

**CONVEYANCE AND ASSIGNMENT OF METER EASEMENT**

STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS           §

**Grantor:       HARRIS COUNTY, a body corporate and politic under the laws of the State of Texas, herein “Grantor.”**

**Grantor's Mailing Address:**

Harris County Engineering/Real Property Division  
1111 Fannin, 7<sup>th</sup> Floor  
Houston, Texas 77002

**Grantee:       TIMBER LANE UTILITY DISTRICT, a conservation and reclamation district and a political subdivision of the State of Texas, herein “Grantee.”**

**Grantee's Mailing Address:**

c/o Smith, Murdaugh, Little & Bonham, L.L.P.  
2727 Allen Parkway, Suite 1100  
Houston, Texas 77019

**Consideration:**

For the public purpose and the benefit of the public and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor and Grantee.

**Easement Area Granted:**

A tract of land 0.0086 acres being more particularly depicted and described by metes and bounds on **Exhibit “A”**, attached hereto and incorporated herein by reference for all purposes (the “**Easement Area**”).

**Easement Purpose:**

A perpetual, non-exclusive easement, subject to the terms and provisions hereinafter set forth, over, across, along, through and upon the Easement Area, for public purpose and the public benefit of a setting and operating a meter, together with all appurtenances necessary for the operation thereof at Baldwin Boettcher Branch Library, including reasonable access

for installation, maintenance, repair or replacement of the meter setting and location, as depicted in Exhibit "A" attached hereto.

**Exceptions to Conveyance and Warranty:**

This conveyance is made by GRANTOR and accepted by GRANTEE subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way, leases and easements of record in Harris County, Texas, including building and zoning ordinances, all laws, regulations and restrictions by municipal or other government authorities, if any, applicable to and enforceable against the GRANTEE and such other matters as may be apparent to GRANTEE from an inspection of the Easement Area.

GRANTEE shall have access across, under and upon the Easement Area, and may enter such Easement Area to engage in such activities, as may be necessary, requisite, convenient or appropriate in connection with supporting and maintaining public purposes stated above. GRANTEE'S rights in and to the Easement Area shall include, without limitation, the right to bring and operate such equipment thereupon as may be necessary or appropriate to effectuate the purposes for which this public easement is assigned.

Nothing contained herein is intended or shall circumvent or relieve GRANTEE of any existing permitting or approval requirements of Harris County or any other governing agency with jurisdiction; nor shall Grantor Harris County hereby be deemed to indemnify, hold harmless, or assume liability of any party, in any manner or to any extent in connection with this assigned public easement.

GRANTOR for the consideration herein, and subject to Texas Local Government Code Section 272.001(l), and all other applicable law, and subject to the reservations from and exceptions to conveyance and warranty described herein or any records filed for record in the Harris County Deed Records, GRANTS, ASSIGNS and CONVEYS to GRANTEE, the above-described meter easement, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold unto GRANTEE, its successors and assigns forever. GRANTOR hereby binds itself, its successors and assigns to warrant and forever defend all and singular said public easement, subject to the exceptions to and reservations from warranty and conveyance set out above, to GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, and under GRANTOR, but not otherwise. .

Should this easement fail to be used by Grantee, its successors or assigns, for the purpose herein granted, for a period of twenty-four (24) months or longer, the easement shall at their option revert to Grantor, its successors or assigns.

GRANTOR makes no representation, warranty, or guarantee with respect to the condition of the Easement Area. GRANTEE accepts the easement Area "as is, where is and with all faults".

GRANTEE agrees to comply at all times, and at its sole cost, with all applicable federal, state and local laws, rules, regulations and safety standards in connection with GRANTEE's activities hereunder, including, without limitation, the construction, use, operation, maintenance, repair, removal and service of the public easement.

*[Signature pages to follow]*

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.


**GRANTOR:**

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

By: \_\_\_\_\_  
Lina Hidalgo, County Judge

**APPROVED AS TO FORM:**

CHRISTIAN D. MENEFEE  
Harris County Attorney

By:  10/16/23  
\_\_\_\_\_  
Kevin E. Mason  
Assistant County Attorney  
CAO File No. 23RPD0100

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023,  
by Lina Hidalgo, as County Judge of Harris County, Texas 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 Harris County, Texas.

