

June 10, 2025

City of League City, successor by dissolution of Galveston County Municipal Utility District No. 15
c/o John Baumgartner, City Manager
300 W. Walker Street
League City, Texas 77573-3898

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, NO.: 9589 0710 5270 2176 4319 51

County: Galveston
Federal Project No.: N/A
Highway: SH 99 Segment B-1
ROW CSJ: 3510-01-008

TxC ROW Project ID: R00011658
TxC Parcel ID: P00091286 (337)
From: IH 45 S
To: Brazoria County Line

Dear Mr. Baumgartner:

In acquiring property for the highway system of Texas, the Texas Department of Transportation (the "Department") follows a definite procedure for appraising the land needed and for handling personal negotiations with each owner. As has been or will be explained by the Department's negotiator, Mr. William Gold, R/W-NAC, the Department will acquire your property for the construction or improvement of the above-referenced highway project. The property is located at the northwest line of FM 646, south of Brookport Drive (2102 ½ W. FM 646), League City, Galveston County, Texas, as described in the enclosed legal description and survey (the "Property").

The Department believes at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the Department is authorized to offer you \$12,768.00 for the Property. This compensation does not include any value for damages to a remainder property.

The amount listed above is the total amount of just compensation for all interests in the portion of the Property to be acquired, as determined in accordance with State law, less oil, gas and sulphur, subject to clear title being conveyed to the Department. In accordance with State law, it is the policy of the Department to negotiate with the fee owner(s) of the Property with the understanding that you will, in turn, negotiate with any lessee or other party who may own any interest in the Property or improvements located within the Property, with the exception of public utility easements, which will be handled separately by the Department.

This offer to purchase includes the contributory value(s) of the improvement(s) owned by you as listed below, which are considered to be part of the Property. Since the improvement(s) must be removed, it is the policy of the Department to permit the owner(s) who convey voluntarily to the Department to thereafter retain the improvement(s), if they wish to do so. The retention value(s) are estimated amounts the improvement(s) would bring if sold on public bids. If you wish to retain title to any of the following improvement(s) and remove it (them) from the Property, the above offer will be reduced by the appropriate retention amount(s). This option to retain the improvement(s) does NOT apply should it become necessary for the Department to acquire the Property by eminent domain.

Improvement
N/A

Amount to be Subtracted if Retained
N/A

If you wish to accept the offer based upon this appraisal, please contact Mr. William Gold, who is an employee of Pape-Dawson Engineers, LLC (PD), an affiliate that is providing acquisition services on behalf of the Department, as soon as possible, at (832) 319-8535, or by email at WGold@pape-dawson.com so that the process of issuing your payment may be started. If you are not willing to accept this offer, you may submit a written request for administrative settlement/counteroffer, setting forth a counteroffer amount and the basis for such amount, provided such settlement request is received in writing within 30 days from the date of this letter. *Please note that your opportunity to submit an administrative settlement shall be forfeited if such a settlement request is not received by the Department within the 30-day time deadline.*

In the event the condition of the Property changes for any reason, the Department shall have the right to withdraw or modify this offer.

After the date of payment of the purchase price, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire the Property, you will be reimbursed by the Department for any fair and reasonable incidental expenses necessarily incurred in transferring title to the Property to the Department. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes, and similar expenses incidental to conveying the Property to the Department, and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the Property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the Department failed to properly determine the eligibility for, or the amount of, incidental expenses to be reimbursed. There is no standard form to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the Department's determination on any claim for reimbursement.

You may be entitled to additional payments and services under the Department's Relocation Assistance Program. It is emphasized, however, that any benefits that you may be entitled under this program will be handled entirely separate from and in addition to this transaction. You will receive a brochure entitled "Relocation Assistance", which will inform you of eligibility requirements, payments, and services that are available.

You have the right to discuss with others any offer or agreement regarding the Department's acquisition of the Property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it may apply to the Department.

