

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.

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

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

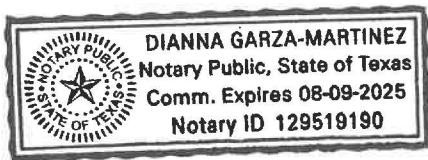
This instrument was acknowledged before me on April 14, 2025

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 13, 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°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°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\Plats\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

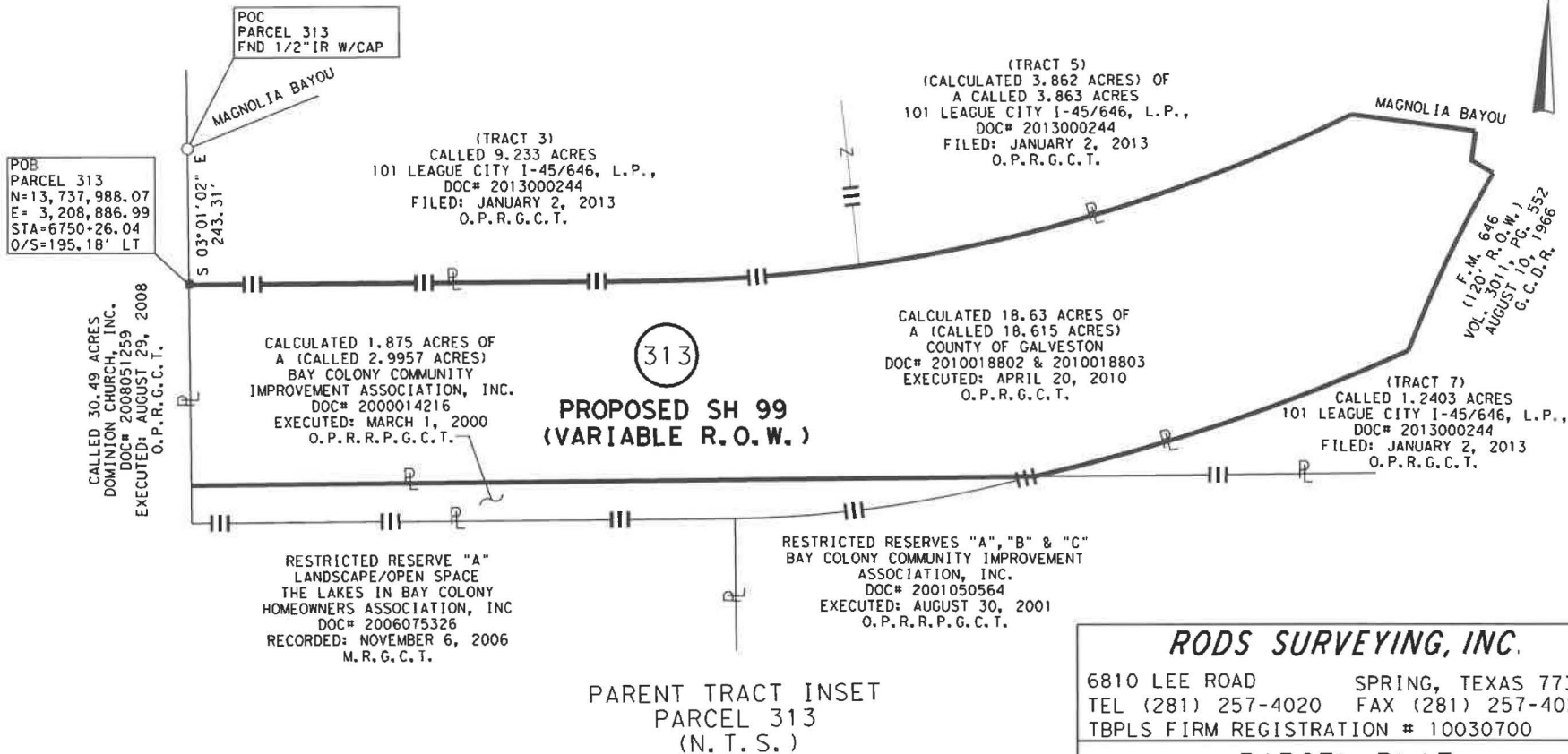
TxC PROJECT ID: R00011658

MARCH, 2025

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N. T. S.

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



RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
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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.

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
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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.

STA=6750+26.98
O/S=200.00' RT

PROPOSED R.O.W. &
ACCESS DENIAL LINE

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.

