

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.



Form ROW-N-14
(Rev 11/20)
Page 1 of 4
Parcel ID P00087297 (313)

DEED

TxDOT ROW CSJ: 3510-01-008

TxDOT Parcel ID: P00087297 (313)

Grantor(s), whether one or more:

County of Galveston

Grantor's Mailing Address (including county):

722 Moody Avenue
Galveston, Texas 77550-2303
Galveston County

Grantee:

The State of Texas, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Charter Title Company
GF# 1035012400336T

Grantee's Mailing Address (including county):

State of Texas Department of Transportation
125 E. 11th Street
Austin, Texas 78701
Travis County

Consideration:

The sum of THREE MILLION SIX HUNDRED EIGHTY-ONE THOUSAND THREE HUNDRED SIXTY AND NO/100 DOLLARS (\$3,681,360.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in Galveston County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Galveston County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, and sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein, and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: None

Grantor covenants and agrees to remove the Retained Improvements from the Property by N/A day of N/A, 20N/A, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting, or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED on the date(s) of acknowledgment indicated below.

GRANTOR:

BY: _____



Printed
Name: _____

Mark Henry

Title: _____

County Judge

(if Grantor is an entity other than an individual person)

Date: _____

4/14/25

Corporate Acknowledgment

State of Texas
County of Galveston

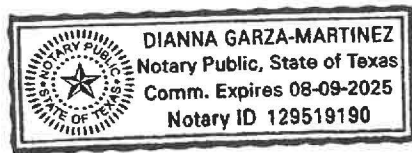
This instrument was acknowledged before me on April 14, 2025

by Mark Henry, County Judge of Galveston County,

on behalf of said entity. The acknowledging person personally appeared by:

☒ physically appearing before me.

☐ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.




Notary Public's Signature

AFTER RECORDING, RETURN TO:
Pape-Dawson Engineers, LLC
6105 Tennyson Parkway, Suite 210
Plano, Texas 75024

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 313 / Parcel ID P00087297

Being a 18.63-acre (811,314 square feet) parcel of land, located in the James F. Perry & Emily M. Austin Survey, Abstract Number 19, Galveston County, Texas and being all of a calculated 18.63-acre tract of a called 18.615 acre tract of land, conveyed by General Warranty Deed from Sonrisa Realty Partners, LTD to County of Galveston, executed April 20, 2010 and recorded in Instrument No. 2010018802 and 2010018803 of the Official Public Record of Galveston County, Texas (O.P.R.G.C.T.), said 18.63-acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap "SHANKS 1821" found for the southwesterly corner of Magnolia Bayou, being the northwest corner of a called 9.233 acre tract of land, also referred to as Tract 3, conveyed to 101 League City I-45/646, L.P., by Special Warranty Deed with Vendor's Lien filed January 2, 2013, and recorded in Instrument No. 2013000244, of the (O.P.R.G.C.T.), being on the east line a called 30.49 acre tract of land, conveyed to Minor Plat of Dominion Church by deed executed October 01, 2014, and recorded in Instrument No. 2014055928, Volume 2014A, Page 115, of the (O.P.R.G.C.T.), thence as follows:

South 03°01'02" East, along the east line of said 30.49 acre tract and west line of said 9.233 acre tract, a distance of 243.31 feet, to a 5/8 inch iron rod with TXDOT aluminum disk set on the proposed northerly right-of-way and Access Denial Line of State Highway (SH) 99, being the northwest corner of said calculated 21.13 acre tract and southwest corner of said called 9.233 acre tract, and being the **POINT OF BEGINNING** of the herein described parcel, having coordinates of N=13,737,998.07, and E=3,208,886.99, located 195.18 feet left of State Highway (SH) 99 Proposed Baseline Station 6750+26.04. 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**, North $87^{\circ}07'07''$ East, along the common south line of said called 9.233 acre tract, the north line of said calculated 18.63 acre tract, and the said proposed northerly right-of-way and Access Denial Line of (SH) 99, a distance of 805.18 feet, to a 5/8 inch iron rod with TXDOT aluminum disk set for the beginning of a curve to the left, located 195.18 feet left of (SH) 99 Proposed Baseline Station 6758+31.22;**
2. **THENCE**, in a northeasterly direction along said proposed northerly right-of-way and Access Denial Line of (SH) 99, the south line of said called 9.233 acre tract and the north line of said calculated 18.63 acre tract, and said curve to the left, passing at an arc length of 341.06 feet a 5/8 inch iron rod with TXDOT aluminum disk set for an angle point of said proposed northerly right-of-way and Access Denial Line of SH 99, located 197.92 feet left of (SH) 99 Proposed Baseline Station 6761+93.66, being the southeast corner of said called 9.233 acre tract and the southwest corner of a called 3.863 acre tract of land conveyed to 101 League City I-45/646, L.P., executed January 2, 2013 and recorded in Instrument No. 2013000244, (O.P.R.G.C.T.), leaving the said proposed northerly right-of-way and Access Denial Line of SH 99, continuing along said curve to the left, the southerly line of said called 3.863 acre tract and the northerly line of said calculated 18.63 acre tract, a total arc length of 1,256.31 feet, having a central angle of $25^{\circ}39'05''$, a radius of 2,806.11 feet, a chord bearing of North $74^{\circ}17'33''$ East, a chord distance of 1,245.84 feet, to a 5/8 inch iron rod with TXDOT aluminum disk set for the end of said curve to the left, being the southeast corner of said called 3.863 acre tract (Tract 5), the southerly line of Drainage Ditch No. 28, Geisler Gully, (150 feet wide), filed September 10, 1950, and recorded in Volume 7, Page 5, of the Map Records of Galveston County, Texas, (M.R.G.C.T.) also known as Magnolia Bayou and being on the said proposed northerly right-of-way and Access Denial Line of SH 99, located 218.52 feet left of (SH) 99 Proposed Baseline Station 6771+93;
3. **THENCE**, South $84^{\circ}57'41''$ East, along the said proposed northerly right-of-way and Access Denial Line of SH 99, the southerly line of said Magnolia Bayou and the northerly line of said calculated 18.63 acre tract, passing a distance of 66.98 feet, a 5/8 inch iron rod with TXDOT aluminum disk set for an angle point of said proposed northerly right-of-way and Access Denial Line of SH 99, located 182.78 feet left of (SH) 99 Proposed Baseline Station 6772+32.37, continuing along northerly line of said calculated 18.63 acre tract and the southerly line of said Magnolia Bayou, departing the said proposed northerly right-of-way and Access Denial Line of (SH) 99, a total distance of 212.96 feet, to a northeasterly corner of said calculated 18.63 acre tract and being the northwesterly corner of a called 0.0716 acre tract of land conveyed to Galveston County Municipal Utility District No. 15, executed June 19, 2003 and recorded in Instrument No. 2003049409, (O.P.R.R.P.G.C.T.);

EXHIBIT A

4. **THENCE**, South 05°02'12" West, along an interior easterly line of said calculated 18.63 acre tract and the westerly line of said called 0.0716 acre tract, a distance of 50.85 feet to the southwest corner of said called 0.0716 acre tract and interior corner of said calculated 18.63 acre tract;
5. **THENCE**, South 62°11'53" East, along the northerly line of said calculated 18.63 acre tract and the southerly line of said called 0.0716 acre tract, a distance of 40.93 feet to the southeast corner of said called 0.0716 acre tract and the northeasterly corner of said calculated 18.63 acre tract, being on the existing westerly right-of-way line of F.M. 646, (120 feet width right-of-way), recorded in Volume 3011, page 552, executed August 10 1966, of the Galveston County Deed Records (G.C.D.R.), and the beginning of a curve to the left;
6. **THENCE**, in a southwesterly direction, along the said existing westerly right-of-way line of said F.M. 646, the east line of said calculated 18.63 acre tract and along said curve to the left, having a central angle of 09°35'08", a radius of 1,970.00 feet, an arc length of 329.58 feet, a chord bearing of South 23°10'56" West, a chord distance of 329.19 feet, to the end of said curve to the left, being the northeast corner of a certain called 1.2403 acre tract, conveyed to 101 League city I-45/646, L.P., by Special Warranty Deed with Vendor's Lien filed January 2, 2013, recorded in Instrument No. 2013000244, of the (O.P.R.G.C.T.), a southeast corner of said calculated 18.63 acre tract, and the beginning of a curve to the right;
7. **THENCE**, in a southwesterly direction, along the common northerly line of said called 1.2403 acre tract and the southerly line of said calculated 18.63 acre tract, with said curve to the right, having a central angle of 12°32'57", a radius of 3,206.11 feet, an arc distance of 702.22 feet, a chord bearing of South 69°16'06" West, a chord distance of 700.81 feet, to a 5/8 inch iron rod with cap "DANNENBAUM ENGINEERING" found for the northwest corner of said called 1.2403 acre tract, an interior northerly corner of a called 0.6502 acre tract, also referred to as Restricted Reserve "C", conveyed to Bay colony Community Improvement Association, Inc., by Special Warranty Deed executed August 30, 2001, recorded in Instrument No. 2001050564, of the Official Public Records Real Property Galveston County, Texas (O.P.R.R.P.G.C.T.), the most northeasterly corner of a calculated 1.875 acre tract, (called 2.9957 acre) tract of land conveyed to Bay Colony Community Improvement Association, Inc., by Special Warranty Deed, executed March 1, 2000, recorded in Instrument No. 2000014216, of the (O.P.R.R.P.G.C.T.) and being an angle point on the said proposed southerly right-of-way and Access Denial Line of SH 99, (variable right-of-way width), located 198.27 feet right of (SH) 99 Proposed Baseline Station 6764+40.08;**

EXHIBIT A

8. **THENCE**, South $86^{\circ}59'24''$ West, departing the said proposed southerly right-of-way and Access Denial Line of SH 99, along the southerly line of said calculated 18.63 acre tract and the northerly line of said calculated 1.875 acre tract, a distance of 1,446.54 feet, to the southwesterly corner of said calculated 18.63 acre tract, the northwesterly corner of said calculated 1.875 acre tract and being in the east line of said called 30.49 acre tract;
9. **THENCE**, North $03^{\circ}01'02''$ West, along the west line of said calculated 18.63 acre tract and the east line of said called 30.49 acre tract, a distance of 337.82 feet, to the **POINT OF BEGINNING** of the herein described parcel and containing 18.63 acres (811,314 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



N:\LJA Program Management\608\22011001\CAD\Parcel Plots\22011001*Parcel 313*1.dgn

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
(CALC)	18.63 AC	0 AC LT
18.63 AC	811,314 SF	0 AC RT

RODS SURVEYING, INC

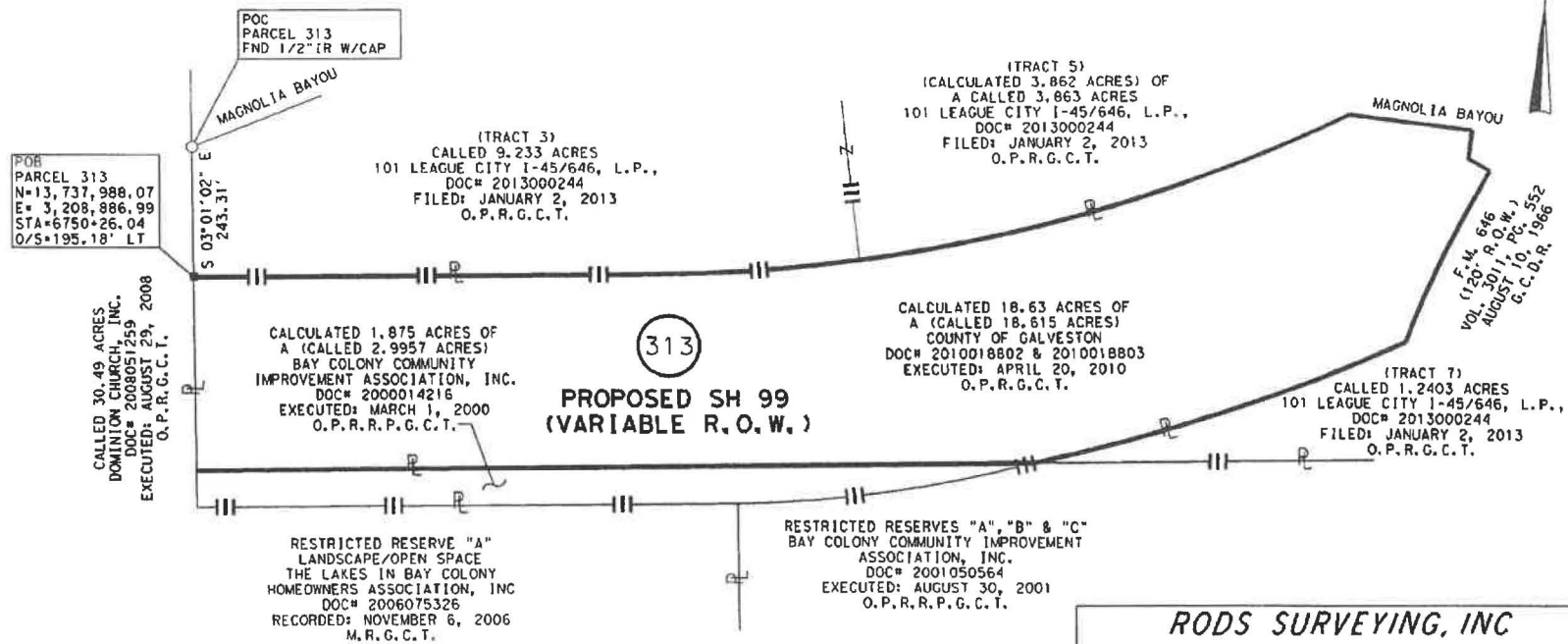
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPLS FIRM REGISTRATION # 10030700

**PARCEL PLAT
SHOWING**

PARCEL P00087297/313

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

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



PARENT TRACT INSET
PARCEL 313
(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 P00087297/313

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

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N.T.S.

N:\LJA Program Management 608\22011001\CAD\Parcel Plots\22011001*Parcel 313*3.dgn

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

ℙ 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 P00087297/313

SH 99 GALVESTON COUNTY

RCSJ 3510-01-008

TxC PROJECT ID: R00011658

MARCH, 2025

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N. T. S.

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

MINOR PLAT OF
DOMINION CHURCH
CALLED 30.49 ACRES
DOC# 2014055928
VOL. 2014A, PG. 115
RECORDED: OCTOBER 1, 2014
O.P.R.G.C.T.

PROPOSED R.O.W. &
ACCESS DENIAL LINE STA=6750+26.03
O/S=200.00' LT

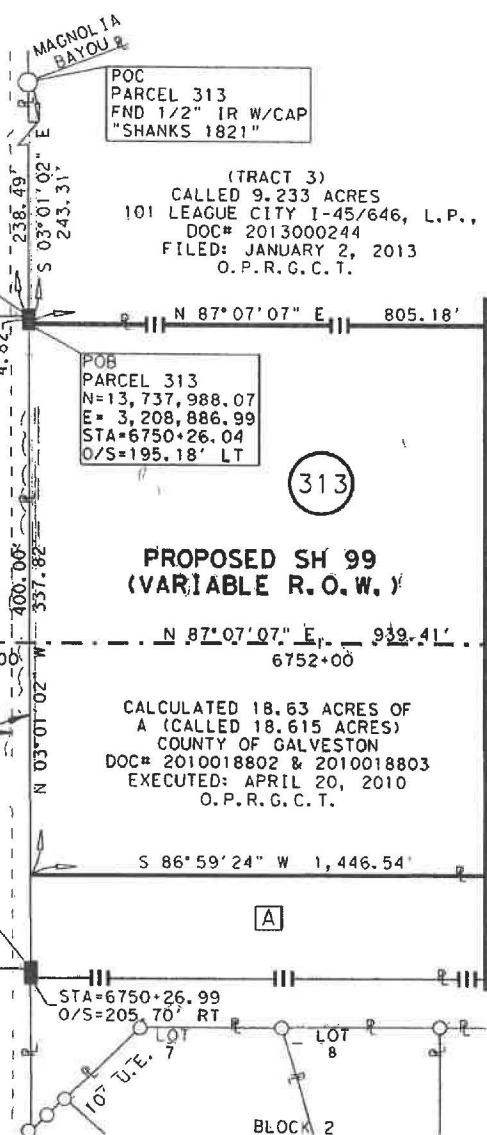
SH 99
PROPOSED BASELINE
PI STA=6745+17.12
N=13,737,767.23
E=3,208,382.13
D=17°53'12" LT
R=2,500.00'
T=393.43'
L=780.45'
CHB=S 83°56'17" E
CHD=777.29'
PC STA=6741+23.70
PT STA=6749+04.15

SH 99 PROPOSED BASELINE
6748+00 6750+00 6752+00

10' BUILDING &
PARKING SETBACK
EASEMENT
DOC# 2014055928
O.P.R.G.C.T.

PROPOSED R.O.W. &
ACCESS DENIAL LINE STA=6750+26.98
O/S=200.00' RT

MINOR PLAT OF
DOMINION CHURCH
CALLED 30.49 ACRES
DOC# 2014055928
VOL. 2014A, PG. 115
RECORDED: OCTOBER 1, 2014
O.P.R.G.C.T.



POB
PARCEL 313
FND 1/2" IR W/CAP
"SHANKS 1821"

(TRACT 3)
CALLED 9.233 ACRES
101 LEAGUE CITY I-45/646, L.P.,
DOC# 2013000244
FILED: JANUARY 2, 2013
O.P.R.G.C.T.

POB
PARCEL 313
N=13,737,988.07
E=3,208,886.99
STA=6750+26.04
O/S=195.18' LT

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

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.

A

0' 100' 200' 300'

SCALE 1" = 100'



MATCHLINE PAGE 10 OF 13

A
CALCULATED 1.875 ACRES OF
A (CALLED 2.9957 ACRES)
BAY COLONY COMMUNITY
IMPROVEMENT ASSOCIATION, INC.
DOC# 2000014216
EXECUTED: MARCH 1, 2000
O.P.R.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 P00087297/313

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

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SCALE: 1" = 100'

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

(TRACT 3)
CALLED 9.233 ACRES
101 LEAGUE CITY I-45/646, L.P.,
DOC# 2013000244
FILED: JANUARY 2, 2013
O.P.R.G.C.T.

0' 100' 200' 300'
SCALE 1" = 100'



MATCHLINE PAGE 9 OF 13

PROPOSED R.O.W. &
ACCESS DENIAL LINE

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.

313
PROPOSED SH 99
(VARIABLE R.O.W.)

N 87°07'07" E 805.18'
N 87°07'07" E 939.41' SH 99 PROPOSED BASELINE
6754+00 6756+00 6758+00

CALCULATED 1.875 ACRES OF
A (CALLED 2.9957 ACRES)
BAY COLONY COMMUNITY
IMPROVEMENT ASSOCIATION, INC.
DOC# 2000014216
EXECUTED: MARCH 1, 2000
O.P.R.R.P.G.C.T.

S 86°59'24" W 1,446.54'

PROPOSED R.O.W. & ACCESS DENIAL LINE

STA=6758+43.56
O/S=200.00' RT

LOT 9 LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8

STA=6758+31.22 L=341.06'
O/S=195.18' LT
D = 25°39'05"
R = 2,806.11'
L = 1,256.31'
CHB = N 74°17'33" E
CHD = 1,245.84'

PC 6758+43.56

MATCHLINE PAGE 11 OF 13

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

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

PARCEL PLAT
SHOWING

PARCEL P00087297/313

SH 99 GALVESTON COUNTY

RCSJ 3510-01-008

TxC PROJECT ID:R00011658

MARCH, 2025

PAGE 10 OF 13

SCALE: 1"=100'

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

(TRACT 3)
CALLED 9.233 ACRES
101 LEAGUE CITY 1-45/646, L.P.,
DOC# 2013000244
FILED: JANUARY 2, 2013
O.P.R.G.C.T.

(TRACT 5)
(CALCULATED 3.862 ACRES) OF
A CALLED 3.863 ACRES
101 LEAGUE CITY 1-45/646, L.P.,
DOC# 2013000244
FILED: JANUARY 2, 2013
O.P.R.G.C.T.

0' 100' 200' 300'
SCALE 1" = 100'

MATCHLINE PAGE 10 OF 13

PROPOSED R.O.W. &
ACCESS DENIAL LINE

STA=6761+93.66
O/S=197.92' LT

PROPOSED R.O.W. &
ACCESS DENIAL LINE

D = 25°39'05"
R = 2,806.11'
L = 1,256.31'
CHB = N 74°17'33" E
CHD = 1,245.84'

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.

313

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

SH 99 PROPOSED BASELINE
6760+00 6762+00 6764+00

CALCULATED 1.875 ACRES OF
A (CALLED 2.9957 ACRES)
BAY COLONY COMMUNITY
IMPROVEMENT ASSOCIATION, INC.
DOC# 2000014216
EXECUTED: MARCH 1, 2000
O.P.R.R.P.G.C.T.

D = 12°32'57"
R = 3,206.11'
L = 702.22'
CHB = S 69°16'06" W
CHD = 700.81'

FND 5/8" IR W/CAP
"DANNENBAUM ENG"
STA=6764+40.08
O/S=198.27' RT

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

(TRACT 7)
CALLED 1.2403 ACRES
101 LEAGUE CITY 1-45/646, L.P.,
DOC# 2013000244
FILED: JANUARY 2, 2013
O.P.R.G.C.T.

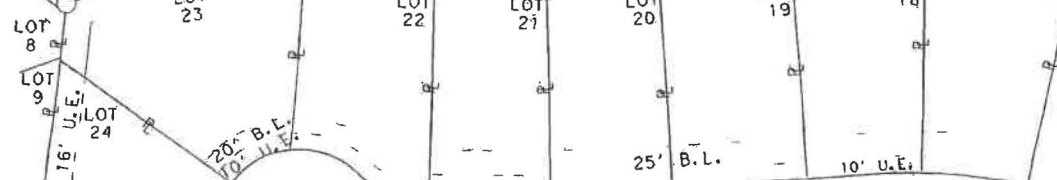
RESTRICTED RESERVES "A", "B" & "C"
BAY COLONY COMMUNITY IMPROVEMENT
ASSOCIATION, INC.
DOC# 2001050564
EXECUTED: AUGUST 30, 2001
O.P.R.R.P.G.C.T.

PROPOSED R.O.W. &
ACCESS DENIAL LINE

STA=6759+56.78
O/S=207.16' RT

RESTRICTED RESERVE "C"
0.6502 AC

STA=6765+00.00
O/S=210.76' 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 P00087297/313

SH 99 GALVESTON COUNTY

RCSJ 3510-01-008

TxC PROJECT ID: R00011658

MARCH, 2025

PAGE 11 OF 13

SCALE: 1" = 100'

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

(TRACT 5)
(CALCULATED 3.862 ACRES) OF
A CALLED 3.863 ACRES
101 LEAGUE CITY I-45/646, L.P.,
DOC# 2013000244
FILED: JANUARY 2, 2013
O.P.R.G.C.T.

PROPOSED R.O.W. &
ACCESS DENIAL LINE

D = 25°39'05"
R = 2,806.11'
L = 1,256.31'
CHB = N 74°17'33" E
CHD = 1,245.84'

313

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

MATCHLINE PAGE 11 OF 13

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.

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.

D = 12°32'57"
R = 3,206.11'
L = 702.22'
CHB = S 69°16'06" W
CHD = 700.81'

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

PROPOSED R.O.W. &
ACCESS DENIAL LINE
RESTRICTED RESERVE "C"
0.6502 AC
BLOCK 2
LOT 16
LOT 14
LOT 13
LOT 12

(TRACT 7)
CALLED 1.2403 ACRES
101 LEAGUE CITY I-45/646, L.P.,
DOC# 2013000244
FILED: JANUARY 2, 2013
O.P.R.G.C.T.

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

F.M. 646
(120' R.O.W.)
VOL. 3011, PG. 552
AUGUST 10, 1966
G.C.D.R.

MAGNOLIA BAYOU

0' 100' 200' 300'

SCALE 1" = 100'



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.

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

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TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT

SHOWING

PARCEL P00087297/313

SH 99 GALVESTON COUNTY

RCSJ 3510-01-008

TxC PROJECT ID: R00011658

MARCH, 2025

PAGE 12 OF 13

SCALE: 1"=100'

N:\LUA Program Management\608\22011001\CAD\Parcel Plots\22011001*Parcel\ 313x8.dgn

MATCHLINE PAGE 12 OF 13

(TRACT 5)
(CALCULATED 3.862 ACRES) OF
A CALLED 3.863 ACRES
101 LEAGUE CITY I-45/646, L.P.,
DOC# 2013000244
FILED: JANUARY 2, 2013
O.P.R.G.C.T.

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

RESTRICTED RESERVE "A"
COMMERCIAL 2.3265 ACRES

0' 100' 200' 300'

SCALE 1" = 100'

PROPOSED R.O.W. &
ACCESS DENIAL LINE
STA=6771+71.93
O/S=218.52' LT

66.98' STA=6772+32.37'
O/S=182.78' LT

PROPOSED R.O.W. &
ACCESS DENIAL LINE

MAGNOLIA BAYOU

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

S 05°02'12" W
50.85'

S 62°11'53" E
49.93'

D=09°35'08"
R=1,970.00'
L=329.58'
CHB=S 23°10'56" W
CHD=329.19'

F.M. 646
(120' R.O.W.)
VOL. 3011, PG. 552
AUGUST 10, 1966
G.C.D.R.

SH 99 PROPOSED BASELINE
6774+00

35' BL
MIDLANDS ASSOCIATES
DOC# 8548877
FILED: DECEMBER 3, 1985
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.

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHD BRG	CHD DIST
C1	25°39'05"	2,806.11'	1,256.31'	N 74°17'34" E	1,245.84'

SH 99
PROPOSED BASELINE
P1 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

A
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.

B
CALCULATED 0.0733 ACRES
OF A (CALLED 0.0716 ACRE)
GALVESTON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 15
DOC# 2003049409
EXECUTED: JUNE 19, 2003
O.P.R.R.P.G.C.T.

D
10' SANITARY SEWER EASEMENT
DOC# 2001022906
VOL 18, PG 1164
RECORDED: MAY 9, 2001
G.C.M.R.

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

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

F
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.

RODS SURVEYING, INC

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PARCEL PLAT
SHOWING

PARCEL P00087297/313

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

PAGE 13 OF 13

SCALE: 1"=100'

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.

FILED AND RECORDED

Instrument Number: 2025022934

Recording Fee: 93.00

Number Of Pages: 19

Filing and Recording Date: 05/19/2025 2:05PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan", written over a horizontal line.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*