

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.

PARTIAL ASSIGNMENT OF EASEMENT RIGHTS

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

This Partial Assignment of Easement Rights is made by and between **COUNTY OF HARRIS**, a body corporate and politic under the laws of the State of Texas, (“Assignor”) and **SAN JACINTO RIVER AUTHORITY**, a conservation and reclamation district created by special act of the Texas Legislature and a body corporate and politic under the laws of the State of Texas, (“Assignee”).

WHEREAS, by instruments recorded at Volume 984, Page 633, and Volume 984, Page 634, and Volume 991, Page 149, and Volume 992, Page 20 (#28478), and Volume 992, Page 20 (#28479), and at Volume 992, Page 21, of the Deed Records of Harris County, Texas, said instruments being incorporated herein by reference for all purposes (collectively, the “Easement”), Assignor was granted, sold and conveyed certain real property rights, including, without limitation, rights-of-way of a public road; and

WHEREAS, the boundaries of the Easement encompass the segment of East Houston Street, a Harris County road, that is east of Thompson Road and west of Sralla Road; and

WHEREAS, Assignee owns property and facilities adjoining the Easement to the north and east which it utilizes for its public purpose of developing, conserving, and protecting the water resources of the San Jacinto River Basin; and

WHEREAS, in consideration of the mutual covenants and agreements of Assignor and

Assignee set out in that certain Agreement dated 8-10-2021 by and among Assignor, Assignee and the **HARRIS COUNTY FLOOD CONTROL DISTRICT**, a conservation and reclamation district created by special act of the Texas Legislature and a body corporate and politic under the laws of the State of Texas, and the benefits to Assignor and Assignee consistent with the responsibilities and duties of each to the public, Assignor has agreed to grant, transfer, and assign the rights, title, privileges, interests and obligations in, to, and under the Easement with respect to that portion of the land encumbered by the Easement and described by metes and bounds attached hereto as Exhibit "A" (the "Assignment Tract") and incorporated herein for all purposes, to Assignee to facilitate Assignee's access to, performance of, maintenance on, improvement of, modification to, expansion on/to, and construction of fencing and gates along, the portion of its bypass canal levee located within or adjacent to the Easement; and

WHEREAS, the owners of certain property abutting the Assignment Tract have been provided with notice and the opportunity to object to the transfer of the Assignment Tract by Assignor to Assignee under this instrument, and no such objections have been timely submitted to Assignor; and

WHEREAS, Assignor desires to grant, transfer, and assign all rights, title, privileges, interests and obligations in, to, and under to the Easement with respect to Assignment Tract to Assignee, and Assignee desires to accept such grant, transfer and assignment;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby grants, transfers, and assigns to Assignee all of Assignor's rights, title, privileges, interests and obligations in, to and under the Easement, with respect to the Assignment Tract only, pursuant to Texas Local Government Code § 272.001(1). Assignor reserves and retains all rights, title, privileges, interests and obligations in, to and under the Easement with respect to all tracts or

parcels of land other than the Assignment Tract.

The portion of the Easement partially assigned herein is so assigned by Assignor to Assignee with no warranties. Assignee further agrees and covenants that, in the event the Assignee ceases to use the portion of the Easement partially assigned herein for the public purpose described above, Assignee shall convey and assign such portion of the Easement back to the Assignor by an execution and delivery to Assignor of an appropriate instrument.

By its signature below, Assignee accepts all of the terms of the portion of the Easement partially assigned herein and all of the terms of this Partial Assignment of Easement Rights. Assignor gives and grants unto Assignee full power and right of substitution and subrogation in and to all covenants and warranties by others heretofore given or made in respect of the interests subject to the portion of the Easement partially assigned herein.

SIGNATURE PAGES FOLLOW

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____,
2021.

ASSIGNOR:

COUNTY OF HARRIS

By: _____
Lina Hidalgo, County Judge

APPROVED AS TO FORM:

CHRISTIAN D. MENEFEE
County Attorney

By: Kevin Mason
Kevin E. Mason
Assistant County Attorney
CAO File No. 21RPD0064

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on _____, 2021
by Lina Hidalgo, 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 governing body of Harris County, Texas.

Notary Public in and for the State of Texas

Assignee hereby accepts this Assignment for itself, its successors and assigns, to be bound by the conditions and covenants set forth herein and to perform all obligations of Assignee set forth herein.