POC
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.

S 86°59'24" W 1,446.54'

STA=6750+26.99
O/S=205.70' RT

MAGNOLIA
BAYOU

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.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 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

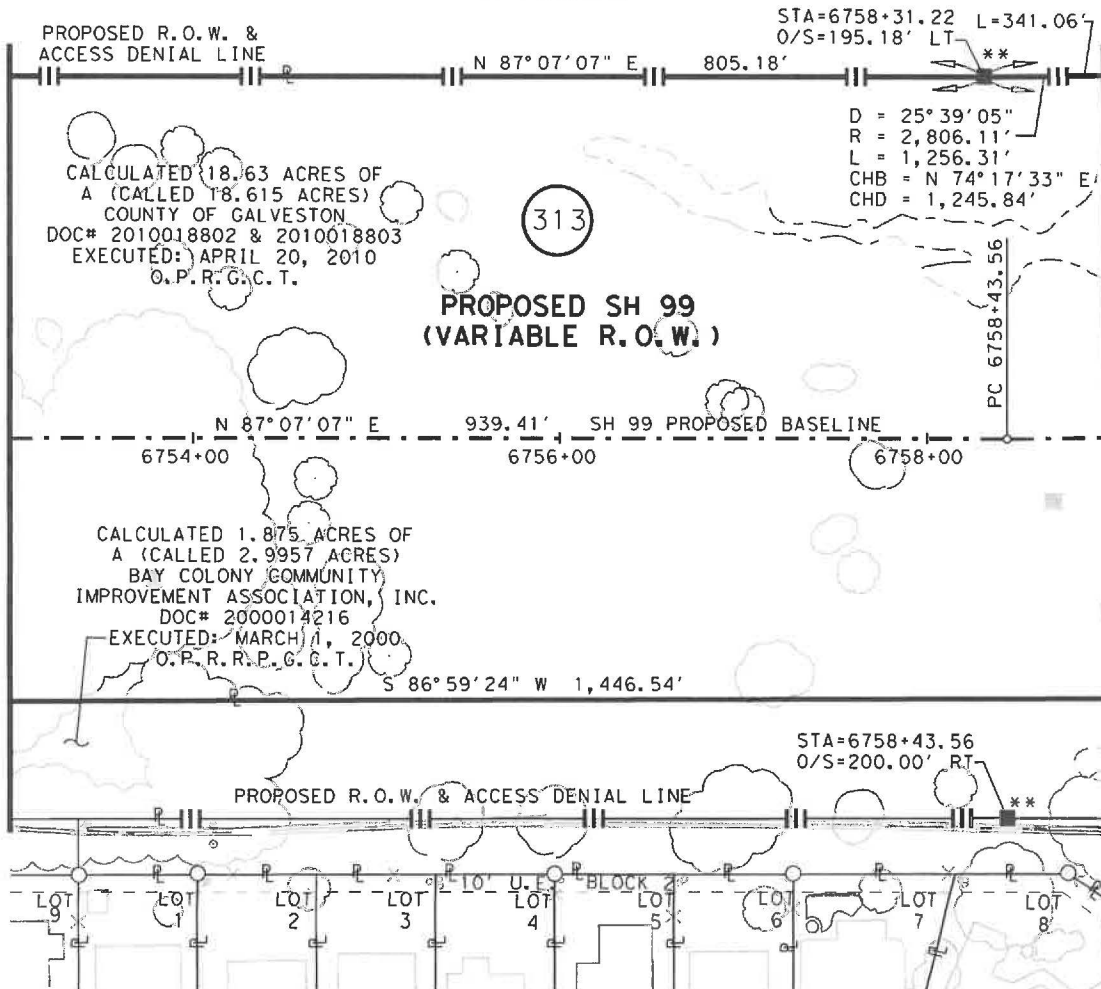
(TRACT 3)
CALLED 9.233 ACRES
101 LEAGUE CITY I-45/646, L.P.,
DOC# 2013000244
FILED: JANUARY 2, 2013
O.P.R.G.C.T.

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



MATCHLINE PAGE 9 OF 13

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 I-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 I-45/646, L.P.,
DOC# 2013000244
FILED: JANUARY 2, 2013
O.P.R.G.C.T.

0' 100' 200' 300'

SCALE 1" = 100'

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 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.

