E=3,197,486.99) at a 5/8-inch iron rod with cap stamped "COSTELLO RPLS 4416" found in the southeast right-of-way line of Blossomwood Drive (60-Foot Wide Right-of-Way), as recorded in Volume 18, Page 959, File No. 9964296 of the Galveston County Map Records and in a northwest line of said Restricted Reserve 'A';

THENCE South 35 deg. 11 min. 16 sec. West, with the southeast right-of-way line of said Blossomwood Drive, a distance of 176.44 feet to a point marking the beginning of a curve to the right;

THENCE with the southeast right-of-way line of said Blossomwood Drive and with the arc of said curve to the right having a radius of 575.04 feet, a central angle of 05 deg. 29 min. 25 sec., an arc length of 55.10 feet, a chord bearing of South 37 deg. 55 min. 58 sec. West and a chord distance of 55.08 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner and **POINT OF BEGINNING (N=13,745,751.64, E=3,197,351.48)** of said tract herein described;

THENCE South 54 deg. 04 min. 32 sec. East, over and across said Restricted Reserve 'A', a distance of 5.49 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in a northwest line of a called 0.805-acre tract of land conveyed to Community Public Service Company, by deed recorded in Volume 1721, Page 687 of the Galveston County Deed Records and in a southeast line of said Restricted Reserve 'A' for the southeast corner of said tract herein described;

THENCE South 17 deg. 01 min. 15 sec. West, with a northwest line of said 0.805-acre tract and with a southeast line of said Restricted Reserve 'A', a distance of 16.92 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southwest corner of said tract herein described;

THENCE North 54 deg. 03 min. 48 sec. West, over and across said Restricted Reserve 'A', a distance of 12.52 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the southeast right-of-way of said Blossomwood Drive for the northwest corner of said tract herein described, with said point marking the beginning of a curve to the left;

THENCE with the southeast right-of-way line of said Blossomwood Drive and with the arc of said curve to the left having a radius of 575.04 feet, a central angle of 01 deg. 36 min. 07 sec., an arc length of 16.08 feet, a chord bearing of North 41 deg. 28 min. 44 sec. East and a chord distance of 16.08 feet to the **POINT OF BEGINNING** and containing 0.0033 acre (143 Sq. Ft.) of land.

This description is accompanied by a plat of even survey date.

Compiled by:
Weisser Engineering Company
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No.: F-68
Job No. IC071
Date: 05/29/2018

TRACT 4

**DESCRIPTION OF A 0.0115-ACRE (501 SQ. FT.) TRACT
OF LAND SITUATED IN THE JOHN DICKINSON
SURVEY, A-9, GALVESTON COUNTY, TEXAS**

Being a description of a 0.0115-acre (501 Sq. Ft.) tract of land situated in the John Dickinson Survey, A-9, Galveston County, Texas, and being out of a Restricted Reserve 'A' of Claremont Park, Section Four, as recorded in Volume 18, Page 959 of the Galveston County Map Records and conveyed to Claremont Park Homeowners Association, Inc, by deed recorded under Clerk's File No. 2001067031 of the Official Public Records of Real Property, Galveston County, Texas. Said 0.0115-acre tract being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (CORS 96) as established by League City Reference Mark LC-2005-121, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.000129227, all distances are surface:

COMMENCING (N=13,745,939.26, E=3,197,486.99) at a 5/8-inch iron rod with cap stamped "COSTELLO RPLS 4416" found in the southeast right-of-way line of Blossomwood Drive (60-Foot Wide Right-of-Way), as recorded in Volume 18, Page 959, File No. 9964296 of the Galveston County Map Records and in a northwest line of said Restricted Reserve 'A';

THENCE South 35 deg. 11 min. 16 sec. West, with the southeast right-of-way line of said Blossomwood Drive, a distance of 176.44 feet to a point marking the beginning of a curve to the right;

THENCE with the southeast right-of-way line of said Blossomwood Drive and with the arc of said curve to the right having a radius of 575.04 feet, a central angle of 05 deg. 29 min. 25 sec., an arc length of 55.10 feet, a chord bearing of South 37 deg. 55 min. 58 sec. West and a chord distance of 55.08 feet to a point;

