

90272-K

South Land Title Company  
349 E. Parkwood  
Friendswood, TX 77540

GAC 2002041606 5 P95

**BOCA RATON SECTION 1 HOMEOWNERS' ASSOCIATION  
LANDSCAPE EASEMENT ON LOT 10, BLOCK 5,  
AMENDED FINAL PLAT OF BOCA RATON, SECTION FOUR**

STATE OF TEXAS §

COUNTY OF GALVESTON §

017-19-0303

WHEREAS, J. Hill Investments, Inc., dba Sterling Builders (hereinafter "Sterling Builders"), is the owner of record of Lot 10, Block 5, Amended Final Plat of Boca Raton, Section Four, and

WHEREAS, Boca Raton Section 1 Homeowners' Association (hereinafter "Association") and Sterling Builders agree that it will be of benefit to Boca Raton Subdivision for the Association to maintain a ten foot wide landscape easement on Lot 10, Block 5, Section Four along Sunmeadow Drive, such easement being more particularly described in Exhibit A attached hereto, and

WHEREAS, the Association agrees to install and maintain the landscaping on this ten foot easement, and also agrees to carry liability insurance on this portion of Lot 10, Block 5, Section Four, and further agrees that if the Association ever ceases to function or fails to maintain the landscaping in a reasonable manner over a period of time in excess of six months, during which the Association has been given notice and an opportunity to cure and has failed to do so, this easement will revert to the then owner of Lot 10, Block 5, Section Four.

NOW THEREFORE, Sterling Builders hereby grants the Association the above described landscape easement and the Association hereby agrees to landscape and maintain the easement and to carry liability insurance on the easement area, such agreement to be binding on Sterling Builders and all future owners of Lot 10, Block 5, Section Four, and on Boca Raton Section 1 Homeowners' Association and its successors and assigns unless the Association ceases to function or to maintain the landscaping in a reasonable manner over a period in excess of six months after notice and an opportunity to cure.

EXECUTED this 16<sup>th</sup> day of July, 2002.

J. HILL INVESTMENTS, INC.  
dba STERLING BUILDERS

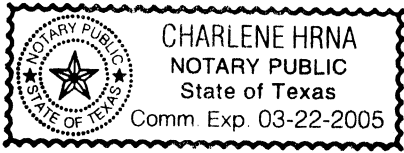
By: [Signature]  
John Adam Hill, President

BOCA RATON SECTION 1  
HOMEOWNERS' ASSOCIATION

By: [Signature]  
Charles F. Prendergast, Member of  
the Board of Directors of Boca Raton  
Section 1 Homeowners' Association

THE STATE OF TEXAS §  
COUNTY OF GALVESTON §

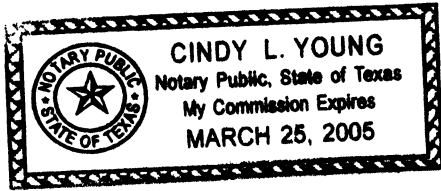
This instrument was acknowledged before me on this 16<sup>th</sup> day of July, 2002, by John Adam Hill, President of J. Hill Investments, Inc., a Texas corporation, dba Sterling Builders.



Charlene Hrna  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

THE STATE OF TEXAS §  
COUNTY OF GALVESTON §

This instrument was acknowledged before me on this 16<sup>th</sup> day of July, 2002, by Charles F. Prendergast, Member of the Board of Directors of Boca Raton Section 1 Homeowners' Association, a Texas Non-Profit Corporation.



Cindy L. Young  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**EXHIBIT 'A'**  
**LANDSCAPE EASEMENT**  
**OUT OF**  
**LOT 10, BLOCK 5**  
**AMENDED FINAL PLAT OF**  
**BOCA RATON, SECTION FOUR**

Being a 10 foot wide LANDSCAPE EASEMENT out of Lot 10, Block 5, of the **AMENDED FINAL PLAT of BOCA RATON, SECTION FOUR**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded at Map Record 18, Map Number 1265, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said LANDSCAPE EASEMENT being more particularly described by metes and bounds as follows;

**BEGINNING** at the most Northwesterly corner of said Lot 10, Block 5, said point being at the Southerly line of Sunmeadow Drive, a 60 foot public roadway right-of-way, said point further being at a curve in said right-of-way having a radius 580.00 feet;

**THENCE** in a Southeasterly direction along said curve to the left and with the Southerly line of Sunmeadow Drive, the same being the Northerly line of said Lot 10, an arc distance of 108.03 feet, the chord of which curve bears S 81°20'28" E, 107.88 feet, to a point for reverse curve, said reverse curve having a radius of 20.00 feet and being at the intersection of Sunmeadow Drive with Daytona Court, a 60 foot public roadway right-of-way;

**THENCE** in a Southeasterly direction along said reverse curve, an arc distance of 20.65 feet, the chord of which curve bears S 57°05'32" E, 19.75 feet, to a point for corner;

**THENCE** in a Northwesterly direction along and with a curve to the right being parallel with and 10 feet at all points perpendicularly distant from the aforesaid Southerly line of Sunmeadow Drive, an arc distance of 126.28 feet, the chord of which curve bears N 82°12'49" W, 126.04 feet, to a point for corner being at the Westerly line of said Lot 10;

**THENCE** N 09°26'37" E, along and with said Westerly line, a distance of 10.03 feet to the **POINT OF BEGINNING** and containing a calculated area of 1,207 square feet of land.

*PREPARED*  
*MAY 10, 2002*  
*BY*

**DALE L. HARDY / GEOSURV, LLC**  
**REGISTERED PROFESSIONAL LAND SURVEYORS**  
**P.O. BOX 246, LEAGUE CITY, TEXAS 77574**  
**PH 281-554-7739    FAX 281-554-6928    E-MAIL: hardy4847@aol.com**

40' DRAINAGE EASEMENT

N 09°26'37" E  
10.03'

N 09°26'37" E - 94.97'

AMENDED FINAL PLAT  
BOCA RATON SECTION FOUR  
SECTION FOUR

9

N 80°33'23" W - 130.00'

10' U.E.

10

BLOCK  
5

20' B.L.

C3

C1

PROPOSED 10' LANDSCAPE EASEMENT  
AREA = 1,207 Sq. Ft. (0.03 Acres)

SUNMEADOW DRIVE  
(60' R.O.W.)

25' B.L.

S 09°26'37" W - 86.59'

C4

DAYTONA COURT (60' R.O.W.)

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	580.00'	10°40'20"	108.03'	S 81°20'28" E	107.88'
C2	20.00'	59°10'10"	20.65'	S 57°05'32" E	19.75'
C3	590.00'	12°15'46"	126.28'	N 82°12'49" W	126.04'
C4	20.00'	36°57'04"	12.90'	S 09°01'55" E	12.68'

May 10, 2002

EXHIBIT PLAT FOR  
PROPOSED 10' LANDSCAPE EASEMENT  
OUT OF LOT 10, BLOCK 5,  
AMENDED FINAL PLAT  
**BOCA RATON**  
**SECTION FOUR**

CITY OF FRIENDSWOOD,  
GALVESTON COUNTY, TEXAS

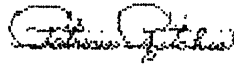


SCALE: 1"=20'



P.O. Box 248, League City, Texas 77574  
281-554-7739 409-765-6090 Fax: 281-554-6928

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY



017-19-0307

2002 JUL 18 11:33 AM 2002041606  
LONG\_D \$15.00  
Patricia Ritchie, COUNTY CLERK  
GALVESTON, TEXAS