[Seal]

\_\_\_\_\_  
Notary Public in and for the State of Texas

**GRANTEE:**

TIMBER LANE UTILITY DISTRICT, a  
conservation and reclamation district and a political  
subdivision of the State of Texas

By: *Daniel M. Meacham*

Name: *Daniel M. Meacham*

Title: *President*

STATE OF TEXAS

§

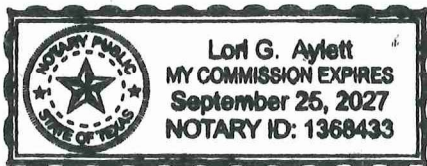
COUNTY OF HARRIS

§

This instrument was acknowledged before me on the *12* day of *October*, 2023, by  
*Daniel M. Meacham*, as *President* of *Timber Lane Utility District* on behalf  
of said political subdivision of the State of Texas.

[Seal]

*[Signature]*  
Notary Public in and for the State of Texas



## EXHIBIT A

STATE OF TEXAS)  
COUNTY OF HARRIS)

DESCRIPTION of a 0.0086 of an acre, (375 square feet), of land situated in the Ambrose Mays Survey, Abstract Number 543, Harris County, Texas, being out of and a part of Mercer Botanic Gardens Subdivision, Section 1, Unrestricted Reserve "A", filed September 16, 2020 and recorded in Volume 692 at Page 716 of the Map Records of Harris County, Texas, and also being out of and a part of a called 10.3904 acre tract conveyed to County of Harris by The Mercer Society, by deed executed November 17, 2016 and recorded in County Clerk's File Number RP-2016-522582 of the Official Public Records of Real Property of Harris County, Texas, this 0.0086 of an acre, (375 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99993841. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a 5/8 inch iron rod with cap stamped "INTERLAND SERVICES", found, in the east right of way line of Aldine-Westfield Road, width varies, and recorded in County Clerk's File Numbers H697530 and H394394 of the Official Public Records of Real Property of Harris County, Texas, same being the north right of way line of Mesquite Ridge Drive, called 60 feet wide and recorded in Volume 605 at Page 217 of the Map Records of Harris County, Texas, for the most westerly southwest corner of said Mercer Botanic Gardens Subdivision;

THENCE North 08 degrees 14 minutes 01 second West with the east right of way line of said Aldine-Westfield Road, same being the west line of said Mercer Botanic Gardens Subdivision, a distance of 716.65 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for the southwest corner and POINT OF BEGINNING of the herein described tract, this beginning corner has a Texas Coordinate System of 1983 value of N = 13,942,034.19, E = 3,113,299.07, and Gamma, ( $\gamma$ ) = + 01 degree 46 minutes 22 seconds;

THENCE North 08 degrees 14 minutes 01 second West continuing with the east right of way line of said Aldine-Westfield Road, same being the west line of said Mercer Botanic Gardens Subdivision, the west line of said called 10.3904 acre tract and the west line of the herein described tract, a distance of 25.00 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for the northwest corner of the herein described tract, from this corner a 5/8 inch iron rod, found, for the northwest corner of said called 10.3904 acre tract, same being an angle point in the east right of way line of said Aldine-Westfield Road, same being the west line of said Mercer Botanic Gardens Subdivision bears North 08 degrees 14 minutes 01 second West, a distance of 73.20 feet;

THENCE North 81 degrees 45 minutes 59 seconds East with the north line of the herein described tract, a distance of 15.00 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for the northeast corner of the herein described tract;

Thence South 08 degrees 14 minutes 01 second East with the east line of the herein described tract, a distance of 25.00 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for the southeast corner of the herein described tract;

THENCE South 81 degrees 45 minutes 59 seconds West with the south line of the herein described tract, a distance of 15.00 feet to the PLACE OF BEGINNING and containing within said boundaries 0.0086 of an acre, (375 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in December of 2022, and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS, my hand and seal at Houston, Texas, this the 13th day of January, A.D., 2023.