THENCE South 54 deg. 04 min. 32 sec. East, over and across said Restricted Reserve 'A', a distance of 5.49 feet to a point in the northwest line of a called 0.805-acre tract of land conveyed to Community Public Service Company, by deed recorded in Volume 1721, Page 687 of the Galveston County Deed Records and in a southeast line of said Restricted Reserve 'A';

THENCE North 17 deg. 01 min. 15 sec. East, with a northwest line of said 0.805-acre tract and a southeast line of said Restricted Reserve 'A', a distance of 9.37 feet to a point;

THENCE South 72 deg. 53 min. 45 sec. East, with a northeast line of said 0.805-acre tract and with southwest line of said Restricted Reserve 'A', a distance of 35.16 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the west corner and **POINT OF BEGINNING (N=13,745,747.05, E=3,197,392.26)** of said tract herein described;

THENCE over and across said Restricted Reserve 'A' and with the arc of a curve to the right having a radius of 69.05 feet, a central angle of 25 deg. 57 min. 36 sec., an arc length of 31.28 feet, a chord bearing of North 77 deg. 42 min. 18 sec. East and a chord distance of 31.02 feet to a point of reverse curvature;

THENCE over and across said Restricted Reserve 'A' and with the arc of a curve to the left having a radius of 71.13 feet, a central angle of 18 deg. 52 min. 15 sec., an arc length of 25.40 feet, a chord bearing of North 81 deg. 12 min. 26 sec. East and a chord distance of 25.29 feet to a ½-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in a northwest line of said 0.805-acre tract and a southeast line of said Restricted Reserve 'A' for the east corner of said tract herein described;

THENCE South 46 deg. 38 min. 51 sec. West, with a northwest line of said 0.805-acre tract and with a southeast line of said Restricted Reserve 'A', a distance of 30.20 feet to a ½-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the south corner of said tract herein described;

THENCE North 72 deg. 53 mi. 45 sec. West, with a northeast line of said 0.805-acre tract and with a southwest line of said Restricted Reserve 'A', a distance of 34.88 feet to the **POINT OF BEGINNING** and containing 0.0115 acre (501 Sq. Ft.) of land.

This description is accompanied by a plat of even survey date.

Compiled by:
Weisser Engineering Company
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No.: F-68
Job No. IC071
Date: 05/29/2018

TRACT 5

DESCRIPTION OF A 0.4512-ACRE (19,653 SQ. FT.) TRACT OF LAND SITUATED IN THE JOHN DICKINSON SURVEY, A-9, GALVESTON COUNTY, TEXAS

Being a description of a 0.4512-acre (19,653 Sq. Ft.) tract of land situated in the John Dickinson Survey, A-9, Galveston County, Texas, and being out of Restricted Reserve 'A' of Claremont Park, Section Four, as recorded in Volume 18, Page 959 of the Galveston County Map Records and conveyed to Claremont Park Homeowners Association, Inc, by deed recorded under Clerk's File No. 2001067031 of the Official Public Records of Real Property, Galveston County, Texas, and out of Restricted Reserve 'A' of Claremont Park, Section Three, as recorded in Volume 18, Page 910 of the Galveston County Map Records and conveyed to Claremont Homeowners Association, Inc., by deed recorded under Clerk's File No. 2000002022 of the Official Public Records of Real Property, Galveston County, Texas. Said 0.4512-acre tract being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (CORS 96) as established by League City Reference Mark LC-2005-121, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.000129227, all distances are surface:

BEGINNING (N=13,746,531.060, E=3,198,269.46) at a 5/8-inch iron rod with cap stamped "COSTELLO" found in the west right-of-way line of Floyd Road (Variable Width Right-of-Way) for the southeast corner of said Claremont Park, Section Three, for a northeast corner of Restricted Reserve 'A' of said Claremont Park, Section Four and for the northeast corner of said tract herein described;

THENCE South 03 deg. 08 min. 47 sec. East, with the west right-of-way line of said Floyd Road, a distance of 44.42 feet to a 1/2-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southeast corner of said tract herein described;

