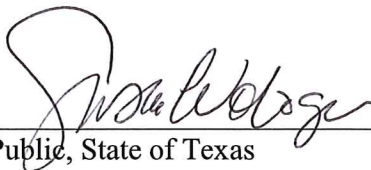


ACKNOWLEDGMENT

STATE OF TEXAS }
 }
COUNTY OF GALVESTON }

This instrument was acknowledged before me on the 9 day of October, 2017, by Vaness Hamilton, President, on behalf of the League City Patrons of the Park Foundation.

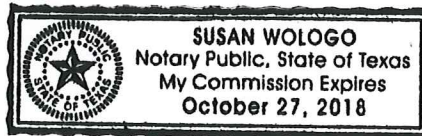


Notary Public, State of Texas

My Commission Expires: 10/27/2018

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

County: Galveston
Project: Ervin Road
M.S.G. No.: 161241
Job Number: 3190-MB

FIELD NOTES FOR 7.530 ACRES

Being a 7.530 acre (328,013 square feet) tract of land located in the Perry and Austin Upper League, Abstract-19 in Galveston County, Texas; said 7.530 acres being a portion of a called 106.39 acre tract recorded in the name of The League City Patrons of the Park Foundation in Galveston County Clerk's File Number (G.C.C.F.N.) 2004029482; Said 7.530 acre tract being more particularly described by metes and bounds as follows (with all bearings based on the Texas Coordinate System of 1983, South Central Zone Per GPS Observations.

COMMENCING, at a 5/8-inch iron rod found at the southeast corner of a called 0.638 acre tract recorded in the name of William Tyler Hutchison in Volume 2391, Page 740 of the Galveston County Deed Records (G.C.D.R.), on the North Line of Ervin Road recorded in Volume 449, Page 491 (G.C.D.R.), (70' Private Road) and also being the southeast corner of Lot 11, Block "C" of the Clear Creek Subdivision in the S.F. Austin League Abstract 3, as recorded in Volume 119, Page 67 (G.C.D.R.) and on the westerly right-of-way (R.O.W.) line of Calder Road (R.O.W. Varies) recorded in Volume 575, Page 446 (G.C.D.R.) and Volume 18, Page 307 (G.C.M.R.);

THENCE, with the north line of Ervin Road, the south line of said Clear Creek Subdivision Block "C" and the south line of a called 20.00 acre tract recorded in the name of Marilyn C. Wood in 2012058775 (G.C.C.F.N.), South 87 degrees 10 minutes 09 seconds West, a distance of 763.35 feet to a 5/8-inch capped iron rod found for the northeast corner of a called 106.39 acre tract recorded in the name of The League City Patrons of the Park Foundation in Clerk's File Number 2004029482 (G.C.C.F.N.);

THENCE, South 02 degrees 57 minutes 17 seconds East, with the east line of said 106.39 acre tract, a distance of 120.00 feet to a point;

THENCE, South 87 degrees 06 minutes 54 seconds West, a distance of 192.02 feet to a 5/8-inch iron rod with cap marked Miller Survey Group (MSG) set for the northeast corner of the herein described tract and **POINT OF BEGINNING**;

THENCE, South 02 degrees 57 minutes 17 seconds East, a distance of 2703.30 feet to a 5/8-inch iron rod with cap marked Miller Survey Group (MSG) set for the southeast corner of the herein described tract on the north line of Geisler Gully (aka Magnolia Bayou) recorded in Volume 921, Page 215 (G.C.D.R.);

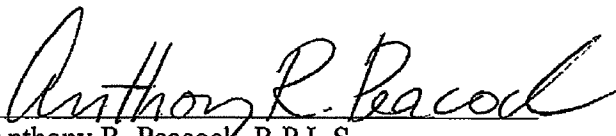
THENCE, South 59 degrees 58 minutes 28 seconds West, a distance of 103.97 feet to a 5/8-inch iron rod with cap marked Miller Survey Group (MSG) set for an angle point of the herein described tract on the north line of Geisler Gully (aka Magnolia Bayou) recorded in Volume 921, Page 215 (G.C.D.R.);

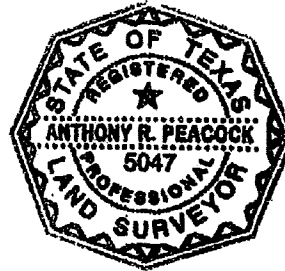
THENCE, South 69 degrees 07 minutes 49 seconds West, a distance of 28.82 feet to a 5/8-inch iron rod with cap marked Miller Survey Group (MSG) set for the southwest corner of the herein described tract on the north line of Geisler Gully (aka Magnolia Bayou) recorded in Volume 921, Page 215 (G.C.D.R.);

THENCE, North 02 degrees 57 minutes 17 seconds West, departing said north line of Geisler Gully, a distance of 2759.63 feet to a 5/8-inch iron rod with cap marked Miller Survey Group (MSG) set for the northwest corner of the herein described tract;

THENCE, North 87 degrees 06 minutes 54 seconds East, with the north line of the herein described tract, a distance of 120.00 feet to the **POINT OF BEGINNING** and containing 7.530 acres (328,013 square feet) of land.