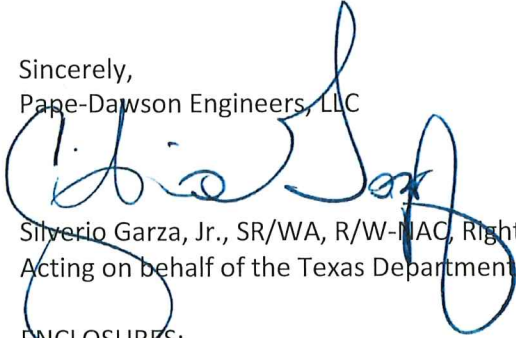
Please see the enclosed copy of the proposed instrument that will convey the Property to the Department. Additionally, please see the enclosed copy of the Texas Landowner Bill of Rights.

Also enclosed is a copy of the Department brochure entitled "Right of Way Purchase" which the Department trusts will give you a better understanding of the procedures followed by the Department in purchasing property interests for highway purposes. The Department respectfully requests the opportunity to meet with you or to otherwise discuss and answer any questions you may have regarding the details of the type of facility to be built

or concerning the Department's offer or proposed purchase transaction. Also, please do not hesitate to contact Mr. Gold at the telephone number provided above regarding any question you may have.

Finally, enclosed are copies of all appraisal reports relating to the Property being acquired, which were prepared in the ten (10) years preceding the date of this offer and produced or acquired by the Department, including the appraisal that determined this offer. These appraisals were prepared by a certified appraiser certified to practice as a certified general appraiser under Chapter 1103, Occupations Code.

Sincerely,
Pape-Dawson Engineers, LLC



Silverio Garza, Jr., SR/WA, R/W-MAC, Right of Way Project Manager
Acting on behalf of the Texas Department of Transportation

ENCLOSURES:

- Offer Letter
- Draft Memorandum of Agreement
- Draft Deed
- Legal Description and Survey of the Property
- Appraisal Report(s)
- Acknowledgement of Receipt of Appraisal
- "Right of Way Purchase" Brochure
- "Relocation Assistance" Brochure
- Landowner Bill of Rights
- Acknowledgment of Receipt of LBOR
- TREC Information about Brokerage Services
- Title Commitment
- Draft Possession and Use Agreement
- Negotiation Checklist
- AP152
- W9



How are we doing? Take a short survey.
<https://www.surveymonkey.com/r/DZKQHYF>

EXHIBIT A

County: Galveston
Highway: SH 99 Segment B1
Limits: I-45 S to Brazoria County Line
RCSJ: 3510-01-008
ROW Project ID: R00011658

Property Description Parcel 337 / Parcel ID P00091286

Being a 0.0733-acre (3,192 square feet) parcel of land, located in the James F. Perry and Emily M. Austin Survey, Abstract Number 19, Galveston County, Texas and being all of a calculated 0.0733 acre tract of a called 0.0716-acre tract of land, conveyed by Special Warranty Deed from HSM/Bay Colony, LTD., to Galveston County Municipal Utility District No. 15, executed June 19, 2003 and recorded in Instrument No. 2003049409, of the Official Public Records of Real Property Galveston County, Texas, (O.P.R.R.P.G.C.T.), now conveyed by City Ordinance Number 2022-45, Section 43.074, to The City of League City, adopted December 20, 2022, Official Public Records of Galveston County, Texas, (O.P.R.G.C.T.), said 0.0733-acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of a called 1.240-acre tract of land (Tract 7), conveyed to 101 League City I-45/646, L.P., executed December 27, 2012 and recorded in Instrument No. 2013000244, of the (O.P.R.G.C.T.), being the northeast corner of (restricted reserve "B"), conveyed to Bay Colony Community Improvement Association, Inc., by Special Warrant Deed executed August 30, 2001, recorded in Instrument No. 2001050564, of the Official Public Record Real Property Galveston County, Texas, (O.P.R.R.P.G.C.T.), being on the existing westerly right-of-way line of F.M. 646 (120 feet right-of-way width), conveyed to Galveston County, recorded August 10, 1966, and recorded in Volume 3011, Page 552, of the Galveston County Deed Records (G.C.D.R.), and the beginning of a curve to the right, from which a found 5/8 inch iron rod bears S 86°59'24" W a distance of 0.78 feet, thence as follows:

EXHIBIT A

In a northeasterly direction, along the said existing westerly right-of-way line of F.M. 646 (120 feet right-of-way width), the east line of said called 1.240 acre tract, and said curve to the right, passing an arc length of 224.59 feet, the northeast corner of said called 1.240 acre tract, being the southeast corner of a called 18.615 acre tract of land, conveyed by General Warrant Deed to County of Galveston, executed April 20, 2010 and recorded in Instrument No. 2010018802 & 2010018803, of the (O.P.R.G.C.T.), having a central angle of $16^{\circ}07'03''$, a radius of 1,970.00 feet, a total arc length of 554.17 feet, a chord bearing of North $19^{\circ}54'58''$ East, a chord distance of 552.35 feet, to an interior corner of said called 18.615 acre tract, being the southeast corner of said called 0.0716 acre tract, and the **POINT OF BEGINNING** of the herein described parcel, having coordinates of N=13,738,277.37, and E=3,211,134.34, located 25.03 feet left of State Highway (SH) 99 Proposed Baseline Station 6773+51.67. All bearings and distances shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), (2011) (Epoch 2010.00), all elevations shown hereon are referenced to the North American Vertical Datum of 1988 (GEOID 18). Coordinates and distances are U.S. Survey feet displayed in surface values and may be converted to grid values by dividing by a combined surface adjustment factor of 1.00013;

1. **THENCE**, North $62^{\circ}11'53''$ West, departing the said existing westerly right-of-way line of F.M. 646 (120 feet right-of-way width), along the easterly line of said called 18.615 acre tract, being the southerly line of said calculated 0.0733 acre tract, a distance of 40.93 feet to an angle point, being an interior corner of said called 18.615 acre tract, and the west corner of said calculated 0.0733 acre tract;
2. **THENCE**, North $05^{\circ}02'12''$ East, along an easterly line of said called 18.615 acre tract, and the westerly line of said calculated 0.0733 acre tract, a distance of 50.85 feet to an angle point, being on the south line of a calculated 8.32 acre residue of a called 152.69 acre tract conveyed to HSM/Bay Colony, Ltd., executed November 12, 1998, and recorded in document number 9856826, of the (O.P.R.R.P.G.C.T.), a 150 feet drainage easement, conveyed to Galveston county, executed November 14, 1950, and recorded in Volume 921, Page 219, of the Deed records of Galveston County (D.R.G.C.T.) and Drainage Ditch No. 28, Geisler Gully, filed September 13, 1950, and recorded in Volume 7, Page 5, of the Map Records of Galveston County, Texas, (M.R.G.C.T.), and being the northeasterly corner of said called 18.615 acre tract, and the northwest corner of said calculated 0.0733 acre tract;
3. **THENCE**, South $84^{\circ}57'41''$ East, along the common south line of said Geisler Gully, and the northerly line of said calculated 0.0733 acre tract, a distance of 67.43 feet to the beginning of a curve to the left, being on the said existing westerly right-of-way line of F.M. 646, and the northeast corner of said calculated 0.0733 acre tract;

EXHIBIT A

4. **THENCE**, in a southwesterly direction, along the said existing westerly right-of-way line of F.M. 646 (120 feet right-of-way width), and the southerly line of said calculated 0.0733 acre tract, having a central angle of $02^{\circ}07'24''$, a radius of 1,970.00 feet, an arc length of 73.00 feet, a chord bearing of South $29^{\circ}02'12''$ West, a chord distance of 73.00 feet, to the **POINT OF BEGINNING** of the herein described parcel and containing 0.0733 acres (3,192 square feet) parcel of land.