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

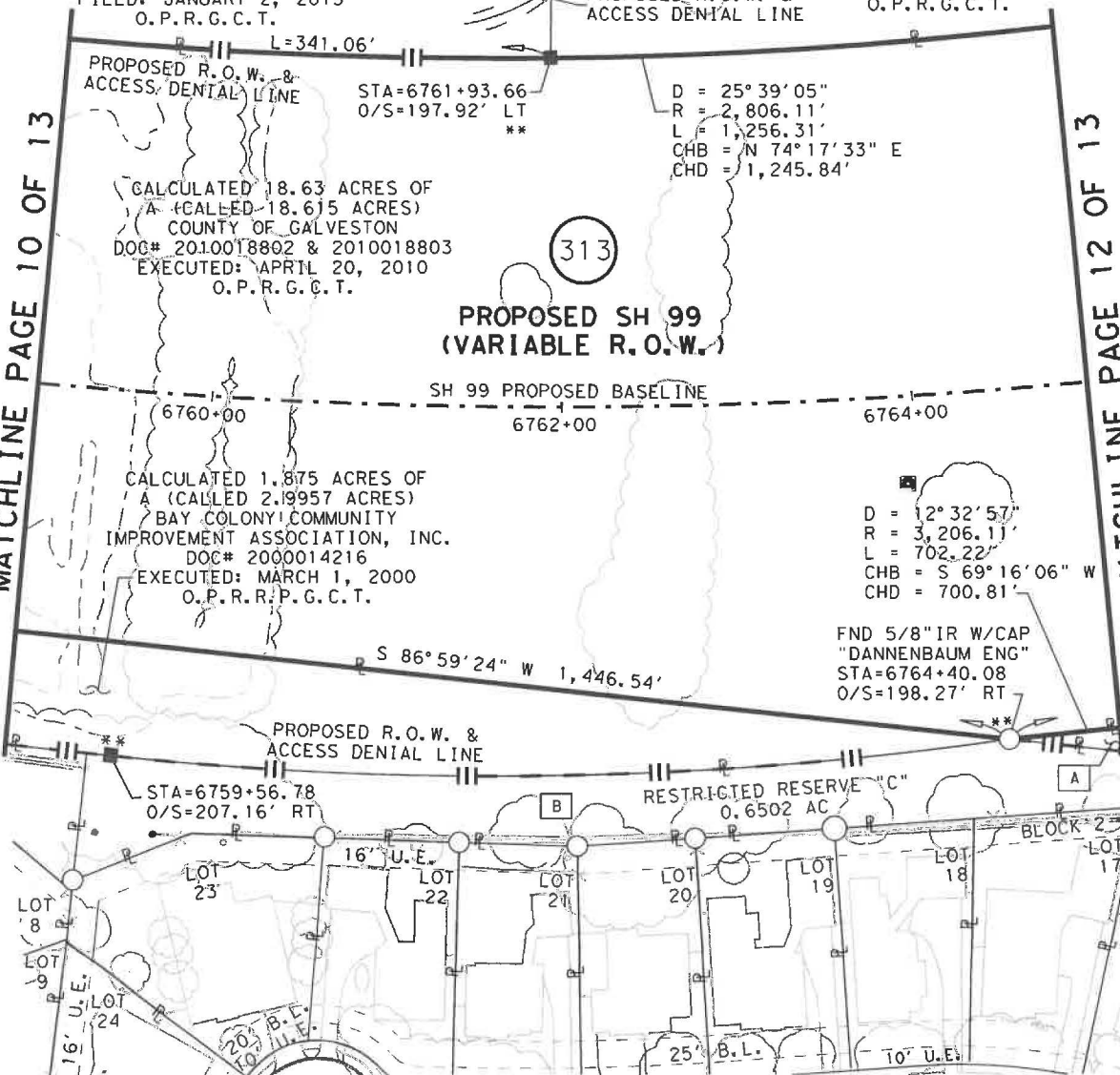
SH 99 GALVESTON COUNTY
RCSJ 3510-01-008
TxC PROJECT ID: R00011658
MARCH, 2025

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SCALE: 1" = 100'

MATCHLINE PAGE 10 OF 13

MATCHLINE PAGE 12 OF 13



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.)

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.

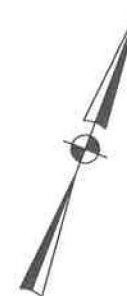
(TRACT 7)
CALLED 1.2403 ACRES
101 LEAGUE CITY I-45/646, L.P.,
DOC# 2013000244
FILED: JANUARY 2, 2013
O.P.R.G.C.T. RESTRICTED RESERVES "A", "B" & "C"

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.