THENCE over and across Restricted Reserve 'A' of Claremont Park, Sections Three and Four the following courses and distances:

1. With the arc of a curve to the left having a radius of 41.00 feet, a central angle of 28 deg. 28 min. 16 sec., an arc length of 20.37 feet, a chord bearing of South 74 deg. 39 min. 37 sec. West and a chord distance of 20.17 feet to a point;
2. South 54 deg. 37 min. 17 sec. West – 13.55 feet to a point;
3. With the arc of a curve to the left having a radius of 688.68 feet, a central angle of 05 deg. 16 min. 42 sec., an arc length of 63.44 feet, a chord bearing of South 50 deg. 16 min. 37 sec. West and a chord distance of 63.42 feet to a point;
4. South 47 deg. 22 min. 44 sec. West – 24.33 feet to a point;
5. South 45 deg. 15 min. 31 sec. West – 24.00 feet to a point;
6. South 47 deg. 03 min. 27 sec. West – 108.36 feet to a point;
7. With the arc of a curve to the right having a radius of 778.81 feet, a central angle of 09 deg. 22 min. 25 sec., an arc length of 127.41 feet, a chord bearing of South 51 deg. 25 min. 14 sec. West and a chord distance of 127.27 feet to a point;
8. South 54 deg. 29 min. 39 sec. West – 56.18 feet to a point;
9. With the arc of a curve to the left having a radius of 693.74 feet, a central angle of 06 deg. 17 min. 32 sec., an arc length of 76.19 feet, a chord bearing of South 50 deg. 23 min. 11 sec. West and a chord distance of 76.15 feet to a point of compound curvature;

10. With the arc of a curve to the left having a radius of 536.51 feet, a central angle of 07 deg. 54 min. 53 sec., an arc length of 74.11 feet, a chord bearing of South 42 deg. 12 min. 59 sec. West and a chord distance of 74.06 feet to a point of reverse curvature;
11. With the arc of a curve to the right having a radius of 1,321.23 feet, a central angle of 09 deg. 21 min. 28 sec., an arc length of 215.79 feet, a chord bearing of South 41 deg. 03 min. 35 sec. West and a chord distance of 215.55 feet to a point;
12. South 46 deg. 06 min. 21 sec. West – 67.50 feet to a point;
13. South 46 deg. 08 min. 45 sec. West – 195.21 feet to a ½-inch iron rod with cap stamped “WEISSER ENG HOUSTON, TX” set in a northeast line of a called 0.805-acre tract of land conveyed to Community Public Service Company, by deed recorded in Volume 1721, Page 687 of the Galveston County Deed Records and in a southwest line of said Restricted Reserve ‘A’ of Claremont Park, Section Four for the southwest corner of said tract herein described;

THENCE North 43 deg. 21 min. 09 sec. West, with a northeast line of said 0.805-acre tract and with a southwest line of said Restricted Reserve ‘A’ of Claremont Park, Section Four, a distance of 18.00 feet to a ½-inch iron rod with cap stamped “WEISSER ENG HOUSTON, TX” set for the northwest corner of said tract herein described;

