

EXHIBIT ____

County: Harris
Roadway: Grissom Road
Project Limits: Abigail Lane to West NASA Boulevard

PROPERTY DESCRIPTION FOR PARCEL NO. 1

BEING a 5.1094 acres (222,564 square feet) parcel of land located in the John Dickinson League, Abstract Number 15, Harris County, Texas, being out of and a part of the remainder of a called 196.3496 acre tract conveyed to Clearfield Realty, Inc. by deed executed June 1, 1983 as recorded under Clerk's File Number J171863, Official Public Records of Real Property, Harris County, Texas, said 5.1094 acre parcel of land being more particularly described in two parts as follows:

Part 1: 5.0934 acres (221,868 square feet)

BEGINNING at a 5/8 inch iron rod with cap stamped "Brown and Gay" found in the westerly right-of-way line of West Nasa Boulevard (width varies) as described in deeds recorded in Volume 100, Page 617, Deed Records, Harris County, Texas, and under Clerk's File Numbers M578851, M579477 and M579479, Official Public Records of Real Property, Harris County, Texas, in the easterly line of said 196.3496 acre tract, marking the southeasterly corner of a called 0.1980 acre tract conveyed to The City of League City, Texas, by deed executed February 28, 2012 as recorded under Clerk's File Number 20130096792, Official Public Records of Real Property, Harris County, Texas, and marking the northeasterly corner of the herein described parcel;

THENCE, South 00° 37' 28" East, with the westerly right-of-way line of said West NASA Boulevard and the easterly line of said 196.3496 acre tract, a distance of 40.51 feet to a point in the existing northwesterly right-of-way line of Grissom Road (called 60 feet wide), as monumented, and for an angle point in the southeasterly line of said 196.3496 acre tract and the herein described parcel;

THENCE, South 33° 17' 25" West, with the existing northwesterly right-of-way line of said Grissom Road and the southeasterly line of said 196.3496 acre tract, at a distance of 2,740.87 feet pass a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set in the proposed southeasterly right-of-way line of Grissom Road (100 feet wide), and continuing with the existing northwesterly right-of-way line of said Grissom Road and the southeasterly line of said 196.3496 acre tract, in all, a distance of 2877.28 feet to an angle point in the existing northwesterly right-of-way line of said Grissom Road, the southeasterly line of said 196.3496 acre tract and said herein described parcel;

EXHIBIT ____

THENCE, South 68° 19' 10" West, with the existing northwesterly right-of-way line of said Grissom Road and the southeasterly line of said 196.3496 acre tract, at a distance of 136.83 feet pass a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set in the proposed southeasterly right-of-way line of said Grissom Road, and continuing with the existing northwesterly right-of-way line of said Grissom Road and the southeasterly line of said 196.3496 acre tract, in all, a distance of 1,704.79 feet to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set marking the easterly corner of a called 5.478 acre tract conveyed to the City of League City, Texas, by deed executed December 18, 2012 as recorded under Clerk's File Number 20120590719, Official Public Records of Real Property, Harris County, Texas, and marking the southerly corner of the herein described parcel;

THENCE, North 56° 38' 50" West, departing the existing northwesterly right-of-way line of said Grissom Road and with the northeasterly line of said 5.478 acre tract, a distance of 47.34 feet to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set in the proposed northwesterly right-of-way line of said Grissom Road and marking the westerly corner of the herein described parcel;

THENCE, North 68° 13' 56" East, over and across said 196.3496 acre tract and with the proposed northwesterly right-of-way line of said Grissom Road, a distance of 1,107.74 feet to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set marking the point of curvature of a tangent curve to the left;

THENCE, in a northeasterly direction, over and across said 196.3496 acre tract, with the proposed northwesterly right-of-way line of said Grissom Road and with said tangent curve to the left having a central angle of 34° 56' 31", a radius of 1,949.50 feet and chord which bears North 50° 45' 40" East, 1,170.56 feet, for an arc distance of 1,188.90 feet to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set marking a point of tangency;

THENCE, North 33° 17' 25" East, over and across said 196.3496 acre tract and with the proposed northwesterly right-of-way line of said Grissom Road, a distance of 2,187.76 feet to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set marking the point of curvature of a tangent curve to the left;

EXHIBIT __

THENCE, in a northeasterly direction, over and across said 196.3496 acre tract, with the proposed northwesterly right-of-way line of said Grissom Road and with said tangent curve to the left having a central angle of $10^{\circ} 47' 20''$, a radius of 400.50 feet and chord which bears North $27^{\circ} 53' 45''$ East, 75.30 feet, for an arc distance of 75.41 feet to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set in the southerly line of said 0.1980 acre tract and marking the northwesterly corner of the herein described parcel.

THENCE, North $84^{\circ} 46' 49''$ East, with the southerly line of said 0.1980 acre tract, a distance of 31.28 feet to the POINT OF BEGINNING and containing 5.0934 acres (221,868 square feet) of land within Part 1.

Part 2: 0.0160 acre (696 square feet)

BEGINNING at a 5/8 inch iron rod found in the westerly right-of-way line of West Nasa Boulevard (width varies) as described in deeds recorded in Volume 100, Page 617, Deed Records, Harris County, Texas, and under Clerk's File Numbers M578851, M579477 and M579479, Official Public Records of Real Property, Harris County, Texas, marking the southeasterly corner of a called 5.628 acre tract conveyed to Houston Lighting & Power Company by deed executed August 9, 1977, as recorded under Clerk's File Number F336215, Official Public Records of Real Property, Harris County, Texas, and marking the northeasterly corner of said 196.3496 acre tract and the herein described parcel;

THENCE, South $00^{\circ} 37' 28''$ East, with the westerly right-of-way line of said West NASA Boulevard and the easterly line of said 196.3496 acre tract, a distance of 70.42 feet to a 5/8 inch iron rod with cap stamped "Brown and Gay" found marking the northeasterly corner of a called 0.1980 acre tract conveyed to The City of League City, Texas, by deed executed February 28, 2012 as recorded under Clerk's File Number 20130096792, Official Public Records of Real Property, Harris County, Texas, and marking the southeasterly corner of the herein described parcel;

THENCE, South $84^{\circ} 46' 49''$ West, with the northerly line of said 0.1980 acre tract, a distance of 19.48 feet to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set in the proposed northwesterly right-of-way line of Grissom Road (100 feet wide), marking the point of curvature of a non-tangent curve to the left and marking the southwesterly corner of the herein described parcel;

EXHIBIT ____

THENCE, in a northeasterly direction, over and across said 196.3496 acre tract, with the proposed northwesterly right-of-way line of said Grissom Road and with said non-tangent curve to the left having a central angle of $10^{\circ} 33' 22''$, a radius of 400.50 feet and chord which bears North $12^{\circ} 28' 21''$ East, 73.68 feet, for an arc distance of 73.79 feet to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set in the southerly line of said 5.628 acre tract, in the northerly line of said 196.3496 acre tract and marking the northwesterly corner of the herein described parcel;

THENCE, North $84^{\circ} 46' 49''$ East, with the southerly line of said 5.628 acre tract and the northerly line of said 196.3496 acre tract, a distance of 2.73 feet to the POINT OF BEGINNING and containing 0.0160 acre (696 square feet) of land within Part 2.

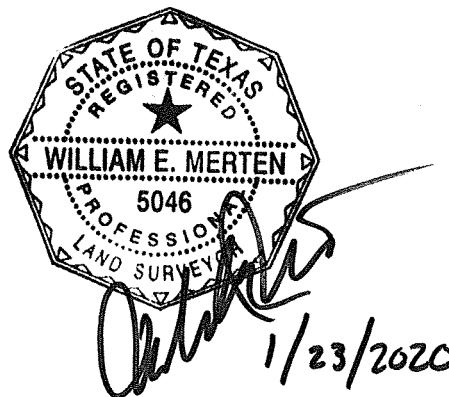
Part 1	5.0934 acres
Part 2	0.0160 acre
Total	5.1094 acres

All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone, NAD 83, 2011 adjustment. All distances and coordinates were adjusted to surface using a combined scale factor of 0.99987042. Date of Survey: January 22, 2020.

A parcel plat of even date was prepared in conjunction with this property description.

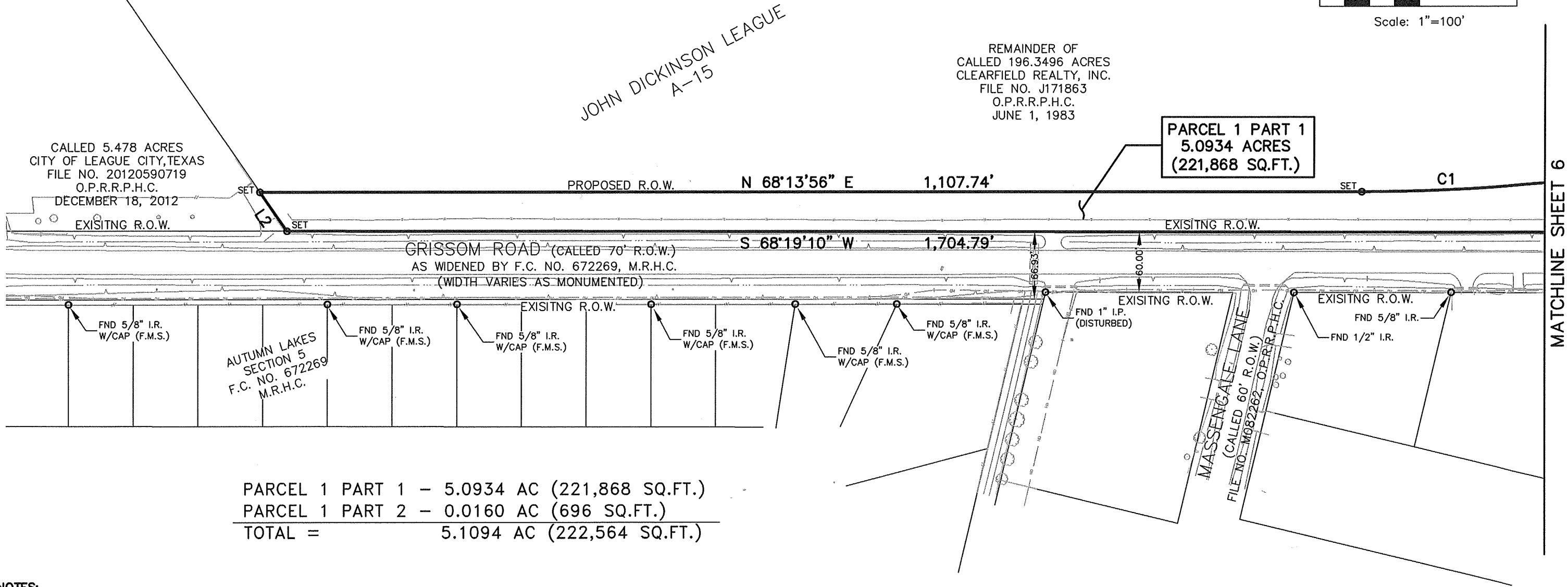
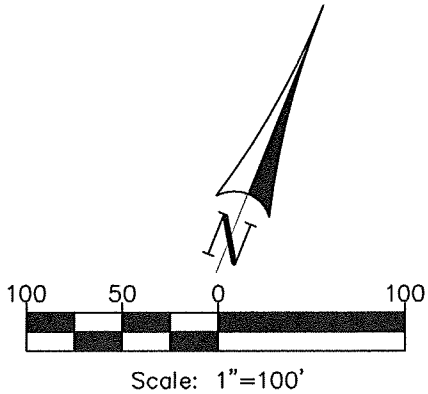
Cobb, Fendley & Associates, Inc.
TBPELS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242

Revised: January 23, 2020



LINE	BEARING	DISTANCE
L1	S 00°37'28" E	40.51'
L2	N 56°38'50" W	47.34'
L3	N 84°46'49" E	31.28'
L4	N 84°46'49" E	2.73'
L5	S 00°37'28" E	70.42'
L6	S 84°46'49" W	19.48'

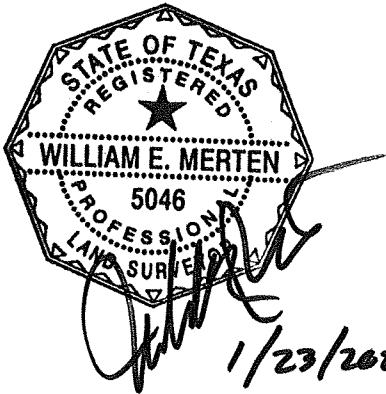
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1188.90'	1949.50'	34°56'31"	N 50°45'40" E	1170.56'
C2	75.41'	400.50'	10°47'20"	N 27°53'45" E	75.30'
C3	73.79'	400.50'	10°33'22"	N 12°28'21" E	73.68'



PARCEL 1 PART 1 - 5.0934 AC (221,868 SQ.FT.)
PARCEL 1 PART 2 - 0.0160 AC (696 SQ.FT.)
TOTAL = 5.1094 AC (222,564 SQ.FT.)

NOTES:

- "SET" INDICATES A SET 5/8-INCH IRON RODS WITH YELLOW CAP STAMPED "COBB, FENDLEY & ASSOCIATES" UNLESS NOTED OTHERWISE.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE HORIZONTAL DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99987042 TO OBTAIN GRID DISTANCES.
- ABSTRACTING FOR THE SUBJECT TRACT WAS PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT SO THEREFORE THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THE PROPERTY WHICH ARE NOT SHOWN HEREON.
- ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. DURING THE MONTHS OF MARCH, 2019 TO OCTOBER, 2019.



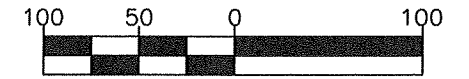
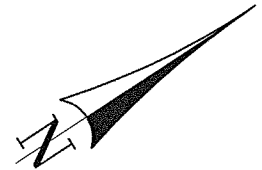
REVISED 01/23/2019: NEW PARCEL GEOMETRY BASED ON REVISED PROPOSED R.O.W.

PROPOSED R.O.W. FOR GRISSOM ROAD
5.1094 ACRES (222,564 SQ.FT.)
CITY OF LEAGUE CITY, HARRIS COUNTY, TX

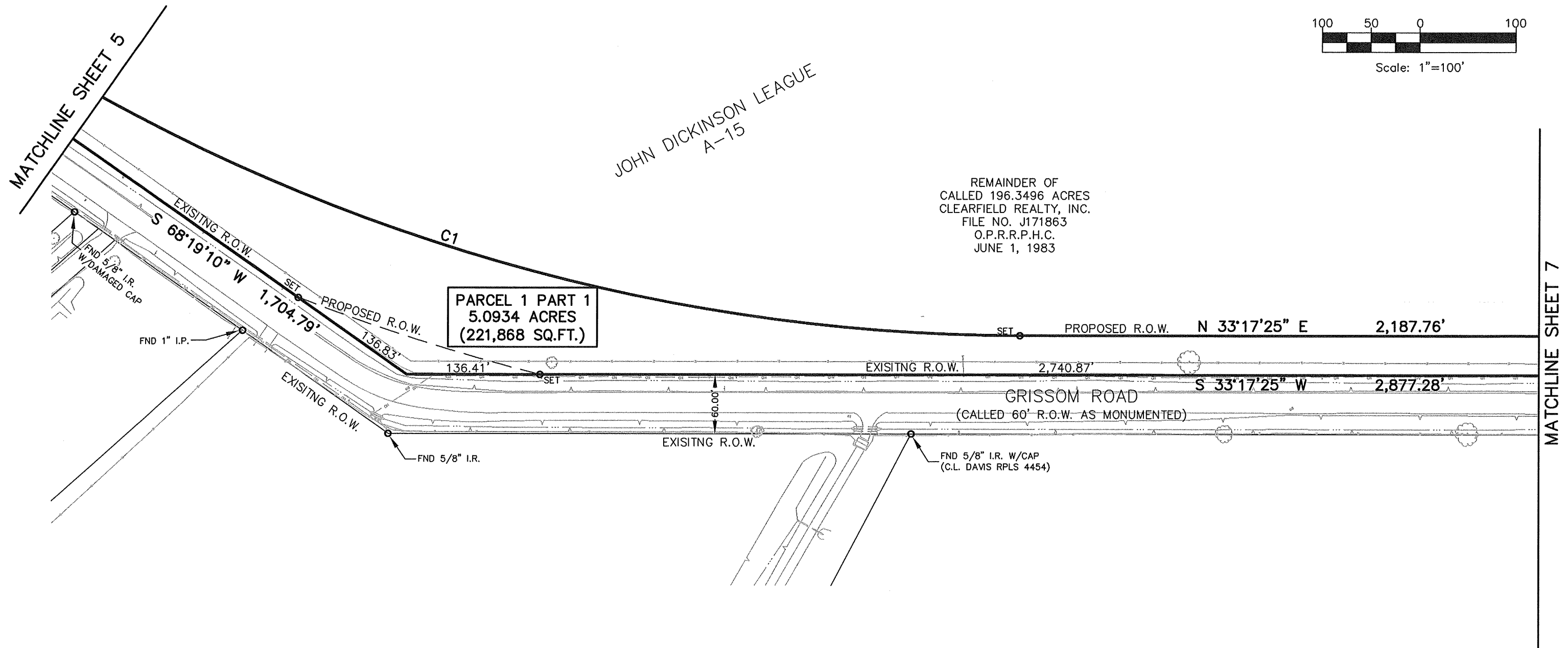
CobbFendley

TBPE Firm Registration No. 274
TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100 Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1188.90'	1949.50'	34°56'31"	N 50°45'40" E	1170.56'
C2	75.41'	400.50'	10°47'20"	N 27°53'45" E	75.30'
C3	73.79'	400.50'	10°33'22"	N 12°28'21" E	73.68'



Scale: 1"=100'



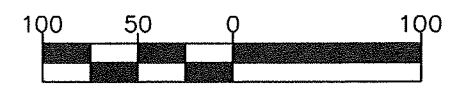
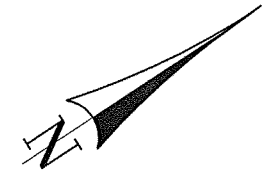
PARCEL 1 PART 1 – 5.0934 AC (221,868 SQ.FT.)
 PARCEL 1 PART 2 – 0.0160 AC (696 SQ.FT.)
 TOTAL = 5.1094 AC (222,564 SQ.FT.)

REVISED 01/23/2019: NEW PARCEL GEOMETRY BASED ON REVISED PROPOSED R.O.W.

PROPOSED R.O.W. FOR GRISSOM ROAD
 5.1094 ACRES (222,564 SQ.FT.)
 CITY OF LEAGUE CITY, HARRIS COUNTY, TX



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Scale: 1"=100'

JOHN DICKINSON LEAGUE
A-15

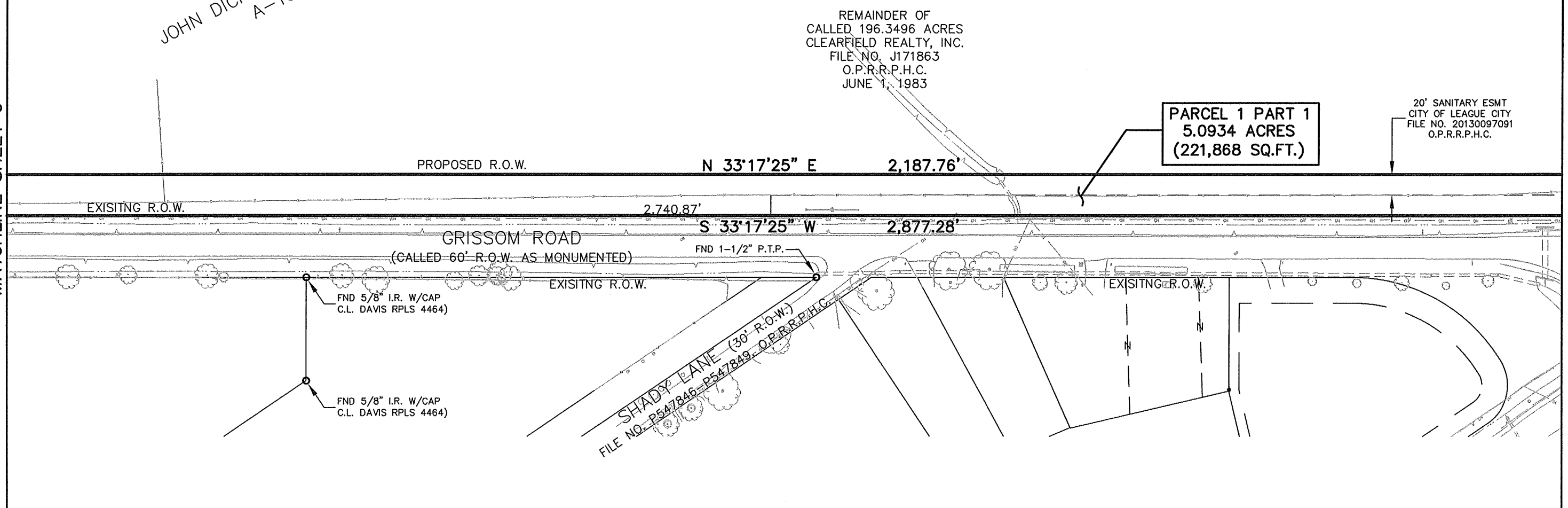
REMAINDER OF
CALLED 196.3496 ACRES
CLEARFIELD REALTY, INC.
FILE NO. J171863
O.P.R.P.H.C.
JUNE 1, 1983

PARCEL 1 PART 1
5.0934 ACRES
(221,868 SQ.FT.)

20' SANITARY ESMT
CITY OF LEAGUE CITY
FILE NO. 20130097091
O.P.R.P.H.C.

MATCHLINE SHEET 6

MATCHLINE SHEET 8



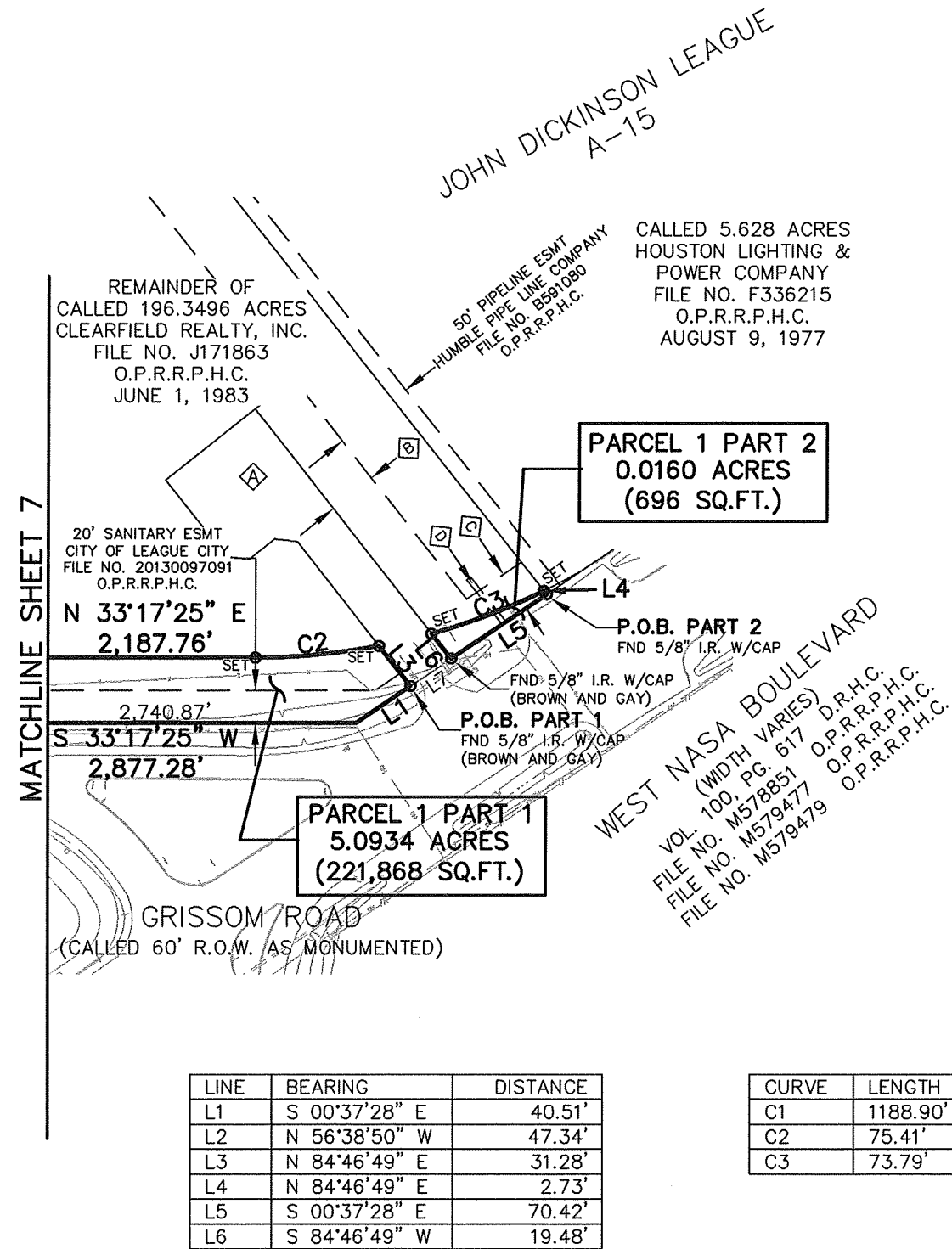
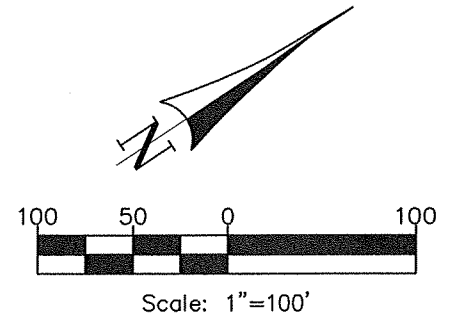
PARCEL 1 PART 1	-	5.0934 AC	(221,868 SQ.FT.)
PARCEL 1 PART 2	-	0.0160 AC	(696 SQ.FT.)
TOTAL =		5.1094 AC	(222,564 SQ.FT.)

REVISED 01/23/2019: NEW PARCEL GEOMETRY BASED ON REVISED PROPOSED R.O.W.

PROPOSED R.O.W. FOR GRISSOM ROAD
5.1094 ACRES (222,564 SQ.FT.)
CITY OF LEAGUE CITY, HARRIS COUNTY, TX



TBPE Firm Registration No. 274
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13430 Northwest Freeway, Suite 1100 Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbhendley.com



LINE	BEARING	DISTANCE
L1	S 00°37'28" E	40.51'
L2	N 56°38'50" W	47.34'
L3	N 84°46'49" E	31.28'
L4	N 84°46'49" E	2.73'
L5	S 00°37'28" E	70.42'
L6	S 84°46'49" W	19.48'

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1188.90'	1949.50'	34°56'31"	N 50°45'40" E	1170.56'
C2	75.41'	400.50'	10°47'20"	N 27°53'45" E	75.30'
C3	73.79'	400.50'	10°33'22"	N 12°28'21" E	73.68'

PARCEL 1 PART 1 - 5.0934 AC (221,868 SQ.FT.)
PARCEL 1 PART 2 - 0.0160 AC (696 SQ.FT.)
TOTAL = 5.1094 AC (222,564 SQ.FT.)

REVISED 01/23/2019: NEW PARCEL GEOMETRY BASED ON REVISED PROPOSED R.O.W.

PROPOSED R.O.W. FOR GRISSOM ROAD
5.1094 ACRES (222,564 SQ.FT.)
CITY OF LEAGUE CITY, HARRIS COUNTY, TX

CobbFendley

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713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

EXHIBIT __

County: Harris
Roadway: Grissom Road
Project Limits: Abigail Lane to West NASA Boulevard

PROPERTY DESCRIPTION FOR PARCEL NO. 3

BEING a 0.0007 acre (32 square feet) parcel of land located in the John Dickinson League, Abstract Number 15, Harris County, Texas, being out of and a part of a called 5.628 acre tract conveyed to Houston Lighting & Power Company by deed executed August 9, 1977, as recorded under Clerk's File Number F336215, Official Public Records of Real Property, Harris County, Texas, said 0.0007 acre parcel of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the westerly right-of-way line of West Nasa Boulevard (width varies) as described in deeds recorded in Volume 100, Page 617, Deed Records, Harris County, Texas, and under Clerk's File Numbers M578851, M579477 and M579479, Official Public Records of Real Property, Harris County, Texas, marking the northeasterly corner of the remainder of a called 196.3496 acre tract conveyed to Clearfield Realty, Inc. by deed executed June 1, 1983 as recorded under Clerk's File Number J171863, Official Public Records of Real Property, Harris County, Texas, and marking the southeasterly corner of said 5.628 acre tract and the herein described parcel;

THENCE, South 84° 46' 49" West, with the northerly line of said 196.3496 acre tract and the southerly line of said 5.628 acre tract, a distance of 2.73 feet to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set in the proposed westerly right-of-way line of Grissom Road marking the point of curvature of a non-tangent curve to the left and marking the southwesterly corner of the herein described parcel;

THENCE, in a northerly direction, over and across said 5.628 acre tract, with the proposed westerly right-of-way line of said Grissom Road and with said non-tangent curve to the left having a central angle of 03° 46' 09", a radius of 400.50 feet and chord which bears North 05° 18' 36" East, 26.34 feet, for an arc distance of 26.35 feet to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set in the existing westerly right-of-way line of said West NASA Boulevard and marking the northerly corner of the herein described parcel, from which a 5/8 inch iron rod found for reference bears North 00° 37' 28" West, 42.39 feet;

EXHIBIT ____

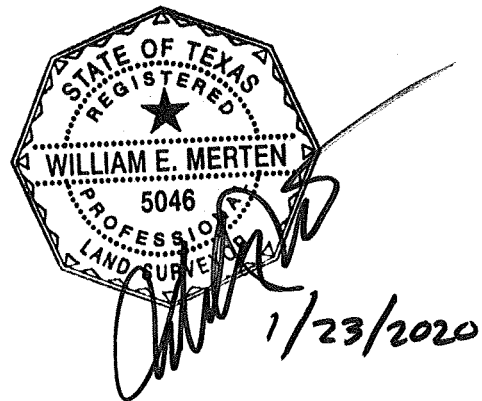
THENCE, South 00° 37' 28" East, with the westerly right-of-way line of said West NASA Boulevard and the easterly line of said 5.628 acre tract, a distance of 25.98 feet to the POINT OF BEGINNING and containing 0.0007 acre (32 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone, NAD 83, 2011 adjustment. All distances and coordinates were adjusted to surface using a combined scale factor of 0.99987042. Date of Survey: January 22, 2020.

A parcel plat of even date was prepared in conjunction with this property description.

Cobb, Fendley & Associates, Inc.
TBPELS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242

Revised: January 23, 2020



LINE	BEARING	DISTANCE
L1	S 84°46'49" W	2.73'
L2	S 00°37'28" E	25.98'
L3	N 00°37'28" W	42.39'

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	26.35'	400.50'	3°46'09"	N 05°18'36" E	26.34'

FND 5/8" I.R.

CALLED 5.628 ACRES
HOUSTON LIGHTING &
POWER COMPANY
FILE NO. F336215
O.P.R.R.P.H.C.
AUGUST 9, 1977

PARCEL 3
0.0007 ACRES
(32 SQ.FT.)

50' PIPELINE ESMT
HUMBLE PIPE LINE COMPANY
FILE NO. B591080
O.P.R.R.P.H.C.

25' SANITARY ESMT
CITY OF LEAGUE CITY
FILE NO. 20130097091
O.P.R.R.P.H.C.

REMAINDER OF
CALLED 196.3496 ACRES
CLEARFIELD REALTY, INC.
FILE NO. J171863
O.P.R.R.P.H.C.
JUNE 1, 1983

JOHN DICKINSON LEAGUE
A-15

P.O.B.
FND 5/8" I.R.

WEST NASHA BOULEVARD
(WIDTH VARIES)

VOL. 100, PG. 617 D.R.H.C.
FILE NO. M578851 O.P.R.R.P.H.C.
FILE NO. M579477 O.P.R.R.P.H.C.
FILE NO. M579479 O.P.R.R.P.H.C.



NOTES:

- "SET" INDICATES A SET 5/8-INCH IRON RODS WITH YELLOW CAP STAMPED "COBB, FENDLEY & ASSOCIATES" UNLESS NOTED OTHERWISE.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE HORIZONTAL DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99987042 TO OBTAIN GRID DISTANCES.
- ABSTRACTING FOR THE SUBJECT TRACT WAS PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT SO THEREFORE THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THE PROPERTY WHICH ARE NOT SHOWN HEREON.
- ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. DURING THE MONTHS OF MARCH, 2019 TO OCTOBER, 2019.

REVISED 01/23/2019: NEW PARCEL GEOMETRY BASED ON REVISED PROPOSED R.O.W.

PROPOSED R.O.W. FOR GRISSOM ROAD
PARCEL 3 - 0.0007 ACRES (32 SQ.FT.)
CITY OF LEAGUE CITY, HARRIS COUNTY, TX

CobbFendley

TBPE Firm Registration No. 274

TBPLS Firm Registration No. 100467

13430 Northwest Freeway, Suite 1100 Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

EXHIBIT ____

County: Harris
Roadway: Grissom Road
Project Limits: Abigail Lane to West NASA Boulevard

**PROPERTY DESCRIPTION FOR
DRAINAGE EASEMENT PARCEL**

BEING a 1.967 acres (85,704 square feet) parcel of land located in the John Dickinson League, Abstract Number 15, Harris County, Texas, being out of and a part of a called 31.644 acre tract conveyed to Clear Creek Capitol Partners – Cattle Division, Ltd. by deed executed June 9, 2004, as recorded under Clerk's File Number X730865, Official Public Records of Real Property, Harris County, Texas, said 1.967 acre parcel of land being more particularly described as follows:

COMMENCING at a 1 inch iron pipe found in the existing southeasterly right-of-way line of Grissom Road (called 60 feet wide), as monumented, marking the northwesterly corner of said 31.644 acre tract, thence as follows:

North 68° 19' 10" East, with the existing southeasterly right-of-way line of said Grissom Road and the northwesterly line of said 31.644 acre tract, a distance of 10.28 feet to the POINT OF BEGINNING and northwesterly corner of the herein described parcel;

THENCE, North 68° 19' 10" East, with the existing southeasterly right-of-way line of said Grissom Road and the northwesterly line of said 31.644 acre tract, a distance of 20.56 feet to a point for the northeasterly corner of the herein described parcel, from which a 5/8 inch iron rod found marking an angle point in the existing southeasterly right-of-way line of said Grissom Road and the northwesterly line of said 31.644 acre tract bears North 68° 19' 10" East, 151.30 feet;

THENCE, South 08° 17' 30" East, departing the existing southeasterly right-of-way line of said Grissom Road, over and across said 31.644 acre tract and along a line being 30 feet easterly of and parallel with the westerly line of said 31.644 acre tract, a distance of 1,016.47 feet to an angle point;

THENCE, North 81° 42' 30" East, continuing over and across said 31.644 acre tract, a distance of 20.00 feet to an angle point;

THENCE, South 08° 17' 30" East, continuing over and across said 31.644 acre tract and along a line being 50 feet easterly of and parallel with the westerly line of said 31.644 acre tract, a distance of 330.00 feet to an angle point;

EXHIBIT __

THENCE, South 18° 17' 30" East, over and across said 31.644 acre tract, a distance of 133.97 feet to a an angle point;

THENCE, South 08° 17' 30" East, over and across said 31.644 acre tract, a distance of 611.17 feet to a point in the northerly bank of Clear Creek, in the southerly line of said 31.644 acre tract and the southeasterly corner of the herein described parcel;

THENCE, South 08° 04' 16" West, along the northerly bank of said Clear Creek and the southerly line of said 31.644 acre tract, a distance of 187.73 feet to an angle point;

THENCE, South 17° 07' 35" West, along the northerly bank of said Clear Creek and the southerly line of said 31.644 acre tract, a distance of 24.17 feet to a point for the southwesterly corner of the herein described parcel;

THENCE, North 08° 17' 30" West, over and across said 31.644 acre tract and along a line being 10 feet easterly of and parallel with the westerly line of said 31.644 acre tract, a distance of 2,286.77 feet to the POINT OF BEGINNING and containing 1.967 acre (85,704 square feet) of land.