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

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 12 OF 13

SCALE: 1" = 100'

MATCHLINE PAGE 12 OF 13

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

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

(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.

RESTRICTED RESERVE "A"
COMMERCIAL 2.3265 ACRES

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.

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.

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.

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.

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'
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

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

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
40.93'

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.

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'

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 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.



**POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES
WITH ADDITIONAL PAYMENT OF INDEPENDENT CONSIDERATION**

STATE OF TEXAS	§	ROW CSJ: 3510-01-008
	§	Parcel ID: P00087297 (313)
COUNTY OF GALVESTON	§	Project No.: R00011658

This Possession and Use Agreement For Transportation Purposes (the "Agreement") between the State of Texas, acting by and through the Texas Department of Transportation (the "State"), and County of Galveston (the "Grantor" whether one or more), grants to the State, its contractors, agents and all others deemed necessary by the State, an irrevocable right to possession and use of the Grantor's property for the purpose of constructing a portion of Highway No. SH 99 (the "Highway Construction Project"). The property subject to this Agreement is described more fully in field notes and plat map (attached as "Exhibit A") and made a part of this Agreement by reference (the "Property").

1. For the consideration paid by the State which is set forth in Paragraphs 2 and 3 below, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells and conveys to the State of Texas the right of entry and exclusive possession and use of the Property for the purpose of constructing a highway and appurtenances thereto and the right to remove any improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing, and improving existing utility facilities, locating new utility facilities, and other work required to be performed in connection with the Highway Construction Project. This Agreement will extend to the State, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the State in the future, and all others deemed necessary by the State for the purpose of the Highway Construction Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation and maintenance of utilities on the Property.
2. In full consideration for this irrevocable grant of possession and use and other Grantor covenants, warranties, and obligations under this Agreement, the State will tender to the Grantor the sum of Zero Dollars (\$0.00). The Grantor agrees that this sum represents adequate and full compensation for the possession and use of the Property. The State will be entitled to take possession and use of the Property upon tender of payment. The parties agree that the sum tendered represents 0.00 percent of the State's approved value, which assumes no adverse environmental conditions affecting the value of the Property. The approved value is the State's determination of the just compensation owed to the Grantor for the real property interest to be acquired by the State in the Property, encumbered with the improvements thereon, if any, and damages to the remainder, if any, save and except all oil, gas and sulphur. The parties agree that the sum tendered to Grantor will be deducted from any final settlement amount, Special Commissioners' award or court judgment. In the event the amount of the final settlement or judgment for acquisition of the Property is less than the amount the State has paid for the possession and use of the Property, then the Grantor agrees that the original amount tendered represents an overpayment for the difference and, upon written notice from the State, the Grantor will promptly refund the overpayment to the State.

3. As additional consideration, the State will tender to the Grantor the sum of Twenty-Five Thousand and No/100 Dollars (\$25,000.00), the receipt and sufficiency of which is acknowledged. The parties agree that the sum tendered under this Paragraph 3:
 - (i) is independent consideration for the possession and use of Grantor's Property and represents no part of the State's compensation to be paid for the anticipated purchase of the Property; and
 - (ii) will not be refunded to the State upon any acquisition of the Property by the State.
4. The effective date of this Agreement will be the date on which payment pursuant to Paragraphs 2 and 3 above was tendered to the Grantor by the State, or disbursed to the Grantor by a title company acting as escrow agent for the transaction, (the "Effective Date").
5. The Grantor warrants and represents that the title to the Property is free and clear of all liens and encumbrances or that proper releases will be executed for the Property prior to funds being disbursed under this Agreement. The Grantor further warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the State from all unreleased or undisclosed liens, claims or encumbrances affecting the Property.
6. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by the State in the Property, for negotiation or eminent domain proceeding purposes, will be the Effective Date of this Agreement.
7. This Agreement is made with the understanding that the State will continue to proceed with acquisition of a real property interest in the Property. The Grantor reserves all rights of compensation for the title and interest in and to the Property which the Grantor holds as of the time immediately prior to the Effective Date of this Agreement. This Agreement shall in no way prejudice the Grantor's rights to receive full and just compensation as allowed by law for all of the Grantor's interests in and to the Property to be acquired by the State, encumbered with the improvements thereon, if any, and damages, if any, to the remainder of the Grantor's interest in any larger tract of which the Property is a part (the "Remainder"), if any; all as the Property exists on the Effective Date of this Agreement. The State's removal or construction of improvements on the Property shall in no way affect the fair market value of the Property in determining compensation due to the Grantor in the eminent domain proceedings. There will be no project impact upon the appraised value of the Property. This grant will not prejudice the Grantor's rights to any relocation benefits for which Grantor may be eligible.
8. In the event the State institutes or has instituted eminent domain proceedings, the State will not be liable to the Grantor for interest upon any award or judgment as a result of such proceedings for any period of time prior to the date of the award. Payment of any interest may be deferred by the State until entry of judgment.
9. The purpose of this Agreement is to allow the State to proceed with its Highway Construction Project without delay and to allow the Grantor to have the use at this time of a percentage of the estimated compensation for the State's acquisition of a real property interest in the Property. The Grantor expressly acknowledges that the proposed Highway Construction Project is for a valid public use and voluntarily waives any right the Grantor has or may have, known or unknown, to contest the jurisdiction of the court in any condemnation proceeding for acquisition of the Property related to the Highway Construction Project, based upon claims that the condemning authority has no authority to

acquire the Property through eminent domain, has no valid public use for the Property, or that acquisition of the Property is not necessary for the public use.

10. The Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed but waives all right of ingress and egress to the surface for the purpose of exploring, developing, mining or drilling. The extraction of oil, gas and minerals may not affect the geological stability of the surface. Nothing in this reservation will affect the title and rights of the State to take and use all other minerals and materials thereon, and thereunder.
11. The undersigned Grantor agrees to pay as they become due, all ad valorem property taxes and special assessments assessed against Property, including prorated taxes for the year in which the State takes possession under this agreement.
12. Notwithstanding the acquisition of right of possession to the Property by the State in a condemnation proceeding by depositing the Special Commissioners' award into the registry of the court, less any amounts tendered to the Grantor pursuant to Paragraph 2 above, this Agreement shall continue to remain in effect until the State acquires title to the Property either by negotiation, settlement, or final court judgment.
13. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns of the parties.
14. It is agreed the State will record this document.
15. Other conditions: None.

To have and to hold the Agreement herein described and conveyed, together with all the rights and appurtenances belonging to the State of Texas and its assigns forever, for the purposes and subject to the limitations set forth above.

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

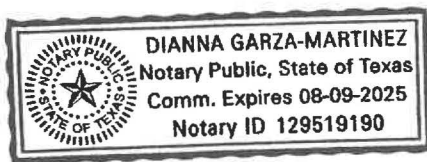
This instrument was acknowledged before me on April 14, 2025 by

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.



Dianna Garza-Martinez
Notary Public's Signature

THE STATE OF TEXAS

Executed by and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By: _____
Thien Nguyen, Right of Way District Manager

Date: _____

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 13, 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 Plats\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

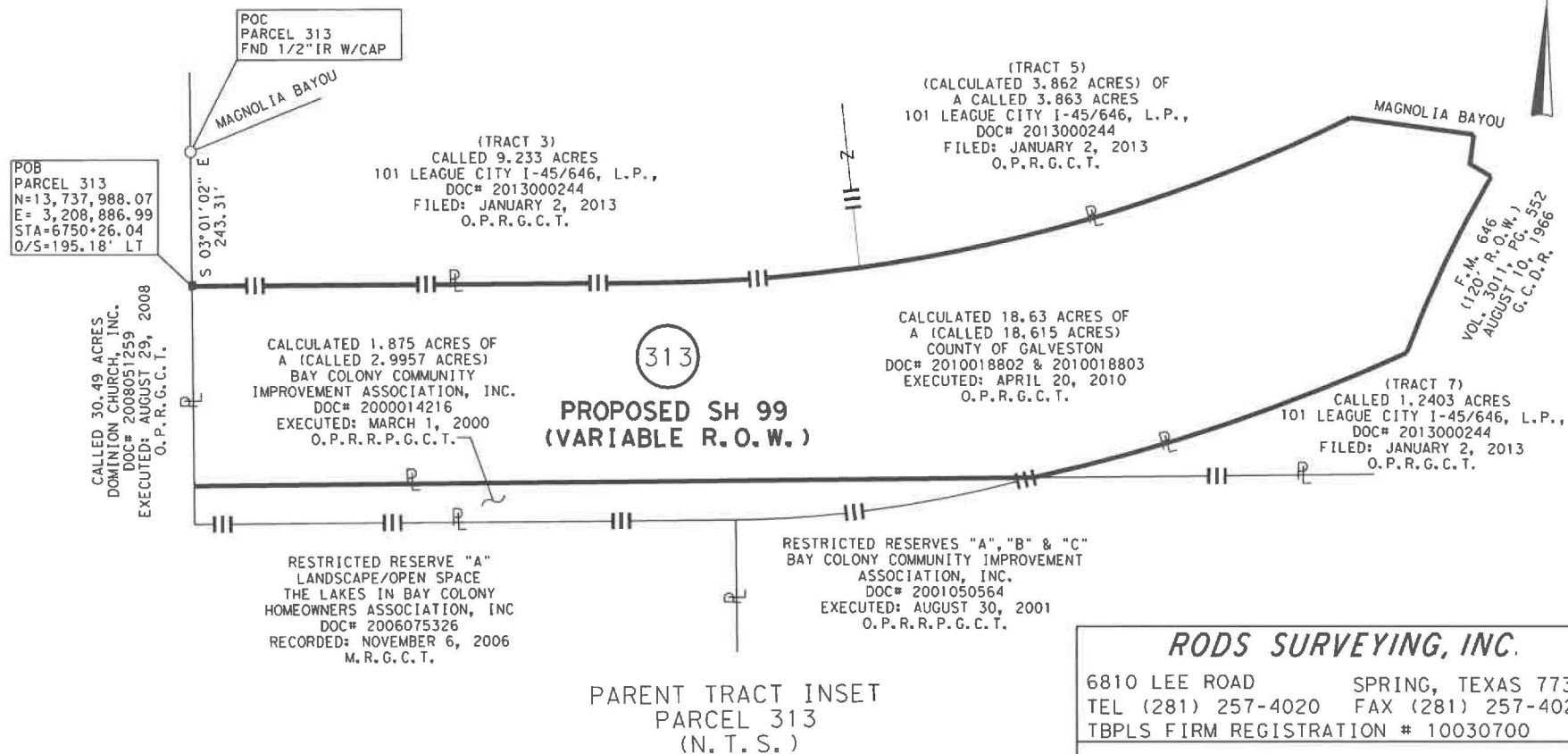
TxC PROJECT ID: R00011658

MARCH, 2025

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N. T. S.

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



PARENT TRACT INSET
PARCEL 313
(N.T.S.)

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

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

℞ 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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PARCEL PLAT
SHOWING

PARCEL P00087297/313

SH 99 GALVESTON COUNTY

RCSJ 3510-01-008

TxC PROJECT ID: R00011658

MARCH, 2025

PAGE 8 OF 13

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.

STA=6750+26.98
O/S=200.00' RT

PROPOSED R.O.W. &
ACCESS DENIAL LINE

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.

POC
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.

S 86°59'24" W 1,446.54'

STA=6750+26.99
O/S=205.70' RT

LOT 7
LOT 8
BLOCK 2

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.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 P00087297/313

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

PAGE 9 OF 13

SCALE: 1"=100'