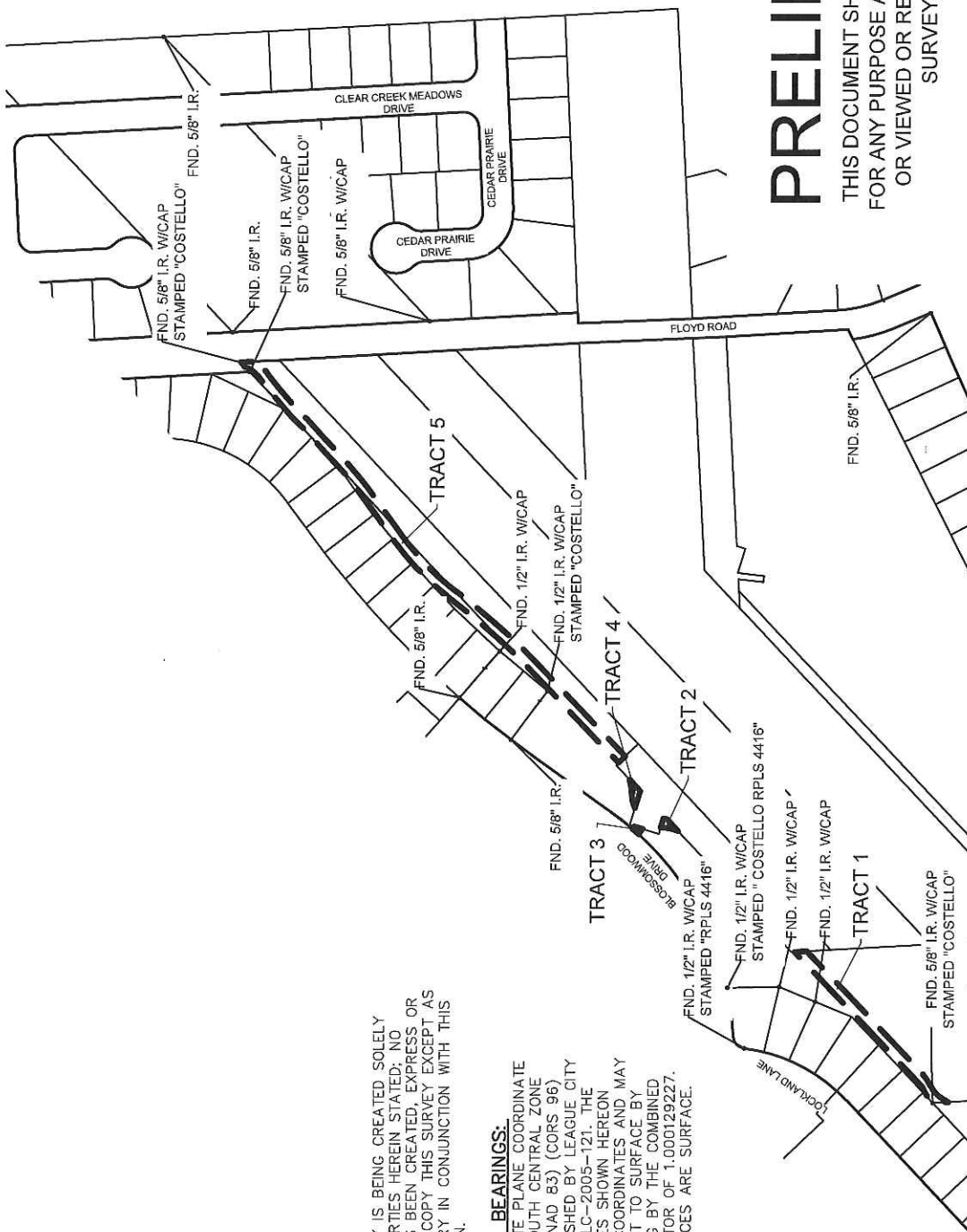
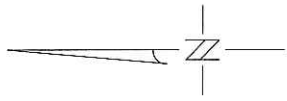
THENCE continuing over and across Restricted Reserve ‘A’ of Claremont Park, Sections Three and Four the following courses and distances:

14. North 46 deg. 08 min. 45 sec. East – 195.05 feet to a point;
15. North 46 deg. 06 min. 21 sec. East – 67.42 feet to a point;
16. With the arc of a curve to the left having a radius of 1,303.23 feet, a central angle of 09 deg. 22 min. 05 sec., an arc length of 213.08 feet, a chord bearing of North 41 deg. 03 min. 07 sec. East and a chord distance of 212.85 feet to a point of reverse curvature;
17. With the arc of a curve to the right having a radius of 554.51 feet, a central angle of 07 deg. 56 min. 32 sec., an arc length of 76.87 feet, a chord bearing of North 42 deg. 11 min. 57 sec. East and a chord distance of 76.80 feet to a point of compound curvature;
18. With the arc of a curve to the right having a radius of 711.73 feet, a central angle of 06 deg. 21 min. 00 sec., an arc length of 78.88 feet, a chord bearing of North 50 deg. 23 min. 08 sec. East and a chord distance of 78.84 feet to a point;
19. North 54 deg. 29 min. 39 sec. East – 56.39 feet to a point;
20. With the arc of a curve to the left having a radius of 760.81 feet, a central angle of 09 deg. 23 min. 47 sec., an arc length of 124.77 feet, a chord bearing of North 51 deg. 25 min. 41 sec. East and a chord distance of 124.63 feet to a point;
21. North 47 deg. 03 min. 27 sec. East – 54.36 feet to a point;
22. North 46 deg. 30 min. 06 sec. East – 77.81 feet to a point;
23. North 47 deg. 22 min. 44 sec. East – 24. 70 feet to a point;
24. With the arc of a curve to the right having a radius of 706.68 feet, a central angle of 06 deg. 30 min. 11 sec., an arc length of 80.21 feet, a chord bearing of North 50 deg. 53 min. 09 sec. East and a chord distance of 80.17 feet to a point of reverse curvature;
25. With the arc of a curve to the left having a radius of 51.00 feet, a central angle of 37 deg. 39 min. 33 sec., an arc length of 33.52 feet, a chord bearing of North 35 deg. 18 min. 28 sec. East and a chord distance of 32.92 feet to a point in a southwest right-of-way of said Floyd Road;

THENCE North 46 deg. 35 min. 51 sec. East, with a southwest right-of-way line of said Floyd Road, a distance of 10.69 feet to the **POINT OF BEGINNING** and containing 0.4512 acre (19,653 Sq. Ft.) of land.

This description is accompanied by a plat of even survey date.

Compiled by:
Weisser Engineering Company
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No.: F-68
Job No. IC071
Date: 05/29/2018




NOTE:
THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.

BASIS OF BEARINGS:
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 (NAD 83) (CORS 96) AS ESTABLISHED BY LEAGUE CITY REF MARK LC-2005-121. THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000129227. ALL DISTANCES ARE SURFACE.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

THE LEAGUE CITY CLAREMONT CONNECTOR HIKE & BIKE TRAIL

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	JOHN DICKINSON SURVEY, A9		CALC'D. BY:	J.H.
	GALVESTON COUNTY, TEXAS		SCALE:	N.T.S.
			F.B. NO:	CHECKED BY:
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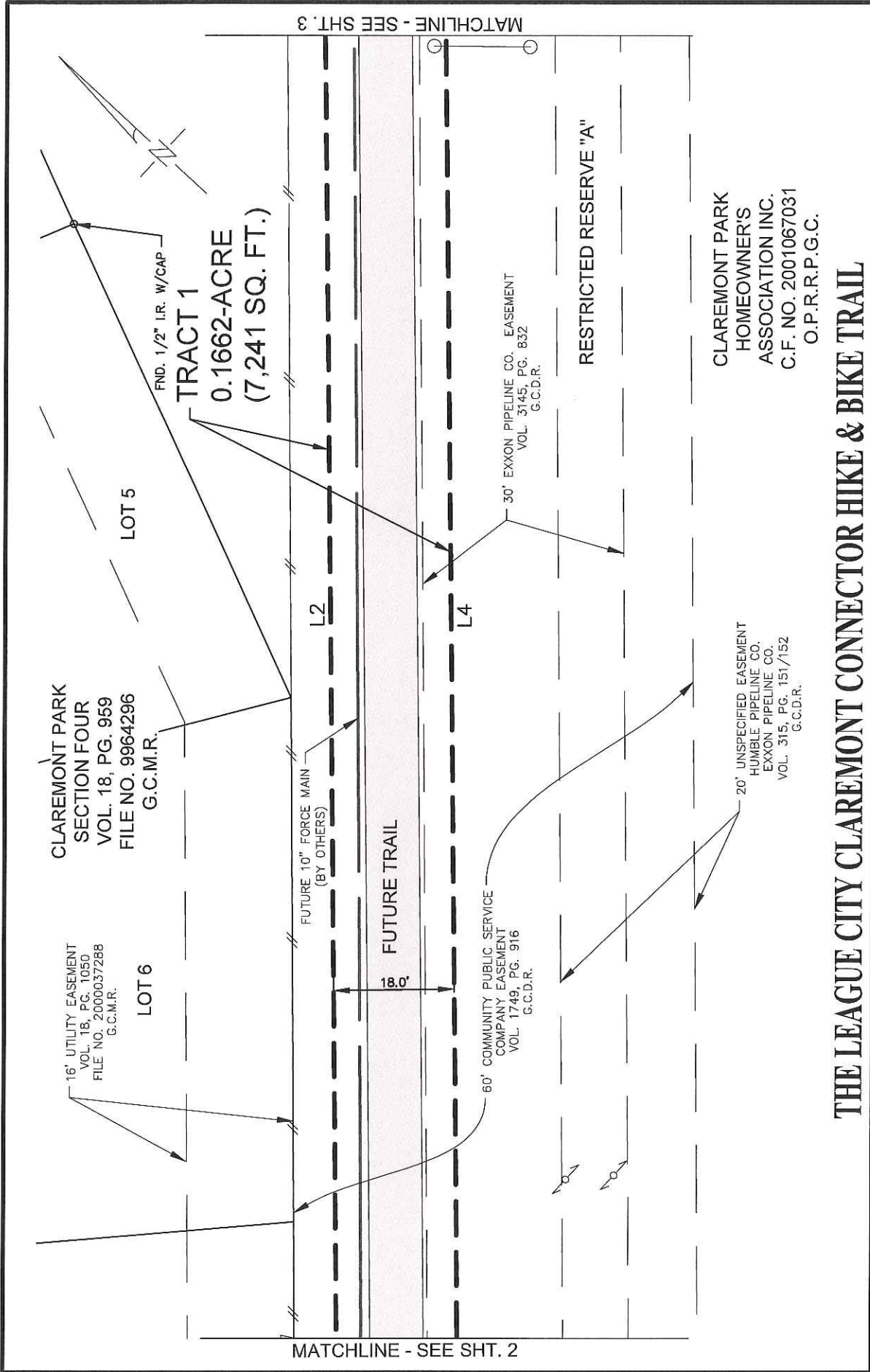
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TRACTS 1-5

