

TEMPORARY CONSTRUCTION EASEMENT CONVEYANCE

STATE OF TEXAS §
§
COUNTY OF HARRIS §

GRANTOR:

COUNTY OF HARRIS, a body corporate and politic under the laws of the State of Texas

GRANTOR’S MAILING ADDRESS:

Harris County
Real Property Division
1111 Fannin St., 7th Floor
Houston, TX 77002

GRANTEE:

CITY OF HOUSTON, a municipal corporation situated in Harris, Fort Bend and Montgomery counties, Texas

GRANTEE'S MAILING ADDRESS:

P.O. Box 1562
Houston, TX 77521

CONSIDERATION:

Seven Hundred Eight and No/100 Dollars (\$708.00) and other good and valuable consideration.

PROPERTY:

A temporary construction easement (the “Easement”) over, along, under, and across a tract or parcel of land containing 500 square feet (0.0115 acres), located in the August Whitloch Survey, Abstract No. 792 and No. 797, in Harris County, Texas, and being more particularly described by metes and bounds in **EXHIBIT “A”** (Parcel TCY22-027), attached hereto and made a part hereof (the “Property”).

This conveyance of the Easement is made subject to all restrictions, covenants, conditions, rights-of-way, easements, mineral reservations and royalty reservations of record, if any, in the office of the County Clerk of Harris County, Texas, but only to the extent that the same are valid and subsisting, are binding upon municipalities, and affect the Property.

Grantee shall have such access over, across, along, under and upon the Property during reasonable hours, and may enter upon such Property to engage in such activities as may be necessary, requisite, convenient or appropriate in connection therewith. Grantee's

rights in and to the Property shall include, without limitation, the right to clear and remove trees, growth and shrubbery from within the Easement, and the right to bring and operate such equipment thereupon as may be necessary or appropriate to effectuate the purposes for which this Easement is granted.

Grantor, for the Consideration, grants, sells and conveys to Grantee the Easement, subject to the terms specified herein, in and to the Property, together with, all and singular, the rights and appurtenances thereto anywise belonging, to have and hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Easement in and to the Property to Grantee and Grantee's successors or assigns against every person whatsoever lawfully claiming or will claim the same or any part thereof, except as to the exceptions to conveyance and warranty set forth above, by, through or under Grantor, but not otherwise.

The term of the Temporary Construction Easement described herein shall begin 48 hours after the City provides notice of the start of construction onto the Property in connection with the **54-INCH WATER LINE ALONG GALVESTON ROAD PROJECT** (the "Project"), and shall continue until the Project has been completed, but in no event exceed twenty (20) months from the date of the signing of this document. When the Project has been completed, this Easement shall immediately terminate and be of no force and effect, without the necessity of executing or recording any other document. However, if it is reasonably necessary to resolve title or other issues, the City agrees to execute and record an instrument evidencing whether this Easement has terminated. Upon completion of construction, the property shall be restored, as nearly as practical, to its condition prior to the use stated herein.

Neither Grantor nor Grantee shall be held liable for any loss or damage due to delay or failure in performance of any part of this Easement agreement from any cause beyond its control and without its fault or negligence, such causes may include acts of God, acts of civil or military authority, government regulations (except those promulgated by the party seeking the benefit of this section) embargoes, epidemics, pandemics, war, terrorist acts, riots, insurrections, fires, explosions, earthquakes, nuclear accidents, floods, strikes, power blackouts, other major environmental disturbances or unusually severe weather conditions.

IN WITNESS WHEREOF, these presents have been executed by Grantor to this _____ day of _____, 2024.

COUNTY OF HARRIS, a body corporate and politic under the laws of the State of Texas

By: _____
Linda Hidalgo, County Judge

APPROVED AS TO FORM:
CHRISTIAN D. MENELEE
Harris County Attorney

By: Raychel Johnson
Raychel Johnson
Assistant County Attorney
CAO File No. 24RPD0007

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on _____, 2024,
by Lina Hidalgo as County Judge of Harris County and the presiding officer of the
Commissioners Court of Harris County, Texas, on behalf of Commissioners Court of Harris
County, Texas, as the governing body of the **County of Harris**.