Dated this 5th day of August, 2021.

ASSIGNEE:

SAN JACINTO RIVER AUTHORITY

By: [Signature]
Name
General Manager
Title

STATE OF TEXAS §
COUNTY OF Montgomery §
~~HARRIS~~ §

This instrument was acknowledged before me on August 5, 2021, by Jace A. Houston, as General Manager of SAN JACINTO RIVER AUTHORITY, on behalf of said district.



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

Exhibit A

METES AND BOUNDS DESCRIPTION OF 2.424 ACRES (EAST HOUSTON STREET)

Being a 2.424 acre (105,606 square feet) tract of land in the George White Survey, Abstract Number 82, situated in Harris County, Texas and being a portion of East Houston Street (60' R.O.W.) conveyed to Harris County by deed dated June 1, 1935 and recorded under Volume 991, Page 149, by deed dated June 1, 1935 and recorded under Volume 992, Page 21, by deed dated June 1, 1935 and recorded under Volume 992, Page 20 (No. 28478), by deed dated June 1, 1935 and recorded under Volume 992, Page 20 (No. 28479), by deed dated June 1, 1935 and recorded under Volume 984, Page 633 and by deed dated June 1, 1935 and recorded under Volume 984, Page 634 all of the Deed Records of Harris County, Texas (D.R.H.C.T.); said 2.424 acres more particularly described by metes and bounds as follows:

COMMENCING at a found 3/4-inch iron rod at the intersection of the existing easterly right-of-way line of Thompson Road (60' R.O.W.) of record under Volume 7, Page 48 of the Harris County Map Records (H.C.M.R.) with the existing northerly right-of-way line of East Houston Street, being the southwesterly corner of that certain called 1.6777 acre tract (designated as Tract Two) of land conveyed to Robert Allen Smith by deed dated May 9, 1994 and recorded under Harris County Clerk's File (H.C.C.F.) No. P877032 of the Official Public Records of Real Property Harris County, Texas (O.P.R.R.P.H.C.T.), from which a found 1/2-inch iron pipe at the northwesterly corner of said 1.6777 acre tract bears North 13°41'48" West, 196.70 feet;

THENCE, North 87°25'46" East, 532.57 feet along the existing northerly right-of-way line of East Houston Street, being the southerly line of said 1.6777 acre tract and the southerly line of that certain called 0.96 acre tract of land conveyed to Shannon DeWayne Smith by deed dated June 4, 1998 and recorded under H.C.C.F. No. T079146 of said Official Public Records, passing at a distance of 198.18 feet a found 5/8-inch iron rod in a 2-inch pipe, passing at a distance of 371.06 feet a found 1/2-inch iron pipe and continuing to a set 5/8-inch iron rod with "GeoSolutions" cap at the southeasterly corner of that certain called 0.0627 acre San Jacinto River Authority easement (designated as SC19-10) dated June 29, 2018 and recorded under RP-2018-332246 of said Official Public Records and for the **POINT OF BEGINNING** and northwesterly corner of the herein described tract;

THENCE, North 87°25'46" East, 1,762.74 feet, continuing along the existing northerly right-of-way line of East Houston Street, being the southerly line of said 0.96 acre tract, the southerly line of that certain residue of 4 acre tract conveyed to Elbert and Katie Barrow by deed dated August 22, 1933 and recorded under Volume 947, Page 373 of said Deed Records, the southerly line of that certain called 0.1115 acre tract of land conveyed to the San Jacinto River Authority by deed dated May 21, 1969 and recorded under H.C.C.F. No. D096375 of said Official Public Records, the southerly line of that certain called 1.74 acre tract (designated as Parcel ER-16) conveyed to the United States of America by deed dated July 19, 1943 and recorded under Volume 1292, Page 19 of said Deed Records, the southerly line of that certain called 31.77 acre tract (designated as Parcel ER-17) conveyed to the United States of America by deed dated July 19, 1943 and recorded under Volume 1292, Page 19 of said Deed Records and the southerly line of that certain called 97.75 acre tract (designated as Parcel ER-18) conveyed to the United States of America by deed dated July 19, 1943 and recorded under Volume 1292, Page 19 of said Deed Records, passing at a distance of 11.56 feet a found 5/8-inch iron rod and a found 1-inch iron pipe and continuing to the northwesterly corner of that certain called 0.16 acre tract (designated as Tract E-58A) of land conveyed to the San Jacinto River Authority by deed dated May 19, 1943 and recorded under Volume 1298, Page 67 of said Deed Records and for the northeasterly corner of the herein described tract;