Notes:

** The monument described and set in this call may be replaced with a Texas Department of Transportation Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by the Texas Department of Transportation.

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

Abstracting performed by Courthouse Specialist from June 2023 to May 2025.

I, Ruben A. Calderon, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision in May 2025.



May 20, 2025

Ruben A. Calderon, RPLS
Texas Registration Number 5109
TBPELS Surveying Firm Reg. No. 10030700
RODS Surveying Inc.
6810 Lee Road Spring, Texas 77379
Phone (281) 257-4020



NOTES:
 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 ADJ.; EPOCH 2010.00).

2. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18).

3. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET. DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO GRID VALUES BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.

4. HORIZONTAL COORDINATES ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXLM DURING JANUARY, FEBRUARY, MAY & JUNE 2023.

5. ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS, ADJUSTED WITH DIGITAL LEVELING CONSTRAINED TO THE STATIC GPS DERIVED ELEVATIONS OF THE PRIMARY MONUMENTS AND THE PUBLISHED ELEVATION OF NATIONAL GEODETIC SURVEY BENCHMARK AW5683. OFF-SITE AGENCY BENCHMARKS AND LEGACY CONTROL RECOVERED EAST OF 1H 45 FOR REFERENCE WERE NOT LEVELLED.

6. ALL SET PRIMARY AND SECONDARY CONTROL DISKS ARE STAMPED WITH THE POINT NAMES.

7. *-THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

8. ■ = SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP.

9. ABSTRACTING PERFORMED BY COURTHOUSE SPECIALIST FROM JUNE 2023 TO APRIL 2025.

10. FIELD SURVEYS PERFORMED DURING THE MONTHS OF JUNE 2023 THROUGH OCTOBER 2023.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

RUBEN A. CALDERON, RPLS NO. 5109
 RELEASE DATE MAY 2025.

I, RUBEN A. CALDERON, HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN MAY 2025.

05/20/2025
 DATE

Ruben A. Calderon



RUBEN A. CALDERON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5109, STATE OF TEXAS

EXISTING (CALC)	TAKING	REMAINING
0.0733 ACRES	3,192	0 RIGHT

RODS SURVEYING, INC.
 6810 LEE ROAD SPRING, TEXAS 77379
 TEL (281) 257-4020 FAX (281) 257-4021
 TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT
 SHOWING
PARCEL P00091286/337
 SH 99 GALVESTON COUNTY
 RCSJ 3510-01-008
 TXC PROJECT ID: R00011658
 MAY, 2025
 PAGE 4 OF 6
 N.T.S.

LEGEND

- SET 5/8" IR W/TXDOT ALUM CAP
(UNLESS OTHERWISE NOTED)
- FOUND 5/8" IR W/TXDOT ALUM CAP
- FOUND (MONUMENT) AS INDICATED
- SET (MONUMENT) AS INDICATED
- ▲ CALCULATED POINT

③ PARCEL NUMBER

R PROPERTY LINE SYMBOL

Z LAND HOOK

(UTS) UNABLE TO SET

O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS
GALVESTON COUNTY, TEXAS

O.P.R.R.P.G.C.T. OFFICIAL PUBLIC RECORDS REAL
PROPERTY GALVESTON COUNTY, TEXAS

P.R.G.C.T. PLAT RECORDS GALVESTON COUNTY, TEXAS

G.C.M.R. GALVESTON COUNTY MAP RECORDS

ACCESS DENIAL —||—||—
LINE

RODS SURVEYING, INC.
 6810 LEE ROAD SPRING, TEXAS 77379
 TEL (281) 257-4020 FAX (281) 257-4021
 TBPLS FIRM REGISTRATION # 10030700