**PROPERTY DESCRIPTION FOR
15 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT PARCEL**

BEING a 0.5151 acre (22,439 square feet) parcel of land located in the John Dickinson League, Abstract Number 15, Harris County, Texas, being out of and a part of a called 31.644 acre tract conveyed to Clear Creek Capitol Partners – Cattle Division, Ltd. by deed executed June 9, 2004, as recorded under Clerk's File Number X730865, Official Public Records of Real Property, Harris County, Texas, said 0.5151 acre parcel of land being more particularly described as follows:

COMMENCING at a 1 inch iron pipe found in the existing southeasterly right-of-way line of Grissom Road (called 60 feet wide), as monumented, marking the northwesterly corner of said 31.644 acre tract, thence as follows:

North 68° 19' 10" East, with the existing southeasterly right-of-way line of said Grissom Road and the northwesterly line of said 31.644 acre tract, a distance of 30.84 feet to the POINT OF BEGINNING and northwesterly corner of the herein described parcel;

EXHIBIT __

THENCE, North 68° 19' 10" East, with the existing southeasterly right-of-way line of said Grissom Road and the northwesterly line of said 31.644 acre tract, a distance of 15.42 feet to a point for the northeasterly corner of the herein described parcel, from which a 5/8 inch iron rod found marking an angle point in the existing southeasterly right-of-way line of said Grissom Road and the northwesterly line of said 31.644 acre tract bears North 68° 19' 10" East, 135.88 feet;

THENCE, South 08° 17' 30" East, departing the existing southeasterly right-of-way line of said Grissom Road, over and across said 31.644 acre tract and along a line being 45 feet easterly of and parallel with the westerly line of said 31.644 acre tract, a distance of 1,005.04 feet to an angle point;

THENCE, North 81° 42' 30" East, over and across said 31.644 acre tract, a distance of 20.00 feet to an angle point;

THENCE, South 08° 17' 30" East, over and across said 31.644 acre tract and along a line being 65 feet easterly of and parallel with the westerly line of said 31.644 acre tract, a distance of 345.00 feet to an angle point;

THENCE, South 18° 23' 51" East, over and across said 31.644 acre tract, a distance of 123.30 feet to a point for the southeasterly corner of the herein described parcel;

THENCE, South 43° 26' 15" West, over and across said 31.644 acre tract, a distance of 17.03 feet to a point for the southwesterly corner of the herein described parcel;

THENCE, North 18° 17' 30" West, over and across said 31.644 acre tract, a distance of 133.97 feet to an angle point;

THENCE, North 08° 17' 30" West, over and across said 31.644 acre tract and along a line being 50 feet easterly of and parallel with the westerly line of said 31.644 acre tract, a distance of 330.00 feet to an angle point;

THENCE, South 81° 42' 30" West, over and across said 31.644 acre tract, a distance of 20.00 feet to an angle point;

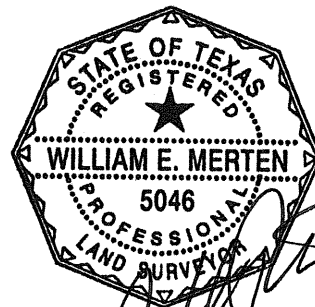
THENCE, North 08° 17' 30" West, over and across said 31.644 acre tract and along a line being 30 feet easterly of and parallel with the westerly line of said 31.644 acre tract, a distance of 1,016.47 feet to the POINT OF BEGINNING and containing 0.5151 acre (22,439 square feet) of land.

EXHIBIT __

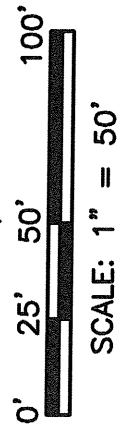
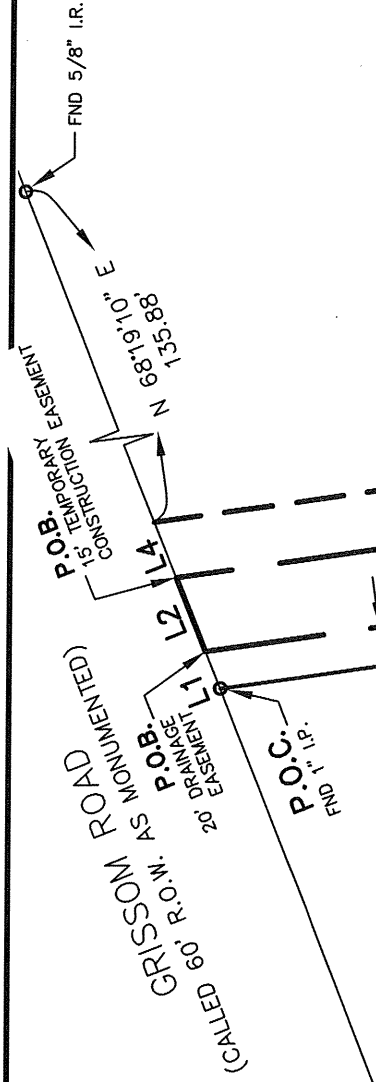
All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone, NAD 83, 2011 adjustment. All distances and coordinates were adjusted to surface using a combined scale factor of 0.99987042. Date of Survey: February 19, 2020.

A parcel plat of even date was prepared in conjunction with this property description.

Cobb, Fendley & Associates, Inc.
TBPELS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
(713) 462-3242



08/31/2020



15' WIDE TEMPORARY
CONSTRUCTION
EASEMENT
0.5151 ACRE
(22,439 SQ.FT.)

