

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.

WATER METER EASEMENT

STATE OF TEXAS

COUNTY OF GALVESTON

}  
}  
}

KNOW ALL MEN BY THESE PRESENTS

THAT Alder Property Companies, LLC, hereinafter "Grantor" whether one or more, for and in consideration of Ten Dollars (\$10.00) received from City of League City (hereinafter "Grantee"), the sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does grant and convey unto said Grantee, its successors and assigns, a perpetual easement for municipal water meter purposes, together with all necessary appurtenances, in, on, upon, over, across, under, and along that certain parcel or strip of land described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with the right of ingress to and egress from parcel strip of land for the purpose of constructing, reconstructing, inspecting, maintaining, adding to and removing from parcel or strip said water meter or appurtenances; and the right of exercising all other rights hereby granted, subject to special conditions set forth below, if any.


GRANTOR, Grantor's successors and assigns herein retain the right to fully use and enjoy the strip or parcel encumbered by the easement granted, except as same may be necessary for the purposes herein granted.

TO HAVE AND TO HOLD the rights described herein unto said City of League City, its successors and assigns.

WITNESS my hand this 23 day of October, 2018.

For Grantor Alder Property Companies, LLC:

By:

  
Name: Aubrey Cummings  
Title: CFO

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF

Dallas

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, a notary public, on this day personally appeared Duffy Cummings, 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 considerations therein expressed.

GIVEN MY hand and seal of office this 23 day of October, 20 18.

Cathy Cavazos

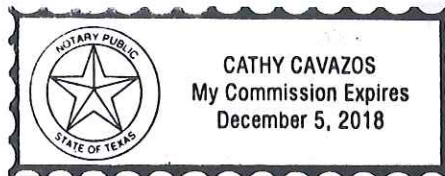
Notary Public in and for the State of Texas

My Commission Expires:

12/5/18

Return to Grantee at:

City of League City  
Engineering Department  
300 West Walker Street  
League City, Texas 77573



Approved as to form:

Nghiem V. Doan, City Attorney

EXECUTED on this \_\_\_\_\_ day of \_\_\_\_\_, 2018

GRANTEE:

City of League City

By: City of League City  
300 West Walker Street  
League City, TX 77573

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

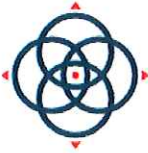
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
2018, by John Baumgartner, City Manager, City of League City, Texas.

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



# WINDROSE

LAND SURVEYING | PLATTING

## DESCRIPTION OF 0.0033 ACRES OR 144 SQ. FT. WATER METER EASEMENT

A TRACT OR PARCEL CONTAINING 0.0033 ACRES OR 144 SQUARE FEET OF LAND SITUATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 3, GALVESTON COUNTY, TEXAS, BEING OUT OF LOT "1R" OF ALDER LC 1, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2017023964 OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.), WITH SAID 0.0033 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

**COMMENCING** AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF CALDER ROAD (WIDTH VARIES, AS RECORDED UNDER VOLUME 18, PAGE 227, G.C.M.R. AND GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2015011249), FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF GLORY PAINTBALL SPECIAL SUBDIVISION, AS RECORDED UNDER PLAT RECORD 2011A, MAP NO. 46, G.C.M.R., AND A SOUTHWEST CORNER OF SAID LOT "1R"

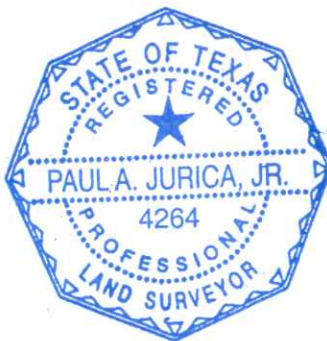
THENCE, NORTH 02 DEG. 52 MIN. 32 SEC. WEST, ALONG THE EAST R.O.W. LINE OF SAID CALDER ROAD, A DISTANCE OF 504.70 FEET TO THE NORTHWEST CORNER OF A 10-FOOT-WIDE WATER LINE EASEMENT, AS RECORDED UNDER PLAT NO. 2017023964, G.C.M.R., AND THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 02 DEG. 52 MIN. 32 SEC. WEST, CONTINUING ALONG THE EAST R.O.W. LINE OF SAID CALDER ROAD, A DISTANCE OF 12.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, OVER AND ACROSS SAID LOT "1R" THE FOLLOWING THREE (3) COURSES AND DISTANCES:

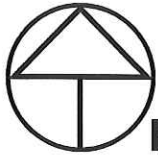
1. NORTH 87 DEG. 07 MIN. 28 SEC. EAST, A DISTANCE OF 12.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;
2. SOUTH 02 DEG. 52 MIN. 32 SEC. EAST, A DISTANCE OF 12.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;
3. SOUTH 87 DEG. 07 MIN. 28 SEC. WEST, A DISTANCE OF 12.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.0033 ACRES OR 144 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 51865-WME-1 PREPARED BY WINDROSE LAND SERVICES.

PAUL A. JURICA JR  
R.P.L.S. NO. 4264  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10108800



10/23/2018  
DATE:





**NORTH**

SCALE: 1" = 50'

### GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

50 25 0 50 Feet

LOT "1R"  
ADLER LC 1  
PLAT NO. 2017023964, G.C.M.R.

10" W.L.E.  
PLAT NO. 2017023964, G.C.M.R.

ALDER PROPERTY COMPANIES, LLP  
G.C.C.F. NO. 2015012165  
G.C.C.F. NO. 2016016975

N 02°52'32" W 504.70'

**CALDER ROAD**  
R.O.W. VARIES  
VOL. 18, PG. 227, G.C.M.R.  
G.C.C.F. NO. 2015011249

P.O.C.  
FND 5/8" CAPPED IR  
"WINDROSE"

P.O.B.

0.0033 AC. / 144 SQ. FT.  
WATER METER EASMENT

**DETAIL 'A'**

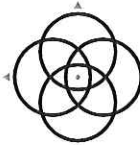
SCALE: 1" = 20'

LOT 1, BLOCK 1  
GLORY PAINTBALL SPECIAL SUBDIVISION  
PLAT RECORD 2011A, MAP NO. 46, G.C.M.R.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°52'32" W	12.00'
L2	N 87°07'28" E	12.00'
L3	S 02°52'32" E	12.00'
L4	S 87°07'28" W	12.00'

EXHIBIT OF  
0.0033 AC. / 144 SQ. FT.  
WATER METER EASMENT  
SITUATED IN THE STEPHEN F. AUSTIN SURVEY, A-3  
GALVESTON COUNTY, TEXAS

FIELD BY:	-	DATE:	10/22/2018
DRAWN BY:	CJP	REV:	10/23/2018
CHECKED BY:	PJ	REV:	
JOB NO.	51865-WME-1	REV:	
SHEET 1 OF 2		REV:	



**WINDROSE**  
LAND SURVEYING | PLATTING

11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM