

**SANITARY SEWER EASEMENT
(0.7562 Acres)**

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.

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF GALVESTON §

THAT **South Point Estates Property Owners Association, Inc**, ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and, by these presents, does GRANT, SELL, AND CONVEY unto the City of Texas City, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), a permanent and perpetual non-exclusive easement and right-of-way (the "Easement") for the laying, construction, installation, maintenance, repair, relocation, replacement, removal, modification and operation of sanitary sewer force main lines and all related connections and appurtenances (collectively, the "Facilities") across, along, under, over, upon and through that certain tract of land located in Galveston County, Texas, containing 0.7562 acres, as more particularly described in **Exhibit A** and shown in **Exhibit B** attached hereto and incorporated herein for all purposes (the "Easement Tract").

Grantee, its agents and contractors, may lay, construct, install, maintain, repair, relocate, replace, remove, modify and operate the Facilities across, along, under, over, upon and through the Easement Tract, and may enter upon the Easement Tract to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantee's rights shall include, without limitation, the right to clear and remove trees, growth, shrubbery, and other improvements from within the Easement Tract and the right to bring and operate such equipment on the Easement Tract as may be necessary, requisite, convenient, or appropriate to effectuate the purposes for which the Easement is granted. Subject to the rights granted to Grantee herein, Grantee will, at all times after doing any work in connection with the Easement, restore the surface of the Easement Tract as nearly as reasonably practicable to substantially its condition prior to the undertaking of such work; provided, however, that Grantee shall not be obligated to replace or restore any trees, growth, shrubbery, or other improvements or obstructions removed from within the Easement Tract in connection with the construction, installation, repair, maintenance, relocation,

replacement, removal, upgrade, change in the size of, operation, placement, inspection, protection, or alteration of the Facilities or that interfere with Grantee's use of the Easement Tract for the purposes set forth herein. Grantee shall remove, at Grantee's expense, any dirt, earth, or other material excavated from the Easement Tract in connection with Grantee's construction, operation, or maintenance of the Facilities that is not used in connection with Grantee's activities hereunder.

Subject to the limitations set forth herein, Grantor expressly reserves the right to the use and enjoyment of the surface of the Easement Tract for any and all purposes, provided, however, that such use and enjoyment of the surface of the Easement Tract shall not interfere with, obstruct, or restrict the full and complete use and enjoyment of the Easement for the purposes set forth herein. Notwithstanding anything herein to the contrary, Grantor shall not, without the prior written consent of Grantee, (i) construct or place or allow to be constructed or placed, any fences, houses, buildings, structures, pavement, or other above-ground improvements or other obstructions, whether temporary or permanent, or plant or locate any trees, vegetation, or shrubs on the Easement Tract; (ii) install or permit the installation of pipelines or other underground facilities within the Easement Tract; (iii) dedicate other easements within the Easement Tract; or (iv) change the grade over the Facilities constructed under the Easement Tract. If Grantor constructs, places, installs, or permits any construction, placement, or installation that interferes with, obstructs, or restricts Grantee's full and complete use and enjoyment of the Easement for the purposes set forth herein, Grantee shall have the right to prevent or remove such obstructions, at Grantor's sole cost and expense without any obligation to restore the same or any liability to Grantor.

Grantor reserves all oil, gas, and other minerals in, on, or under the Easement Tract, but waives all right to use the surface of the Easement Tract for, and all rights of ingress and egress for, the purpose of exploring, developing, mining, or drilling for the same; provided, however, that nothing herein shall prohibit or in any manner restrict the right of Grantor to extract oil, gas, and other minerals from and under the Easement Tract by directional drilling or other means that does not interfere with or disturb the surface of the Easement Tract or Grantee's use of the Easement Tract for the purposes set forth herein.

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Easement Tract and appearing of record in the Official Public Records of Galveston County, Texas, to the extent in effect and validly enforceable against the Easement Tract (the "Permitted Encumbrances"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with Grantee's exercise of its rights in the Easement and use of the Easement Tract for the purposes set forth herein.

TO HAVE AND TO HOLD, subject to the matters set forth herein and the Permitted Encumbrances, the Easement, together with, all and singular, the rights and appurtenances thereto in any wise belonging, including all necessary rights to ingress, egress, and regress, unto Grantee, its successors and assigns, forever. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Easement and right-of-way and other rights described herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

The covenants and agreements contained herein shall run with the land and shall inure to the benefit of and shall be binding upon Grantor and Grantee and their respective successors and assigns.

The prevailing party in any suit, action, or other proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be entitled to recover its reasonable attorneys' fees from the other party.

The individual signing this instrument on behalf of Grantor represents that he/she has the requisite authority to bind Grantor.

Neither party's failure to insist on strict performance of any part of this instrument shall be construed as a waiver of the performance in any other instance.

This instrument shall be interpreted and construed in accordance with the laws of the State of Texas, without regard to conflict of laws, principles, and venue for any suit, action, or proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be the state courts situated in Galveston County, Texas.

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one instrument.

Grantee's address is 7800 Emmett F. Lowry Expressway, Texas City, Texas 77592.

[Signature pages follow this page.]

EXECUTED this 17th day of April, 2023

GRANTOR:

South Point Estates Property Owners Association, Inc,
a Texas Non-Profit Corporation

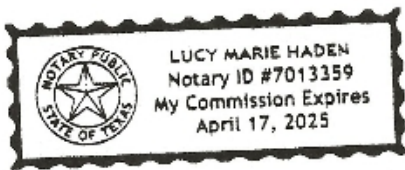
By: *Diane Beleski*
Name: Diane Beleski
Title: President

STATE OF TEXAS §
 §
COUNTY OF Galveston §

This instrument was acknowledged before me on this 17th day of April, 2023, by Diane Beleski, President, Board of Directors of South Point Estates Property Owners Assoc., Inc, a Texas Non-Profit Corporation, on behalf of said South Point Estates Property Owners Assoc., Inc.

Lucy Marie Haden
Notary Public, State of Texas

(NOTARY SEAL)



Attachment[s]:

Exhibit A - Description and Sketch of Easement Tract

After recording, please return to:

Jessica Holoubek

Allen Boone Humphries Robinson LLP

3200 Southwest Freeway, Suite 2600

Houston, Texas 77027

Sanitary Sewer Easement
0.7562 Acre

Exhibit A

William K Wilson Survey
Abstract No. 208

STATE OF TEXAS §

COUNTY OF GALVESTON §

A **METES & BOUNDS** description of a certain 0.7562 acre tract of land situated in the William K Wilson Survey, Abstract No. 208 in Galveston County, Texas, being out of Reserve "D" of the Amending Plat of South Point Estates, Section 1 Phase 1A recorded under Document No. 2003088146 of the Galveston County Map Records and rights to said Reserves given to South Point Estates Association recorded under Clerk's File No. 2003090812 of the Galveston County Official Public Records of Real Property; said 0.7562 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

COMMENCING at a found 1/2-inch iron rod with RPLS 1445 cap at the southwesterly corner of said Reserve "D", common with the northwesterly corner of a called Mainland Crossing 30' Drainage Easement dedicated to the City of Texas City recorded on Document No. 9332078 of the Galveston County Map Records and being in the easterly right-of-way line of Century Boulevard (right-of-way varies);

THENCE, North 01 degrees 55 minutes 38 seconds West, along the westerly line of said Reserve "D", common with the easterly right-of-way line of said Century Boulevard, a distance of 20.00 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, North 01 degrees 55 minutes 38 seconds West, continuing along said common line, a distance of 20.00 feet to a point for corner;

THENCE, North 87 degrees 15 minutes 41 seconds East, leaving said common line, over and across said Reserve "D", a distance of 1,646.96 feet to a point for corner in the easterly line of said Reserve "D", common with the westerly right-of-way line of Kingfish Road (60' right-of-way), from which a found 5/8-inch iron rod with Geo cap bears North 02 degrees 00 minutes 26 seconds West, a distance of 55.00 feet;