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

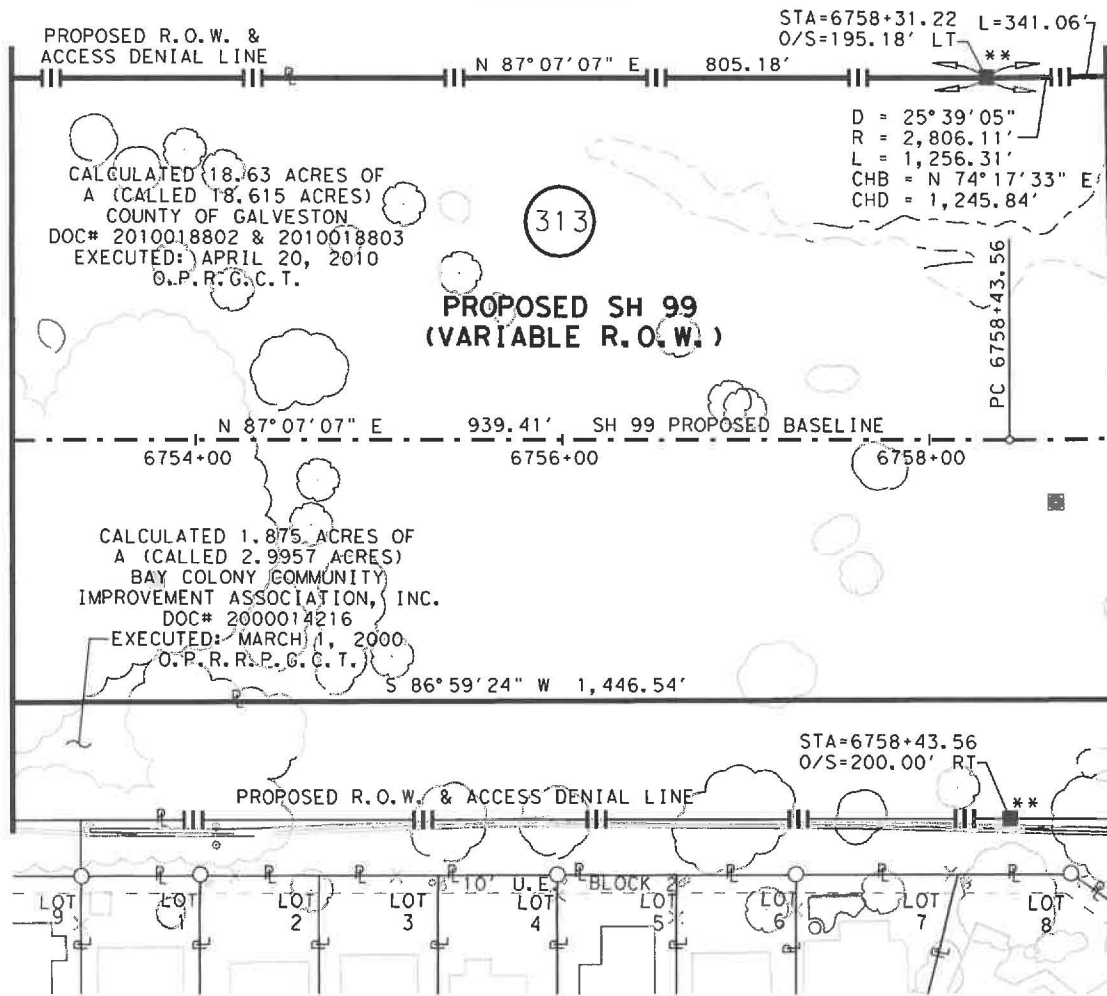
(TRACT 3)
CALLED 9.233 ACRES
101 LEAGUE CITY I-45/646, L.P.,
DOC# 2013000244
FILED: JANUARY 2, 2013
O.P.R.G.C.T.

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



MATCHLINE PAGE 9 OF 13

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.

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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 10 OF 13 SCALE: 1"=100'

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

0' 100' 200' 300'

SCALE 1" = 100'



(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.

(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.

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

MATCHLINE PAGE 10 OF 13

MATCHLINE PAGE 12 OF 13

PROPOSED R.O.W. &
ACCESS DENIAL LINE

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

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'

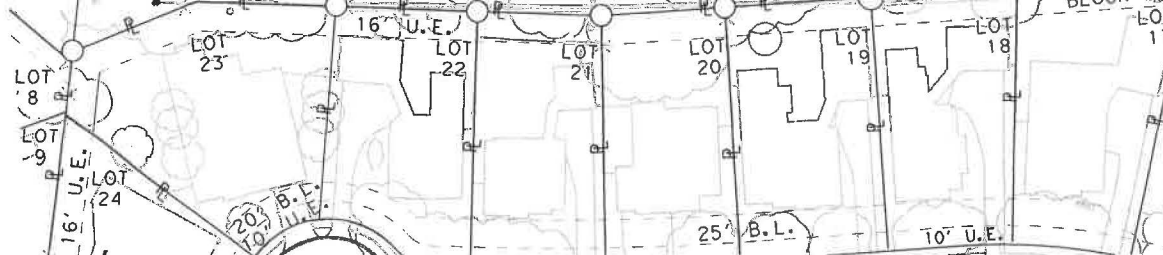
FND 5/8" IR W/CAP
"DANNENBAUM ENG"
STA=6764+40.08
O/S=198.27' RT

STA=6765+00.00
O/S=210.76' RT
**

PROPOSED R.O.W. &
ACCESS DENIAL LINE

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

RESTRICTED RESERVE "C"
0.6502 AC



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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 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

0' 100' 200' 300'

SCALE 1" = 100'



MATCHLINE PAGE 11 OF 13

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.)