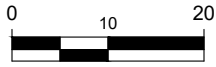
*Victor Armenta*

Victor J. Armenta

Registered Professional Land Surveyor Number 6387



1-13-2023



1" = 20'

**AMBROSE MAYS SURVEY  
ABSTRACT NO. 543**

ALDINE - WESTFIELD ROAD

(R.O.W. WIDTH VARIES THIS AREA)

C.C.F. H697530, C.C.F. H394394

O.P.R.R.P.H.C.T.

ASPHALT

ASPHALT

P.O.B.  
N=13,942,034.19  
E=3,113,299.07  
GAMMA,( $\gamma$ ) = +1°46'22"

**PARCEL 1  
0.0086 OF AN ACRE  
(375 SQUARE FEET)**

IRON FENCE

SANITARY SEWER MANHOLE

SANITARY SEWER MANHOLE

P.O.C.  
FOUND 5/8" I.R. W/CAP  
"INTERLAND SERVICES"

N 08°14'01" W  
716.65'

N 08°14'01" W - 73.20'

FOUND 5/8" I.R.

CHAIN LINK FENCE

MESQUITE RIDGE DRIVE  
(CALLED 90' R.O.W.)  
VOLUME 605 AT PAGE 217  
M.R.H.C.T.

FOUND 3/4" I.R. W/CAP

**MERCER BOTANIC GARDENS  
SECTION 1  
SEPTEMBER 16, 2020  
VOLUME 692 AT PAGE 716  
M.R.H.C.T.**

CALLED 10.3904 ACRES  
THE MERCER SOCIETY  
TO  
COUNTY OF HARRIS  
NOVEMBER 17, 2016  
C.C.F. RP-2016-522582  
O.P.R.R.P.H.C.T.

I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,  
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY  
MADE ON THE GROUND, UNDER MY SUPERVISION, IN DECEMBER OF 2022 AND THAT  
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 13th day of JANUARY, A.D. 2023.

*Victor Armenta*

Victor J. Armenta  
Registered Professional  
Land Surveyor Number 6387



1-13-2023

ABBREVIATIONS LEGEND

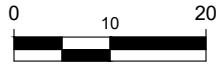
C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R.H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 1/2" IRON ROD WITH CAP STAMPED "HARRIS CO. SURV."

HARRIS COUNTY SURVEYING DEPARTMENT  
10555 NW FREEWAY HOUSTON, TX 77092  
PH: 713-274-3739



HARRIS COUNTY SURVEYING DEPARTMENT 10555 NW FREEWAY HOUSTON, TX 77092 PH: 713-274-3739		
PROJECT TITLE: BALDWIN BOETTCHER LIBRARY MITIGATION (HARVEY)		
DRAWN BY: JNC	SHEET DESCRIPTION:  PARCEL 1 0.0086 OF AN ACRE (375 SQUARE FEET) 25' X 15' WATER METER EASEMENT	JOB NO: 251-223
CK'D BY: VA		FILE NAME:
SCALE: 1" = 20'		FILE NO.:
DATE: 01/13/2023	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4





1" = 20'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 08°14'01" W	25.00'
L2	N 81°45'59" E	15.00'
L3	S 08°14'01" E	25.00'
L4	S 81°45'59" W	15.00'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°56'42"	25.00'	39.24'	S 53°12'55" E	35.33'

TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 1	COUNTY OF HARRIS, ET AL	VOL. 692, PG. 716 M.R.H.C.T.	CALLED 89.813 ACRES	0.0086 ACRE (375 S.F.)	89.804 ACRES

#### NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99993841. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- REAL PROPERTY RESEARCH, FOR THE TRACTS SHOWN HEREON, WAS PERFORMED BY THE HARRIS COUNTY SURVEY GROUP. RECEIPT OF THE REAL PROPERTY RESEARCH BEING PERFORMED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, FOR THE THE TRACTS SHOWN HEREON, IS PENDING.

#### ABBREVIATIONS LEGEND

M.R.H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 1/2" IRON ROD WITH CAP STAMPED "HARRIS CO. SURV."

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