Notary Public, State of Texas

(Notary Seal)

Approved as to Form:

Sarah Massoud
Assistant City Attorney
Parcel No: TCY22-027
LD-RE-0000002352

EXHIBIT "A"
THE PROPERTY

EXHIBIT A

**EASEMENT DESCRIPTION
10' x 50' TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. TCY22-027**

DESCRIPTION OF A 10' x 50' TEMPORARY CONSTRUCTION EASEMENT CONTAINING 0.0115 ACRES OR 500 SQUARE FEET (SQ. FT.) OF LAND, BEING OUT OF A CALLED 17.122 ACRES, UNRESTRICTED RESERVE "D", BLOCK 14, PARTIAL REPLAT OF BAY KNOLL SECTION 2, MAP OR PLAT THEREOF, AS RECORDED UNDER VOLUME (VOL.) 339, PAGE (PG.) 8, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND CONVEYED TO HARRIS COUNTY, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER (NO.) N823801, LOCATED IN THE AUGUST WHITLOCH SURVEY, ABSTRACT NO. 792 AND NO. 797 IN HARRIS COUNTY, TEXAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83;

COMMENCING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "SIKES" FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF PINELOCH DRIVE (80 FOOT WIDE), AS RECORDED IN FILE NO. F570057, F.C. NO. 193-06-1529 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY (O.P.R.P.H.C.), MARKING SOUTH CORNER OF SAID UNRESTRICTED RESERVE "D", AND THE SOUTHEAST CORNER OF A CALLED PORTION OF A CALLED 56.40 ACRE (2,456,828 S.F.) ENTERPRISE CRUDE PIPELINE TRACT, AS RECORDED UNDER H.C.C.F. NO. 20140331777, AND HAVING GRID COORDINATES OF N = 13,775,388.79, E = 3,192,639.30;

THENCE, NORTH 41° 10' 22" WEST, DEPARTING SAID NORTHWESTERLY R.O.W. LINE OF PINELOCH DRIVE, ALONG THE SAID COMMON LINE OF UNRESTRICTED RESERVE "D" AND SAID ENTERPRISE CRUDE PIPELINE TRACT, A DISTANCE OF 590.67 FEET TO A POINT, FOR THE SOUTH CORNER AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, HAVING GRID COORDINATES OF N = 13,775,833.34, E = 3,192,250.50;

THENCE, NORTH 41° 10' 22" WEST, CONTINUING ALONG ALONG THE SAID COMMON LINE OF UNRESTRICTED RESERVE "D" AND SAID ENTERPRISE CRUDE PIPELINE TRACT, A DISTANCE OF 50.00 FEET TO A POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 48° 49' 55" EAST, DEPARTING THE AFOREMENTIONED COMMON LINE, THROUGH AND ACROSS SAID UNRESTRICTED RESERVE "D", A DISTANCE OF 10.00 FEET TO A POINT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 41° 10' 22" EAST, THROUGH AND ACROSS SAID UNRESTRICTED RESERVE "D", A DISTANCE OF 50.00 FEET TO A POINT FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 48° 49' 55" WEST, A DISTANCE OF 10.00 FEET, RETURNING TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, AND CONTAINING 0.0115 ACRES OR 500 SQUARE FEET (SQ. FT.) OF LAND.

NOTES:

THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NORTH AMERICAN DATUM 1983 (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY A COMBINED SCALE FACTOR OF 0.999870017.

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS SOUTH CENTRAL COORDINATE SYSTEM.

ALL DISTANCES SHOWN HEREON ARE IN SURFACE.

A PLAT OF EVEN DATE IS PREPARED IN CONJUNCTION WITH THIS METES AND BOUNDS DESCRIPTION.

Orlando J. Teran

07/17/2023

ORLANDO J. TERAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4603
STATE OF TEXAS

TERAN GROUP, LLC
888 W. SAM HOUSTON PKWY S., STE. 250
HOUSTON, TEXAS 77042
PH: 713-397-6103



CHECKED *[Signature]*
DATE 8/7/23
APPROVED *[Signature]*

PARCEL NO.	TCY22-027
PROJECT NO.	S-000900-0144-3
DWG NO	58830

REV



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