

ELECTRIC DISTRIBUTION LINE EASEMENT

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE
COUNTY OF GALVESTON § PRESENTS:

THAT CITY OF LEAGUE CITY (Grantor, whether one or more), of Galveston County, Texas, for and in consideration of the sum of One Dollars (\$1.00) paid to Grantor by TEXAS-NEW MEXICO POWER COMPANY ("Grantee", and a Corporation), the receipt 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, an easement or right-of-way for one or more electric lines and all necessary associated facilities, located over, across, along, under, and upon the following described lands ("Easement") located in Galveston County, Texas, to wit:

All that certain 0.02 acre (906 square feet) parcel of land out of and a part of Lot 1 Block 1 of the LEAGUE CITY ANIMAL CARE AND ADOPTION CENTER, a Subdivision located in the City of League City, Galveston County, Texas. Electrical utility being described by metes and bounds in attached EXHIBIT "A".

The sketch attached hereto is incorporated by reference as a part of this Electric Utility Easement.

Grantor herein reserves the right to use the Easement described herein for all purposes except as herein restricted, subject, however, to the rights granted herein to Grantee. Grantor agrees to maintain minimum horizontal and vertical clearances between structures. Grantor owns which are constructed after the effective date of this Easement and the nearest electric line of Grantee within this Easement. Horizontal and vertical clearances shall comply with the National Electric Safety Code, and state or local ordinances, as currently in effect or as amended from time to time. Grantor shall not use this Easement for the growing of trees or of any other vegetation which, in the opinion of Grantee, may interfere with the construction, maintenance, operation, efficiency, or safety of the electric line.

Grantee, in addition to any other rights herein granted, shall have the right of ingress and egress to or from said Easement for the purpose of constructing, reconstructing, operating, inspecting, patrolling, maintaining, adding to, replacing, and removing the electric line or lines and all associated facilities; the right to relocate along the same general direction of said line or lines within this Easement; the right to remove from this Easement all trees and vegetation (wild or cultivated) and parts thereof (including overhang from trees and vegetation growing outside this Easement) which, in the opinion of Grantee, endanger or which may interfere with the construction, maintenance, operation, efficiency, or safety of the electric line or lines and associated facilities; and the right to exercise all other rights granted in this Easement.

All covenants of Grantor in this Easement shall be binding on Grantor's heirs and assigns, and shall be covenants running with the land described herein.

TO HAVE AND TO HOLD the above-described Easement and rights unto Grantee, its successors, and assigns, until said easement shall be abandoned.

SIGNED this _____ day of _____, 2019.

John Baumgartner, City Manager
City of League City, Texas

ACKNOWLEDGEMENT

STATE OF Texas

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COUNTY OF Galveston

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The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by John Baumgartner, City Manager.

My Commission Expires: _____

Notary Public

Print Name

EXHIBIT "A"

All of that certain 0.02 acre (906 square feet) tract or parcel of land out of and a part of Lot One (1), Block One (1) of the **LEAGUE CITY ANIMAL CARE AND ADOPTION CENTER**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Document Number 2019004784 in the Office of the County Clerk of Galveston County, Texas; said 0.02 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod with cap stamped "GeoSurv" found at the South corner of said Lot One (1), Block One (1) of the **LEAGUE CITY ANIMAL CARE AND ADOPTION CENTER** subdivision, said point being on the Northwestern right-of-way line of CenterPoint Drive, (an unopened 80-foot-wide right-of-way);

THENCE, N 04°00'12" W, across aforesaid Lot One (1), a distance of 14.15 feet to a point on the Northerly line of a 10-foot-wide utility easement found of record under Clerk's File Numbers 2006023853 and 2019004784, both in the Office of the County Clerk of Galveston County, Texas;

THENCE, N 49°03'31" E, along the Northerly line of aforesaid 10-foot-wide utility easement a distance of 98.19 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, through the interior of said Lot One (1), Block One (1) of the **LEAGUE CITY ANIMAL CARE AND ADOPTION CENTER** subdivision, the following four (4) courses and distances:

N 37°49'24" W, a distance of 56.43 feet to a point for corner;

N 47°39'53" E, a distance of 16.05 feet to a point for corner;

S 37°49'24" E, a distance of 56.82 feet to a point for corner;

S 49°03'31" W, a distance of 16.02 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 0.02 acre (906 square feet) of land.

PREPARED
May 15, 2019
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@geosurvlc.com
FIRM NO.: 10040100

FAFIELD NOTES\2017\17-0173 - 17-0172 TNMP Esmt.DOCX

LINE TABLE	
LINE	BEARING
L1	N 37°49'24" W
L2	N 47°39'53" E
L3	S 37°49'24" E
L4	S 49°03'31" W

THE SKETCH ATTACHED HERETO, IS INCORPORATED BY REFERENCE, AS A PART OF THIS ELECTRIC UTILITY EASEMENT.

LEAGUE CITY ANIMAL CARE AND ADOPTION CENTER
G.C.C.F. #2019004784

LOT 1
BLOCK 1

0.02 ACRE
(906 SQ.FT.)

TRANSFORMER PAD

10' U.E.
(G.C.C.F. #2006023853 &
G.C.C.F. #2019004784)

P.O.B.

136.47'

P.O.C.
SET 5/8" I.R.
W/CAP
"GEOSURV"

(90 R.O.W.)

80.00'

CENTERPOINTE DR.
(80' R.O.W. - NOT OPEN)

S 49°03'31" W 447.69'

PROPOSED POWER POLE

LC PARTNERS LP
G.C.C.F. #2005080603

STEPHEN F. AUSTIN
LEAGUE ABSTRACT NO. 3

WALKER COMMONS NORTH PROPERTY
OWNERS ASSOCIATION, INC
G.C.C.F. #2007012086

LEGEND

- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- ELECTRICAL CONDUITS
- POWER POLE

16' ELECTRIC
UTILITY EASEMENT
SERVING
CITY OF
LEAGUE CITY
PROPERTY

755 WEST WALKER STREET
CITY OF LEAGUE CITY,
GALVESTON COUNTY, TEXAS



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