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.

SPECIAL WARRANTY DEED

STATE OF TEXAS	}	
	}	KNOW EVERYONE BY THESE PRESENTS
COUNTY OF GALVESTON	}	

GRANTOR: The League City Patrons of the Park Foundation

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, that certain 3.315 acre parcel or tract of land more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

Grantor reserves all oil, gas, and other minerals Grantor may possess in, on, or under the Property, but waives all rights of ingress and egress for the purpose of exploring, developing, mining, or drilling for the same; provided, however, that nothing in these grants shall prohibit or in any manner restrict the right of Grantor to develop the Property for oil, gas, and other minerals by directional drilling from a nearby site.

This conveyance is further made subject to and any and all restrictions, covenants, easements, rights-of-way, reservations, 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.

Except for the warranty of title set forth in this deed, 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 title, rights and appurtenances thereto in anywise belonging unto said Grantee, its

successor and assigns, forever. Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title of said Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

EXECUTED on this	74n	day of _	October	, 2017.			
	GRÆ By:_	Vane	S Handle Hamilton	of the Park Foundation):			
ACKNOWLEDGMENT							
STATE OF TEXAS COUNTY OF GALVESTON	} } }						
This instrument was acknowledged before me on the day of							
		Notary	Public, State of Tex	as 0			
÷			SUSAN WOL Notary Public, Star My Commission October 27,	te of Texas Expires			

After recording, please return to Grantee:

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

Exhibit A , Page 1 of 3 Pages

.County:

Galveston

Project:

Ervin Road

M.S.G. No.:

161235

Job Number: 3190-MB

FIELD NOTES FOR 3.315 ACRES

Being a 3.315 acre (144,387 square feet) tract of land located in the Perry and Austin Upper League, Abstract-19 in Galveston County, Texas; said 3.315 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 3.315 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 Survey 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 POINT OF BEGINNING and also being 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 5/8-inch iron rod with cap marked Miller Survey Group (MSG) set for the southeast corner of the herein described tract;

THENCE, South 87 degrees 06 minutes 54 seconds West, a distance of 1202.11 feet to a 5/8inch iron rod with cap marked Miller Survey Group (MSG) set for the southwest corner of the herein described tract in the west line of said 106.39 acre tract and the east line of a tract of land recorded in the name of Douglas Latimer recorded in 2002006406 (G.C.C.F.N.);

THENCE, North 03 degrees 59 minutes 51 seconds West, with said common line, a distance of 120.02 feet to a 5/8-inch iron rod with cap found for the northwest corner of the herein described tract on the north line of said 106.39 acre tract and the south line of a called 20.64 acre tract recorded in the name of Conoco Phillips Company in 2014069383 (G.C.C.F.N.);

Exhibit A , Page 2 of 3 Pages

THENCE, North 87 degrees 06 minutes 54 seconds East, with the north line of said 106.39 acre tract and the south line of said 20.64 acre tract, a distance of 486.02 feet passing a 1 1/4-inch iron pipe found for the southwest corner of Butler Road (40' R.O.W.), at 526.02 feet passing a 1-inch iron pipe found for the southeast corner of Butler Road (40' R.O.W.) and the southwest corner of a called 20.00 acre tract recorded in the name of Marilyn C. Wood in 2012058775 (G.C.C.F.N.) for a total distance of 1,204.30 feet to the POINT OF BEGINNING and containing 3.315 acres (144,387 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. 10047.100

www.millersurvey.com Phone: (713) 413-1900

M&B No. 161235 Date: July 25, 2016

108 LOTDES/2180-ESKIN KD TEVENE CLL/DMC/2180-EXH-5'DMC 1/SE/18

FILED AND RECORDED

Instrument Number: 2017061058

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.

Dwight D. Sullivan, County Clerk

Galveston County, Texas

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