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CLAREMONT PARK
SECTION FOUR
VOL. 18, PG. 959
FILE NO. 9964296
G.C.D.R.

30' EXXON PIPELINE CO. EASEMENT
VOL. 3145, PG. 832
G.C.D.R.

60' COMMUNITY PUBLIC SERVICE
COMPANY EASEMENT
VOL. 1749, PG. 916
G.C.D.R.

SET 1/2" I.R. W/CAP
STAMPED "WEISSER ENG.
HOUSTON, TX

FUTURE 10" FORCE MAIN
(BY OTHERS)

FUTURE TRAIL

SET 1/2" I.R. W/CAP
STAMPED "WEISSER ENG.
HOUSTON, TX

CALLED 0.805 ACRE
COMMUNITY PUBLIC
SERVICE CO.
VOL. 1721, PG. 687
G.C.D.R.

TRACT 1
0.1662-ACRE
(7,241 SQ. FT.)

CLAREMONT PARK
HOMEOWNER'S
ASSOCIATION INC.
C.F. NO. 2001067031
O.P.R.R.P.G.C.

20' UNSPECIFIED EASEMENT
HUMBLE PIPELINE CO.
EXXON PIPELINE CO.
VOL. 315, PG. 151/152
G.C.D.R.

MATCHLINE - SEE SHT. 3

MATCHLINE - SEE SHT. 4

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Houston, Texas 77084
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TRACTS 1-5

TRAIL EASEMENT

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CLAREMONT PARK
SECTION FOUR
RESTRICTED RESERVE "A"
VOL. 18, PG 959
FILE NO. 9964256
G.C.M.R.

FUTURE 10" FORCE MAIN
(BY OTHERS)

FUTURE TRAIL

CALLED 0.805 ACRE
COMMUNITY PUBLIC
SERVICE CO.
VOL. 1721, PG. 687
G.C.D.R.

MATCHLINE - SEE SHT. 4

MATCHLINE - SEE SHT. 5

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**TRACTS 1-5
TRAIL EASEMENT
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CREW CHIEF:		DATE: 05/29/2018		JOB No.: IC071

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