

July 14, 2025

City - City of League City
Received

JUL 18 2025

The City of League City, Texas, a Texas municipal corporation
c/o John Baumgartner, City Manager
300 W Walker Street
League City, Texas 77573-3837

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, NO.: 9589 0710 5270 2124 0357 98

County: Galveston
Federal Project No.: N/A
Highway: SH 99 Segment B-1
Final Offer Letter

ROW CSJ: 3510-01-008
Parcel ID: P00087293 (309)
From: IH 45 S
To: Brazoria County Line

Dear John Baumgartner:

As you know, it is necessary for the State of Texas, acting through the Texas Department of Transportation, to construct a highway which requires the purchase of the property referred to above. Inasmuch as negotiations to purchase this property have not been successful to date, a final offer is hereby submitted to you. According to authorization by the Texas Transportation Commission, a total sum of \$3,681,745.00 is offered for the required property rights, save and except oil, gas and sulphur rights with no right of exploration on the above-described property, subject to clear title being secured. Any compensation that may be due to you from this Department's Relocation Assistance Program is not included in this offer because such funds are paid to eligible persons separately.

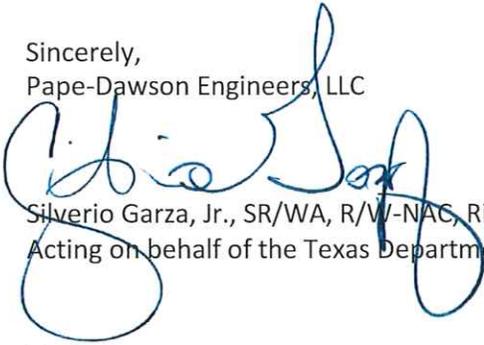
If you desire to accept this offer, please contact Mr. William Gold at (832) 319-8508 or WGold@pape-dawson.com as soon as possible. If this offer is not accepted within fourteen (14) days from the date of delivery of this letter, it will be considered as having been rejected. We enclose herein a copy of the proposed instrument by which the property or property interest would be conveyed to the State.

If you elect to reject this offer, eminent domain proceedings will be initiated by the State. Thereafter, the Court will appoint three disinterested real property owners who reside in the County to serve as Special Commissioners, a date will be set for a hearing, and you will be notified of the time and place set for the hearing at which the Special Commissioners will hear the evidence presented and arrive at an award which will be filed with the Court. The State may then deposit the amount of the award with the Court, at which time the State will be entitled to take possession of the property involved. After the deposit is made, you may withdraw your share of the award. If the award exceeds the amount of any subsequent judgment, you are required to repay the State the excess amount and any excess amount not repaid to the State may be deducted from eligible payments, if any, due to you as the property owner under the Department's Relocation Assistance Program. If either you or the State is dissatisfied with the amount of the Special Commissioners' award, objections may be filed within the time prescribed by law and the case subsequently tried before the Court as are other civil cases.

Form ROW-N-FOL (Rev. 11/20)

The City of League City, Texas, a Texas municipal corporation
Parcel ID: P00087293 (309)
July 14, 2025
Page 2 of 2

Sincerely,
Pape-Dawson Engineers, LLC

A handwritten signature in blue ink, appearing to read "Silverio Garza, Jr.", written over the typed name.

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

Enclosure:
Draft Memorandum of Agreement
Draft Deed
Legal Description of Property
Draft Possession and Use Agreement

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 309 / Parcel ID P00087293

Being a 15.84-acre (689,918 square feet) parcel of land, located in the James F. Perry and Emily M. Austin Survey, Abstract Number 19, Galveston County, Texas, and being out of a called 106.39-acre tract of land, Lot A of Subdivision 5 and 6, conveyed by Special Warranty Deed from Douglas F. Latimer, Trustee to The League City Patrons of the Park Foundation, executed April 28, 2004 and recorded in Instrument No. 2004029482, of the Official Public Record Real Property of Galveston County, Texas, (O.P.R.R.P.G.C.T.), said 15.84-acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap found for the southwest corner of a certain called 12.5060 acre tract of land conveyed to Affinity Bayview I, LTD., by Special Warranty Deed with Vendor's Lien executed November 1, 2006, and recorded in Instrument No. 2006075216, of the Official Public Records of Galveston County, Texas, (O.P.R.G.C.T.), being the northwest corner of a certain called 9.2569-acre tract of land, conveyed to Syed Ahmed & Abida Syed by General Warranty Deed executed August 11, 2000, and recorded in Instrument No.2000042248, of the (O.P.R.R.P.G.C.T.), being in the east line of said called 106.39-acre tract of land, thence as follows:

South 03°04'13" East, along the east line of said called 106.39-acre tract and the west line of said called 9.2569-acre tract, a distance of 298.98 feet, to a 5/8 inch iron rod with TXDOT aluminum cap set on the proposed northerly right-of-way and Access Denial Line of State Highway (SH) 99, (400 feet right-of-way width), and being the **POINT OF BEGINNING** of the herein described parcel, having coordinates of N=13,738,241.37, and E=3,207,329.00, located 200.00 feet left of State Highway (SH) 99 Proposed Baseline Station 6733+98.31. 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;

EXHIBIT A

1. **THENCE**, South 03°04'13" East, departing the said proposed northerly right-of-way and Access Denial Line of (SH) 99, continuing along the common line of said called 106.39-acre tract and said called 9.2569-acre tract, a distance of 410.46 feet to a 5/8 inch iron rod with TXDOT aluminum disk set for the beginning of a curve to the left, being on the proposed southerly right-of-way and Access Denial Line of said (SH) 99, located 200.00 feet right of State Highway (SH) 99 Proposed Baseline Station 6734+90.73;
2. **THENCE**, in a southwesterly direction along the said proposed southerly right-of-way and Access Denial Line of SH 99, with said curve to the left, passing at an arc length of 1,361.10 feet, a 5/8 inch iron rod with TXDOT aluminum disk set, located 200.00 feet right of State Highway (SH) 99 Proposed Baseline Station 6720+00.00, continuing along said curve to the left, for a total arc length of 1,737.98 feet, having a central angle of 47°25'07", a radius of 2,100.00 feet, having a chord bearing of South 77°23'01" West, having a chord distance of 1,688.80 feet to a 5/8 inch iron rod with TXDOT Aluminum disk set for the end of said curve to the left, being on the west line of said 106.39-acre tract, and the east line of a called 38.643-acre tract of land, conveyed to Lingo S7, LLC., by General Warranty Deed executed March 4, 2021, and recorded in Instrument No. 2021017166, of the (O.P.R.G.C.T.), located 200.00 feet right of State Highway (SH) 99 Proposed Baseline Station 6715+87.23;
3. **THENCE**, North 03°02'41" West, departing the said proposed southerly right-of-way and Access Denial Line of (SH) 99, continuing along the common line of said called 106.39-acre tract and said called 38.643-acre tract, a distance of 462.99 feet to a 5/8 inch iron rod with TXDOT aluminum disk set for the beginning of a curve to the right, being on the said proposed northerly right-of-way and Access Denial Line of (SH) 99, located 200.00 feet left of State Highway (SH) 99 Proposed Baseline Station 6718+21.37;
4. **THENCE**, in a northeasterly direction along the said proposed northerly right-of-way and Access Denial line of (SH) 99, with said curve to the right, passing at an arc length of 194.16 feet, a 5/8-inch iron rod with TXDOT aluminum disk set, located 200.00 feet left of State Highway (SH) 99 Proposed Baseline Station 6720+00.00, continuing along said curve to the right, for a total arc length of 1,714.06 feet, having a central angle of 39°17'00", a radius of 2,500.00 feet, a chord bearing of North 79°08'56" East, a chord distance of 1,680.68 feet to the **POINT OF BEGINNING** of herein described parcel and containing 15.84 acres (689,918 square feet) parcel of land.

EXHIBIT A

Notes:

Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property.

** 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.

This description was prepared in conjunction with and accompanied by a plat of even date herewith.

Abstracting performed by Courthouse Specialist from June 2023 to October 2023.

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 March 2025.



March 12, 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 IH 45 FOR REFERENCE WERE NOT LEVELED.

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 OCTOBER 2023.

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

11. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.

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

RUBEN A. CALDERON, RPLS NO. 5109
 RELEASE DATE MARCH 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 DURING THE MONTHS OF JUNE 2023 THROUGH MARCH 2025.

03/12/2025
 DATE

Ruben A. Calderon



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

EXISTING	TAKING	REMAINING
CALLED 106.39 AC	15.84 AC	78.09 AC LT
	689,918 SF	12.46 AC RT

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 P00087293/309
 SH 99 GALVESTON COUNTY
 RCSJ 3510-01-008
 TXC PROJECT ID: R00011658
 MARCH, 2025
 PAGE 4 OF 10 N.T.S.

