

December 3, 2025

City of League City, successor by dissolution of Galveston County Municipal Utility District No. 15,  
a conservation and reclamation district  
c/o John Baumgartner  
300 W. Walker Street  
League City, Texas 77573

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, NO. 9589 0710 5270 2712 6070 62

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

TxC ROW Project ID: R00011658  
TxC Parcel ID: P00087299 (315)  
From: IH 45 S  
To: Brazoria County Line

**Initial Offer Letter**

Dear Mr. Baumgartner,

In acquiring property rights for the highway system of Texas, the Texas Department of Transportation (the "Department") follows a definite procedure for appraising property interests needed for highway use and for handling personal negotiations with each fee owner. As explained by the Department's negotiator, Mr. William Gold, RWP, R/W-AMC, R/W-NAC, a ☐ drainage easement / ☒ highway easement / ☐ temporary construction easement is to be acquired across a portion of your property for the construction or improvement of the above-referenced highway project. The property is located at the southeast line of FM 646, south of Brookport Drive, League City, Galveston County, Texas 77573, 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 \$318,839.00 for the ☐ drainage easement / ☒ highway easement / ☐ temporary construction easement, which includes \$318,839.00 for the easement and \$0.00 for damages to your remaining property.**

This offer to purchase includes the contributory value(s) of the improvement(s) 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 amount(s) 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 proposed easement area, the amount of the above offer must be reduced by the appropriate retention amount(s). This option to retain improvement(s) does NOT apply should it become necessary for the Department to acquire the easement 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, an affiliate that is providing acquisition services on behalf of the Department, as soon as possible at (832) 319-8508, 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 purchase price for the easement, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire the easement interest in the Property, you will be reimbursed by the Department for any fair and reasonable incidental expenses necessarily incurred in transferring the easement interest in the Property for use by the Department. Expenses eligible for reimbursement may include recording fees, transfer taxes, and similar expenses incidental to conveying the easement interest in the Property to the Department. 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 booklet entitled "*Relocation Assistance*", which will inform you of eligibility requirements, payments, and services that are available.

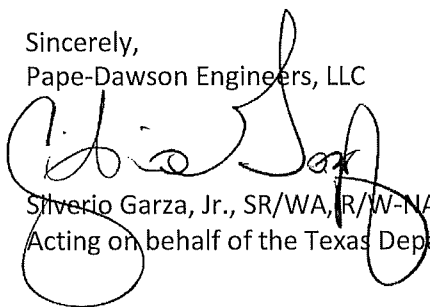
You have the right to discuss with others any offer or agreement regarding the Department's acquisition of the Property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it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

Please see the enclosed copy of the proposed instrument that will convey the easement 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 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-NAC, Right of Way Project Manager  
Acting on behalf of the Texas Department of Transportation

ENCLOSURES:

Offer Letter  
Draft Memorandum of Agreement  
Draft Drainage Easement for Highway Purposes  
Legal Description and Survey of the Property  
Appraisal Report(s)  
Acknowledgement of Receipt of Appraisal  
"Right of Way Purchase" 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 (Highway Easement) 315 / Parcel ID P00087299

Being a 1.848-acre (80,515 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 17.61-acre tract of land, referred to as Reserve "D" Restricted to Detention/Drainage, Bay Colony Northpointe Section 2, Amending Plat, recorded June 14, 2006, and recorded in Instrument No. 2006040069, Volume 2006A, Page 112, of the Galveston County Map Records, (G.C.M.R.), being the same piece of land and conveyed by Bay Colony Northpointe, L.P., to Galveston County Municipal Utility District No. 15 by Special Warranty Deed, recorded September 19, 2006 in Instrument No. 2006066554 of the Official Public Records Real Property of Galveston County, Texas, (O.P.R.R.P.G.C.T.) and 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 1.848-acre parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at the northwest corner of a certain Lot 24, Block 1, of said Bay Colony Northpointe Section 2 Amending Plat, being a southwest corner of said called 17.61 acre tract, from which a found 5/8 inch iron rod with cap bears South 11°44'45" West a distance of 0.47 feet, thence as follows;

North 74°27'51" West, along a southwesterly line of said called 17.61 acre tract, a distance of 49.16 feet, to a point on the existing easterly 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.),

EXHIBIT A

In a northeasterly direction, along the common line of said called 17.61 acre tract and the existing easterly right-of-way line of said F.M. 646, with a curve to the right, having a central angle of 05°18'24", a radius of 1,850.00 feet, an arc length of 171.34 feet, a chord bearing of North 18°48'36" East, a chord distance of 171.28 feet, to a 5/8 inch iron rod with TXDOT aluminum cap stamped "ADL" set for the beginning of a curve to the right, being on the proposed southerly right-of-way and Access Denial Line of State Highway (SH) 99, and the **POINT OF BEGINNING** of the herein described parcel, right, having coordinates of N=13,738,030.20, and E=3,211,152.44, located 200.00 feet right of State Highway (SH) 99 Proposed Baseline Station 6772+50.52. 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**, in a northeasterly direction, continuing along the westerly line of said called 17.61-acre tract and the existing easterly right-of-way line of said F.M. 646, with said curve to the right, having a central angle of 13°04'30", a radius of 1,850.00 feet, an arc length of 422.18 feet, a chord bearing of North 28°00'03" East, a chord distance of 421.26 feet, to the southwest corner of a part of the calculated 3.31 acre residue of a called 106.2418 acre tract, also referred to as Tract 1, conveyed to Bay Colony Partners, J.V., by Special Warranty Deed, executed December 29, 1995, in document number 9601199, of the Official Public Records Real Property Galveston County, Texas, (O.P.R.R.P.G.C.T.), being out of an occupied tract of land, conveyed as drainage easement to Galveston County, executed November 14, 1950, and recorded in Volume 921, Page 219, of the Deed Records of Galveston County, Texas, (D.R.G.C.T.), and a 150 feet wide 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.), said 150 foot wide drainage easement recorded in Volume 921, Page 219, (D.R.G.C.T.), and being the most northerly corner of said called 17.61 acre tract;
2. **THENCE**, North 85°53'12" East, along the southerly line of said called 106.2418 acre residue, the centerline said called 150 feet wide County Drainage Easement (Geisler Gully), and the northerly line of said called 17.61-acre tract (Reserve "D"), a distance of 243.38 feet, to an angle point;

EXHIBIT A

3. **THENCE**, South 78°46'48" East, continuing along the southerly line of said called 106.2418 acre residue, the centerline said called 150 feet wide County Drainage Easement (Geisler Gully) and the northerly line of said called 17.61 acre tract, a distance of 116.07 feet, to a 5/8 inch iron rod with TXDOT aluminum disk set on the said proposed southerly right-of-way and Access Denial Line of SH 99, located 200.00 feet right of State Highway (SH) 99 Proposed Baseline Station 6778+84.21;
4. **THENCE**, South 52°46'29" West, along the said proposed southerly right-of-way and Access Denial Line of SH 99, a distance of 122.53 feet, to a 5/8 inch iron rod with TXDOT aluminum disk set for a curve to the right, located 200.00 feet right of State Highway (SH) 99 Proposed Baseline Station 6777+61.68;\*\*
5. **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 right, having a central angle of 09°09'09", a radius of 3,400.00 feet, an arc length of 543.12 feet, a chord bearing of South 57°21'03" West, a chord distance of 542.54 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 1.848 acres (80,515 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.

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

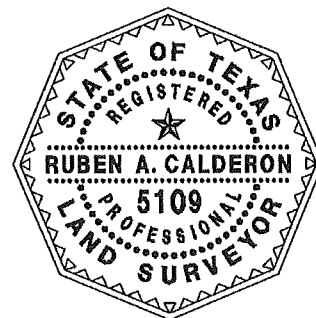
Abstracting performed by Courthouse Specialist from June 2023 to November 2025.

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 November 2025.



November 17, 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 (NAV88) (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 AWS683. 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 NOVEMBER 2025.

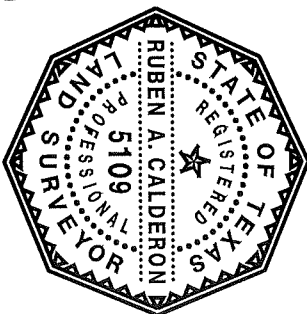
10. FIELD SURVEYS PERFORMED DURING THE MONTHS OF JUNE 2023 THROUGH NOVEMBER 2025.

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 NOVEMBER 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 NOVEMBER 2025.

11/17/2025  
DATE



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

*Ruben A. Calderon*

EXISTING	TAKING	REMAINING
CALLED	1.848 AC	0 AC LT
17.61 AC	80,515 SF	17.61 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 (HIGHWAY EASEMENT)  
**PARCEL P00087299/315**

SH 99 GALVESTON COUNTY  
RCSJ 3510-01-008

TXC PROJECT ID: R00011658  
NOVEMBER, 2025



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

150' DRAINAGE EASEMENT  
GALVESTON COUNTY  
EXECUTED: NOVEMBER 14, 1950  
VOL. 921, PG. 219  
D.R.G.C.T.  
DRAINAGE DITCH NO. 28  
GEISLER GULLY (MAGNOLIA CREEK)  
FILED: SEPTEMBER 13, 1950  
VOL. 7, PG. 5  
M.R.G.C.T.

3.31 ACRE RESIDUE  
OF A CALLED 106.2418 ACRES  
(TRACT 1)  
BAY COLONY PARTNERS, J.V.  
EXECUTED: DECEMBER 29, 1995  
DOC. NO. 9601199  
O.P.R.G.C.T.

POB  
PARCEL 315  
(HIGHWAY EASEMENT)  
N=13,738.030.20  
E=3,211.152.44  
STA=6772+50.52  
O/S=200.00' RT  
STAMPED "ADL"

D = 05°18'24"  
R = 1,850.00'  
L = 171.34'  
CHB = N 18°48'36" E  
CHD = 171.28'

POC PARCEL 315  
(HIGHWAY EASEMENT)  
FND 5/8" IR W/CAP  
BEARS S 11°44'45" W  
0.47'

PARENT TRACT INSET  
PARCEL 315  
(HIGHWAY EASEMENT)  
(N.T.S.)

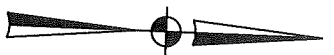
RESERVE "D"  
RESTRICTED TO DETENTION DRAINAGE

BAY COLONY NORTHPOINT  
SECTION 2 AMENDING PLAT  
CALLED 41.51 ACRES  
DOC# 2006040069  
VOL. 2006A, PG. 112  
RECORDED: JUNE 14, 2006  
G.C.M.R.

BAY COLONY NORTHPOINT  
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G.C.M.R.

CALLED 17.61 ACRES  
THE CITY OF LEAGUE CITY  
ORDINANCE NO. 2022-45  
SECTION 43.074  
ADOPTED: DECEMBER 20, 2022  
O.P.R.G.C.T.  
EXECUTED: SEPTEMBER 19, 2006  
O.P.R.R.P.G.C.T.

RESERVE "D"  
RESTRICTED TO DETENTION DRAINAGE



**RODS SURVEYING, INC.**

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

PARCEL PLAT

SHOWING (HIGHWAY EASEMENT)  
**PARCEL P00087299/315**

SH 99 GALVESTON COUNTY  
RCSJ 3510-01-008  
TXC PROJECT ID: R00011658  
NOVEMBER, 2025

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.***

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## ABSTRACT 19

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DOC. NO. 9601199  
O.P.R.G.C.T.

MAGNOLIA BAYOU

SCALE 1" = 100'



POB  
PARCEL 315  
(HITCHWAX EASEMENT)  
N=13° 738' 030.20"  
E=3° 231' 152.44"  
STA=6772+50.52  
O/S=200.00' RT  
STAMPED "ADL"

PROPOSED SH 99  
(VARIABLE R.O.W.)  
(HIGHWAY EASEMENT)  
D = 05° 18' 24" ACCESS DENIAL LINE  
R = 1,850.00'  
L = 171.34'  
CHB = N 18° 48' 36" E  
CHD = 171.28'  
N 74° 27' 51" W  
49.16'  
POC PARCEL 315 (HIGHWAY EASEMENT)  
FND 5/8" IR W/CAP  
BEARS S 11° 44' 45" W  
0.47'

BAY COLONY NORTHPOINT  
SECTION 2 AMENDING PLAT  
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&  
CALLED 17.61 ACRE  
GALVESTON COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 15  
DOC# 2006066554  
EXECUTED: SEPTEMBER 19, 2006  
O.P.R.R.P.G.C.T.

B

DRAINAGE DITCH NO. 28  
GEISLER GULLY (MAGNOLIA CREEK)  
FILED: SEPTEMBER 13, 1950  
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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'  
T=988.85'  
L=1,918.13'  
CHB=N 69° 56' 48" E  
CHD=1,889.54'  
PC STA=6758+43.56  
PT STA=6777+61.68

RODS SURVEYING, INC.

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PAGE 8 OF 8 SCALE: 1" = 100'