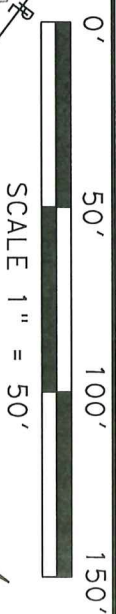
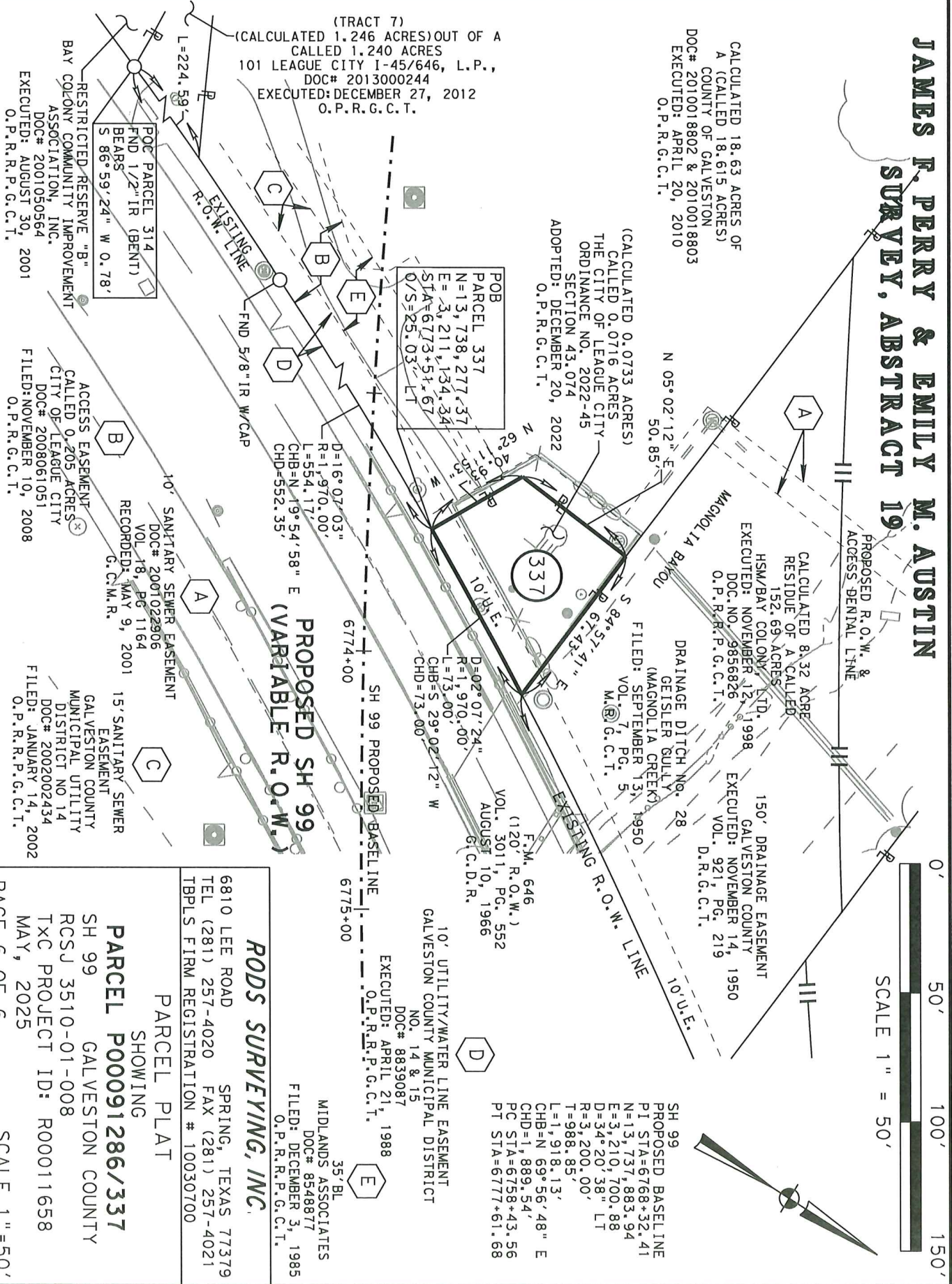
PARCEL PLAT
 SHOWING
PARCEL P00091286/337
 SH 99 GALVESTON COUNTY
 RCSJ 3510-01-008
 TXC PROJECT ID: R00011658
 MAY, 2025
 PAGE 5 OF 6 N.T.S.