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

(TRACT 1)
CALLED 12.5060 ACRES
AFFINITY BAYVIEW I, LTD
DOC# 2006075216
EXECUTED: NOVEMBER 11, 2006
O.P.R.G.C.T.I.

POC
PARCEL 309
FND 5/8" IR W/CAP

CALLED 9.2569 ACRES
SYED AHMED & ABIDA SYED
DOC# 2000042248
EXECUTED: AUGUST 11, 2000
O.P.R.R.P.G.C.T.I.

106.39 AC. OUT OF LOT "A"
OF SUBDIVISION 5 & 6
THE LEAGUE CITY PATRONS OF THE PARK FOUNDATION
DOC. NO 2004029482
ACCEPTED AND AGREED: APRIL 28, 2004
O.P.R.R.P.G.C.T.I.

S 03°04'13" E 298.98'

POB
PARCEL 309
N=13.738, 241.37
E= 3.207, 329.00
STA=6733+98.31
O/S=200.00' LT

**PROPOSED
SH 99**

309

CALLED 21.37 ACRES
BAY COLONY WEST MUNICIPAL UTILITY DISTRICT
DOC#2018063199
EXECUTED: SEPTEMBER 26, 2018
O.P.R.G.C.T.I.

PARENT TRACT INSET
PARCEL 309
(N.T.S.)



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 P00087293/309
SH 99 GALVESTON COUNTY
RCSJ 3510-01-008
TXC PROJECT ID: R00011658
MARCH, 2025
PAGE 5 OF 10
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 P00087293/309
 SH 99 GALVESTON COUNTY
 RCSJ 3510-01-008
 TXC PROJECT ID: R000011658
 MARCH, 2025
 PAGE 6 OF 10
 N.T.S.

MATCHLINE PAGE 7 OF 10

PROPOSED R.O.W. &
ACCESS DENIAL LINE
D = 39°17'00"
R = 2,500.00'
L = 1,714.06'
CHB = N 79°08'56" E
CHD = 1,680.68'

4" GAS PIPELINE
(NO WITH GIVEN)
PHILLIPS PETROLEUM COMPANY
VOL. 1127, PG. 568
FILED: NOVEMBER 30, 1955
D.R.G.C.T.

PROPOSED SH 99
(400' R.O.W.)

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

309

SH 99
PROPOSED BASELINE
PI STA=6725+08.07
N=13,738,369.06
E=3,206,136.88
D=84°38'30" RT
R=2,300.00'
T=1,455.17'
L=2,594.88'
CHB=N 72°41'04" E
CHD=2,459.43'
PC STA=6710+52.90
PT STA=6736+47.78

PROPOSED R.O.W. &
ACCESS DENIAL LINE
D = 47°25'07"
R = 2,100.00'
L = 1,737.98'
CHB = S 77°23'01" W
CHD = 1,688.80'

THE LEAGUE CITY PATRONS OF THE PARK FOUNDATION
106.39 AC. OUT OF LOT "A"
OF SUBDIVISION 5 & 6
DOC. NO 2004029482
EXECUTED: APRIL 28, 2004
O.P.R.R.P.G.C.T.

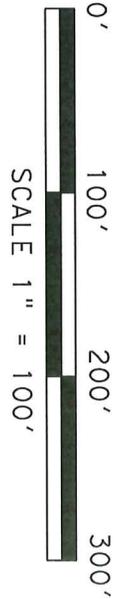
L=1,519.90'

SH 99 PROPOSED BASELINE
6724+00

6726+00

L=1,361.10'

MATCHLINE PAGE 9 OF 10



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 P00087293/309	
SH 99 GALVESTON COUNTY	
RCSJ 3510-01-008	
TXC PROJECT ID:R00011658	
MARCH, 2025	
PAGE 8 OF 10	SCALE: 1"=100'

JAMES F. PERRY & EMILY M. AUSTIN SURVEY

ABSTRACT 19

0' 100' 200' 300'

SCALE 1" = 100'

D = 39°17'00"
 R = 2,500.00'
 L = 1,714.06'
 CHB = S 79°08'56" E
 CHD = 1,680.687

106.39 AC. OUT OF LOT "A"
 OF SUBDIVISION 5 & 6
 OF THE LEAGUE CITY PATRONS OF THE PARK FOUNDATION
 DOC. NO 2004029482
 EXECUTED: APRIL 28, 2004
 O.P.R.R.P.G.C.T.