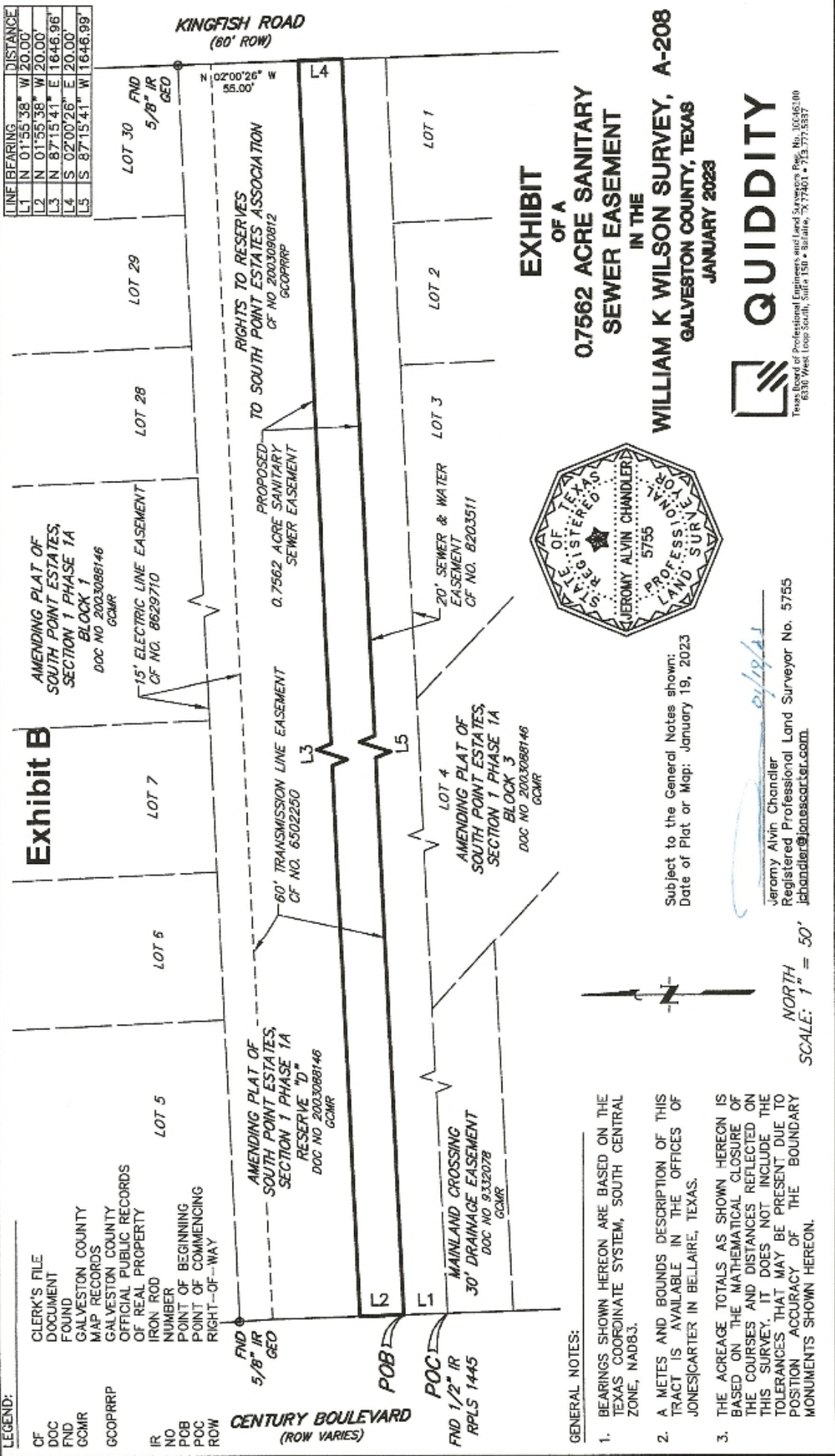
THENCE, South 02 degrees 00 minutes 26 seconds East, along said common line, a distance of 20.00 feet to a point for corner;

THENCE, South 87 degrees 15 minutes 41 seconds West, leaving said common line, over and across said Reserve "D", a distance of 1,646.99 feet to the **POINT OF BEGINNING, CONTAINING** 0.7562 acres of land in Galveston County, Texas, as shown on drawing number 18283 in the Offices of Quiddity in Bellaire, Texas.

Quiddity
6330 West Loop South, Suite 150
Bellaire, Texas 77401
(713) 777-5337
Texas Board of Professional Land Surveying
Registration No. 10046100


Acting By/Through Jeromy Alvin Chandler
Registered Professional Land Surveyor
No. 5755
JChandler@jonescarter.com





LINE	BEARING	DISTANCE
L1	N 01°55'38" W	20.00'
L2	N 01°55'38" W	20.00'
L3	N 87°15'41" E	1646.96'
L4	S 02°00'26" E	20.00'
L5	S 87°15'41" W	1646.99'

LEGEND:

CF CLERK'S FILE
 DOC DOCUMENT
 FND FOUND
 GOMR GALVESTON COUNTY MAP RECORDS
 GCOPRRP GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 IR IRON ROD
 NO NUMBER
 POB POINT OF BEGINNING
 POC POINT OF COMMENCING
 ROW RIGHT-OF-WAY

AMENDING PLAT OF SOUTH POINT ESTATES, SECTION 1 PHASE 1A, BLOCK 1
 DOC NO 2003088146
 GOMR

15' ELECTRIC LINE EASEMENT
 CF NO. 8629710

60' TRANSMISSION LINE EASEMENT
 CF NO. 6502250

AMENDING PLAT OF SOUTH POINT ESTATES, SECTION 1 PHASE 1A, RESERVE "D"
 DOC NO 2003088146
 GOMR

AMENDING PLAT OF SOUTH POINT ESTATES, SECTION 1 PHASE 1A, BLOCK 3
 DOC NO 2003088146
 GOMR

MAINLAND CROSSING 30' DRAINAGE EASEMENT
 DOC NO 9332078
 GOMR

20' SEWER & WATER EASEMENT
 CF NO. B203511

RIGHTS TO RESERVES TO SOUTH POINT ESTATES ASSOCIATION
 CF NO. 2003090812
 GCOPRRP

0.7562 ACRE SANITARY SEWER EASEMENT

PROPOSED

EXHIBIT OF A

0.7562 ACRE SANITARY SEWER EASEMENT

IN THE

WILLIAM K WILSON SURVEY, A-208
GALVESTON COUNTY, TEXAS
JANUARY 2023



Subject to the General Notes shown:
 Date of Plat or Map: January 19, 2023

Jeremy Alvin Chandler
 Registered Professional Land Surveyor No. 5755
 jchandler@jonescarter.com

SCALE: 1" = 50'

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10048/500
 6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337