DRAINAGE
EASEMENT
0.9613 ACRE
(41,872 SQ.FT.)

JOHN DICKINSON LEAGUE
A-15

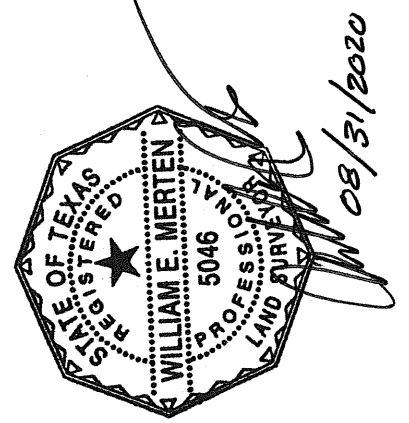
CALLED 31.644 ACRES
CLEAR CREEK CAPITAL
PARTNERS-CATTLE DIVISION, LTD.
FILE NO. X730865
O.P.R.P.H.C.
JUNE 9, 2004

S 08°17'30" E 1,005.04'
S 08°17'30" E 1,016.47'
N 08°17'30" W 2,286.77'

LINE	BEARING	DISTANCE
L1	N 68°19'10" E	10.28'
L2	N 68°19'10" E	20.56'
L3	N 81°42'30" E	20.00'
L4	N 68°19'10" E	15.42'
L5	N 81°42'30" E	20.00'
L6	S 43°26'15" W	17.03'
L7	S 17°07'35" W	24.17'

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE HORIZONTAL DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99987042 TO OBTAIN GRID DISTANCES.
- ABSTRACTING FOR THE SUBJECT TRACT WAS PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT SO THEREFORE THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THE PROPERTY WHICH ARE NOT SHOWN HEREON.
- ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED BY COBB, FENDLEY & ASSOCIATES, INC. DURING THE MONTHS OF MARCH, 2019 TO OCTOBER, 2019.



PROPOSED 20' WIDE DRAINAGE EASEMENT
AND 15' TEMPORARY
CONSTRUCTION EASEMENT
CITY OF LEAGUE CITY, HARRIS COUNTY, TX

CobbFendley
TBPE Firm Registration No. 274
TBPLS Firm Registration No. 100467

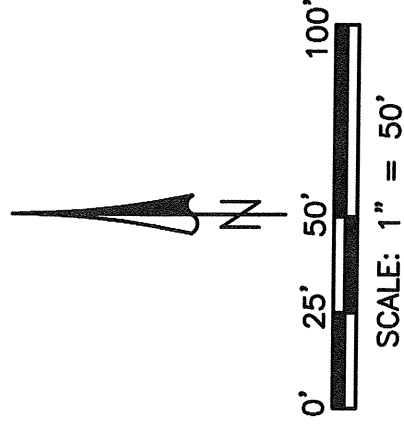
13430 Northwest Freeway, Suite 1100 Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com

MATCHLINE SHEET 5

S 08°17'30" E 1,005.04'
S 08°17'30" E 1,016.47'
10'
20'
15'

DRAINAGE
EASEMENT
1.967 ACRES
(85,407 SQ.FT.)

LINE	BEARING	DISTANCE
L1	N 68°19'10" E	10.28'
L2	N 68°19'10" E	20.56'
L3	N 81°42'30" E	20.00'
L4	N 68°19'10" E	15.42'
L5	N 81°42'30" E	20.00'
L6	S 43°26'15" W	17.03'
L7	S 17°07'35" W	24.17'



JOHN DICKINSON LEAGUE
A-15

N 08°17'30" W 2,286.77'

S 08°17'30" E 345.00'
S 08°17'30" E 330.00'

15' WIDE TEMPORARY
CONSTRUCTION
EASEMENT
0.5151 ACRE
(22,439 SQ.FT.)

CALLED 31.644 ACRES
CLEAR CREEK CAPITAL
PARTNERS-CATTLE DIVISION, LTD.
FILE NO. X730865
O.P.R.R.P.H.C.
JUNE 9, 2004

S 18°23'51" E 123.30'
S 18°17'30" E 133.97'
S 08°17'30" E 611.17'

MATCHLINE SHEET 7

SHEET 6 OF 7

PROPOSED DRAINAGE EASEMENT
AND 15' TEMPORARY
CONSTRUCTION EASEMENT
CITY OF LEAGUE CITY, HARRIS COUNTY, TX

CobbFendley

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CALLLED 31.644 ACRES
CLEAR CREEK CAPITAL
PARTNERS-CATTLE DIVISION, LTD.
FILE NO. X730865
O.P.R.P.H.C.
JUNE 9, 2004

AREA BELOW MEAN HIGHER
HIGH WATER (APPROX)
0.550 ACRE
(23,967 SQ.FT.)

DRAINAGE
EASEMENT
1.967 ACRES
(85,704 SQ.FT.)

LINE	BEARING	DISTANCE
L1	N 68°19'10" E	10.28'
L2	N 68°19'10" E	20.56'
L3	N 81°42'30" E	20.00'
L4	N 68°19'10" E	15.42'
L5	N 81°42'30" E	20.00'
L6	S 43°26'15" W	17.03'
L7	S 17°07'35" W	24.17'

JOHN DICKINSON LEAGUE
A-15

2,286.77'

N 08°17'30" W

S 08°17'30" E

611.17'

CLEAR CREEK - (STATE OF TEXAS)

S 08°04'16" W

187.73'

L7

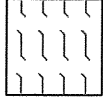


SCALE: 1" = 50'

AREA ABOVE MEAN - 1.417 ACRES
HIGHER HIGH WATER 61,737 SQ.FT.

AREA BELOW MEAN - 0.550 ACRE
HIGHER HIGH WATER 23,967 SQ.FT.

TOTAL AREA - 1.967 ACRES
85,704 SQ.FT.



AREA BELOW MEAN
HIGHER HIGH WATER

PROPOSED DRAINAGE EASEMENT
AND 15' TEMPORARY
CONSTRUCTION EASEMENT
CITY OF LEAGUE CITY, HARRIS COUNTY, TX

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