This description was prepared in conjunction with an Exhibit Map prepared by Miller Survey Group.


Anthony R. Peacock, R.P.L.S.
Texas Registration Number 5047



Miller Survey Group
Texas Firm Reg. No. 10047100
www.millersurvey.com
Phone: (713) 413-1900
M&B No. 161241
Date: February 10, 2017

STEPHEN F. AUSTIN SURVEY A-3

CALLED 20.0 ACRES
MARILYN C. WOOD
G.C.C.F. No. 2012058775

FOUND 5/8" CIR

APPROXIMATE
SURVEY LINE

L2

SET 5/8" CIR

L6

L3

P.O.B.
SET 5/8" CIR

7.530 ACRES
(328,013 SQUARE FEET)

PERRY AND AUSTIN
UPPER LEAGUE
A-19

25' IRISH OIL & GAS CO. ESM.
VOL. 3031, PG. 486, G.C.D.R.

CLEAR CREEK SUBDIVISION, BLOCK "C"
VOL. 119, PG. 67, GCDR

C.F. HUMPHREY
(UNRECORDED)

FOUND 5/8" IR

ERVIN ROAD
70' R.O.W. PVT.
(VOL. 449, PG. 491, G.C.D.R.)

CALLED 0.518 ACRE
WALTER D. HILL
& WIFE
MARY HILL
G.C.C.F. No. 9545305

ALVIN R. ALEXANDER
& WIFE
BERT J. ALEXANDER
G.C.C.F. No. 9817609

CALLED 0.639 ACRE
FRANCIS CORNWALL
& MATTIE B. CORNWALL
G.C.C.F. No. 200400344

CALLED 0.638 ACRE
WILLIAM TYLER
HUTCHISON
VOL. 2391, PG. 740
G.C.D.R.

P.O.C.
FOUND 5/8" IR

10' U.E.
VOL. 18, PG. 307, G.C.M.R.

STARDUST PARK
VOL. 18, PG. 307, G.C.M.R.

RONALD M. BEBERNISS & CAROL L. BEBERNISS
G.C.C.F. No. 2002075372

Line Table		
Line	Length	Direction
L1	763.35	S87°10'09"W
L2	120.00	S02°57'17"E
L3	192.02	S87°06'54"W
L4	103.97	S59°58'28"W
L5	28.82	S69°07'49"W
L6	120.00	N87°06'54"E

CALDER ROAD
R.O.W. VARIES G.C.D.R.
VOL. 575 PG. 307, G.C.M.R.

CALLED 9.2569 ACRES
G.C.C.F. No. 2000042248

FOUND 5/8" IR

GEISLER GULLY
(AKA MAGNOLIA BAYOU)
VOL. 921, PG. 215, G.C.D.R.

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE PER GPS OBSERVATIONS.
- A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY GROUP AND ACCOMPANIES THIS EXHIBIT.

EXHIBIT DRAINAGE EASEMENT

BEING A 7.530 ACRE TRACT LOCATED IN
THE PERRY AND AUSTIN UPPER LEAGUE, A-19
IN GALVESTON COUNTY, TEXAS

MILLER
SURVEY*GROUP

www.millersurvey.com

1760 WEST SAM HOUSTON PARKWAY NORTH * HOUSTON, TEXAS 77043

PHONE 713-413-1900 * FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100

JOB NO.: 3190-MB	SCALE: 1"= 200'	DATE: 02-09-17	FIELD BOOK: N/A
DWG. NO.: 3190-EXH-8	DRAWN BY: DKA	CHK. BY: ARP	M&B No.: 161241

LEGEND

G.C.C.F. = GALVESTON COUNTY CLERK'S FILE
G.C.M.R. = GALVESTON COUNTY MAP RECORDS
G.C.D.R. = GALVESTON COUNTY DEED RECORDS
FND = FOUND

No. = NUMBER

IR = IRON ROD

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

R.O.W. = RIGHT-OF-WAY

S.F. = SQUARE FEET

PG. = PAGE

VOL. = VOLUME

⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)

• = ANGLE POINT (UNLESS OTHERWISE NOTED)

FILED AND RECORDED

Instrument Number: 2017061057

Recording Fee: 42.00

Number Of Pages:6

Filing and Recording Date: 10/10/2017 3:28PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*