PROPOSED R.O.W. &
 ACCESS DENIAL LINE

SH 99
 PROPOSED BASELINE
 PI STA=6725+08.07
 N=13,738,369.06
 E=3,206,136.88
 D=64°38'30" RT
 R=2,300.00'
 T=1,455.17'
 L=2,594.88' 04" E
 CHB=N 72°41'04" E
 CHD=2,459.43'
 PC STA=6710+52.90
 PT STA=6736+47.78

PROPOSED SH 99
 (400' R.O.W.)

MATCHLINE PAGE 8 OF 10

MATCHLINE PAGE 10 OF 10

D = 47°25'07"
 R = 2,100.00'
 L = 1,737.98'
 CHB = S 77°23'01" W
 CHD = 1,688.80'

106.39 AC. OUT OF LOT "A"
 OF SUBDIVISION 5 & 6
 OF THE LEAGUE CITY PATRONS OF THE PARK FOUNDATION
 DOC. NO 2004029482
 EXECUTED: APRIL 28, 2004
 O.P.R.R.P.G.C.T.

(7.530 ACRES)
 120' DRAINAGE EASEMENT
 THE CITY OF LEAGUE CITY
 DOC. NO. 2017061057
 FILED: OCTOBER 10, 2017
 O.P.R.R.P.G.C.T.

PROPOSED R.O.W. &
 ACCESS DENIAL LINE

SH 99 PROPOSED BASELINE
 6730+00

6732+00

6728+00

L=1,361.10'

L=1,519.90'

309



RODS SURVEYING, INC.

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

PARCEL PLAT

PARCEL P00087293/309

SH 99 GALVESTON COUNTY
 RCSJ 3510-01-008
 TxC PROJECT ID: R00011658
 MARCH, 2025

PAGE 9 OF 10 SCALE: 1"=100'

POC
PARCEL 309
END 5/8" LR W/CAP

D = 39°17'00"
R = 2-500.00'
L = 1,714.06'
CHB = N 79°08'56" E
CHD = 1,680.68'

POB
PARCEL 309
N=13,738,241.37
E=3,207,329.00
STA=6733+98.31
O/S=200.00' LT

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

(AFFIDAVIT OF HEIRSHIP)
CALLED 9.2569 ACRES
SYED-AHMED
DOC# 2019018214
RECORDED: APRIL 10, 2019
O.P.R.R.P.G.C.T.

CALLED 9.2569 ACRES
SYED AHMED & ABIDA SYED
DOC# 2000042248
RECORDED: AUGUST 11, 2000
O.P.R.R.P.G.C.T.

80' ROW DRAINAGE EASEMENT
GALVESTON COUNTY
VOL. 921, PG. 220
EXECUTED: NOVEMBER 14, 1950
D.R.G.C.T.

MATCHLINE PAGE 9 OF 10

**PROPOSED SH 99
(400' R.O.W.)**

SH 99
PROPOSED BASELINE
RT STA=6725+08.07
N=13,738,369.06
E=3,206,136.88
D=64°38'30" RT
R=2,300.00'
T=1,455.17'
L=2,594.88'
CHB=N 72°41'04" E
CHD=2,459.43'
PC STA=6710+52.90
PT STA=6736+47.78

STA=6734+90.73
O/S=200.00' RT
L=1,361.10'
D = 47°25'07"
R = 2,100.00'
L = 1,737.98'
CHB = S 77°23'01" W
CHD = 1,688.80'

106.39 AC. OUT OF LOT "A"
OF SUBDIVISION 5 & 6
THE LEAGUE CITY PATRONS
OF THE PARK FOUNDATION
DOC. NO 2004029482
EXECUTED: APRIL 28, 2004
O.P.R.R.P.G.C.T.

CALLED 0.4757 ACRES
20' ROW EASEMENT
THE CITY OF LEAGUE CITY
DOC. NO. 2019026581
RECORDED: MAY 22, 2019
O.P.R.R.P.G.C.T.

PROPOSED R.O.W. &
ACCESS DENIAL LINE



SCALE 1" = 100'



CALLED 21.37 ACRES
BAY COLONY WEST MUNICIPAL UTILITY DISTRICT
DOC# 2018063199
EXECUTED: SEPTEMBER 26, 2018
O.P.R.R.P.G.C.T.

(TRACT 1)
CALLED 12.5060 ACRES
AFFINITY BAYVIEW I, LTD
DOC# 2006075216
EXECUTED: NOVEMBER 1, 2006
O.P.R.R.P.G.C.T.

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 P00087293/309
SH 99 GALVESTON COUNTY
RCSJ 3510-01-008
TXC PROJECT ID:R00011658
MARCH, 2025

PAGE 10 OF 10 SCALE: 1"=100'