JAMES F. PERRY & EMILY M. AUSTIN SURVEY, ABSTRACT 19

CALCULATED 18.63 ACRES OF
A (CALLED 18.615 ACRES)
COUNTY OF GALVESTON
DOC# 2010018802 & 2010018803
EXECUTED: APRIL 20, 2010
O.P.R.G.C.T.

(CALCULATED 0.0733 ACRES)
CALLED 0.0716 ACRES
THE CITY OF LEAGUE CITY
ORDINANCE NO. 2022-45
SECTION 43.074
ADOPTED: DECEMBER 20, 2022
O.P.R.G.C.T.

POB
PARCEL 337
N=13,738, 277.37
E=-3,211, 134.34
STA=6773+51.67
O/S=25.03' LT



**PROPOSED SH 99
(VARIABLE R.O.W.)**

RODS SURVEYING, INC.
6810 LEE ROAD
TEL (281) 257-4020 FAX (281) 257-4021
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT
SHOWING
PARCEL P00091286/337
SH 99 GALVESTON COUNTY
RCSJ 3510-01-008
TxC PROJECT ID: R00011658
MAY, 2025

PARCEL 337
N=13,738, 277.37
E=-3,211, 134.34
STA=6773+51.67
O/S=25.03' LT

(TRACT 7)
(CALCULATED 1.246 ACRES) OUT OF A
CALLED 1.240 ACRES
101 LEAGUE CITY I-45/646, L.P.,
DOC# 2013000244
EXECUTED: DECEMBER 27, 2012
O.P.R.G.C.T.

RESTRICTED RESERVE "B"
BAY COLONY COMMUNITY IMPROVEMENT
ASSOCIATION, INC.
DOC# 2001050564
EXECUTED: AUGUST 30, 2001
O.P.R.R.P.G.C.T.

ACCESS EASEMENT
CALLED 0.205 ACRES
CITY OF LEAGUE CITY
DOC# 2008061051
FILED: NOVEMBER 10, 2008
O.P.R.G.C.T.

15' SANITARY SEWER
EASEMENT
GALVESTON COUNTY
MUNICIPAL UTILITY
DISTRICT NO 14
DOC# 2002002434
FILED: JANUARY 14, 2002
O.P.R.R.P.G.C.T.

10' UTILITY/WATER LINE EASEMENT
GALVESTON COUNTY MUNICIPAL DISTRICT
NO. 14 & 15
DOC# 8839087
EXECUTED: APRIL 21, 1988
O.P.R.R.P.G.C.T.

35' BL
MIDLANDS ASSOCIATES
DOC# 8548877
FILED: DECEMBER 3, 1985
O.P.R.R.P.G.C.T.

SH 99
PROPOSED BASELINE
PI STA=6768+32.41
N=13,737, 883.94
E=3,210, 700.88
D=34°20'38" LT
R=3,200.00'
L=1,988.85'
T=988.13'
CHB=N 69°56'48" E
CHD=1, 889.54'
PC STA=6758+43.56
PT STA=6777+61.68

PAGE 6 OF 6
SCALE 1" = 50'

EXHIBIT A

The property described above relates to a “whole” property acquisition, so that there is no remainder or remaining property owned by the Grantors that was originally out of or a part of the property described above. Therefore, there are no access rights retained or remaining in Grantors, their successors and assigns, out of or relating to the property described above.