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.

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

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.

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 12 OF 13

SCALE: 1"=100'

MATCHLINE PAGE 13 OF 13

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.

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'

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.

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.

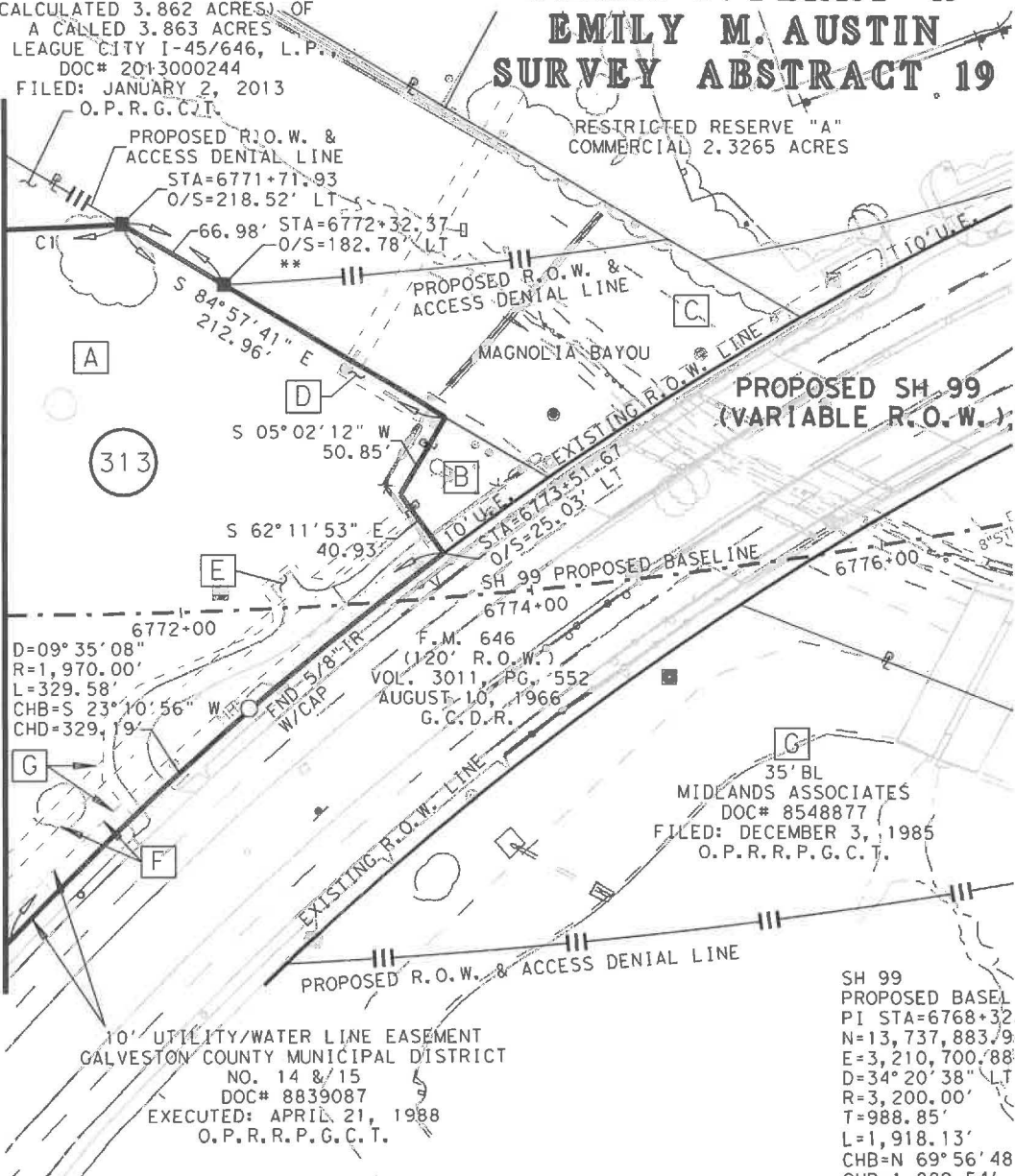
D
10' SANITARY SEWER EASEMENT
DOC# 2001022906
VOL 18, PG 1164
RECORDED: MAY 9, 2001
G.C.M.R.

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

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.

35' BL
MIDEANDS 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'
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



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

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'

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.