THENCE, South 02°36'11" East, 60.00 feet along the westerly line of said 0.16 acre tract to the southwesterly corner of said 0.16 acre tract, being the northwesterly corner of that certain called 3.78 acre tract (designated as Tract E-58B) of land conveyed to the San Jacinto River Authority by deed dated January 22, 1943 and recorded under Volume 1280, Page 671 of said Deed Records, same being the northeasterly corner of that certain called 0.4614 acre tract of land conveyed to the San Jacinto River Authority by deed dated January 20, 1949 and recorded under Volume 1960, Page 587 of said Deed Records, also being on the existing southerly right-of-way line of East Houston Street and for the southeasterly corner of the herein described tract;

THENCE, South 87°25'46" West, 1,757.46 feet along the existing southerly right-of-way line of East Houston Street, being the northerly line of said 0.4614 acre tract, the northerly line of that certain called 9.5316 acre tract of land conveyed to 1900 E. Wallisville, LP by deed dated May 16, 2014 and recorded under H.C.C.F. No. 20140216289 of said Official Public Records, the northerly line of that certain called 1.421 acre tract of land conveyed to Jeff Tanner and wife, Annie Tanner by deed dated September 22, 1977 and recorded under H.C.C.F. No. F368953 of said Official Public Records, the northerly line of Final Plat of Highlands Crossing, a subdivision of record under Film Code No. 600140 of said Map Records and the northerly line of that certain called 3.035 acre tract of land conveyed to Kenneth B. and Shelia A. Vermillion by deed dated February 24, 2005 and recorded under H.C.C.F. No. Y323720 of said Official Public Records, passing at a distance of 820.74 feet a found 5/8-inch iron rod which bears South 55°48' West, 1.18 feet, passing at a distance of 1,454.54 feet a found 1/2-inch iron rod (bent) and continuing to a set 5/8-inch iron rod with "GeoSolutions" cap at the southwesterly corner of the herein described tract, from which the intersection of the existing southerly right-of-way line of East Houston Street with the existing easterly right-of-way line of Thompson Road, being the northwesterly corner of said 3.035 acre tract bears South 87°25'46" West, 524.07 feet and from said intersection a found 5/8-inch iron rod bears North 58°59' West, 2.08 feet;

THENCE, North 07°37'55" West, 60.23 feet to the POINT OF BEGINNING and containing 2.424 acres (105,606 square feet) of land.

Bearings are referenced to the Texas Coordinate System, NAD 83, South Central Zone. Distances may be converted to GRID by dividing by the following combined scale factor of 1.0000979582. Control was prepared by others and provided by client.

A separate survey map was prepared in conjunction with this metes and bounds description.

Prepared By:

GeoSolutions, LLC

Firm No. 100159-00

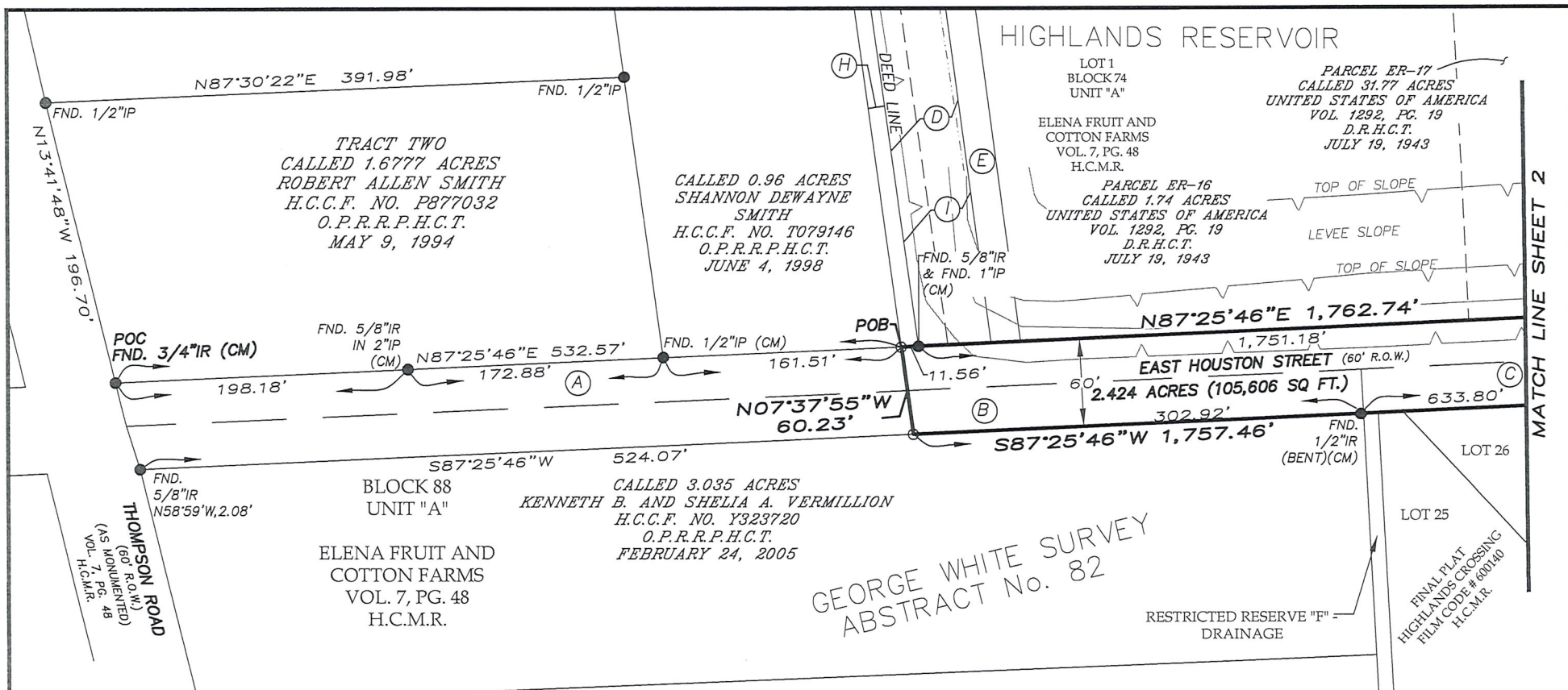
25211 Grogan's Mill Road, Suite 375

The Woodlands, Texas 77380

Tel. 281-681-9766



[Handwritten signature]
6/23/21



NOTES:

- Bearings are referenced to the Texas Coordinate System, NAD 83, South Central Zone. Distances may be converted to GRID by dividing by the following combined scale factor of 1.0000979582. Control was prepared by others and provided by client.
- A Title Commitment was not provided. Deeds and easements shown hereon were provided by Postle Property Services. GeoSolutions did not research the subject tract for ownership and easement information. Other documents may affect the tract.
- A metes and bounds description of even date accompanies this survey plat.

(A) CALLED 1.048 ACRES
HARRIS COUNTY
VOL. 991, PG. 149
D.R.H.C.T.
JUNE 1, 1935

(B) CALLED 0.59 ACRES
HARRIS COUNTY
VOL. 992, PG. 21
D.R.H.C.T.
JUNE 1, 1935

(C) CALLED 0.427 ACRES
HARRIS COUNTY
VOL. 992, PG. 20
NO. 28478
D.R.H.C.T.
JUNE 1, 1935

(D) RESIDUE OF A CALLED 4.00 ACRES
ELBERT AND KATIE BARROW
VOL. 947, PG. 373
D.R.H.C.T.
AUGUST 22, 1933

(E) CALLED 0.1115 ACRES
SAN JACINTO RIVER AUTHORITY
H.C.C.F. NO D096375
O.P.R.R.P.H.C.T.
5-21-1969

(H) (PARCEL SC19-10)
CALLED 0.0627 ACRES
SAN JACINTO RIVER AUTHORITY
RP-2018-332246
O.P.R.R.P.H.C.T.
JUNE 29, 2018

(I) (PARCEL SC19-01)
CALLED 0.2765 ACRES
SAN JACINTO RIVER AUTHORITY
RP-2018-544666
O.P.R.R.P.H.C.T.
OCTOBER 31, 2018

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
O	SET 5/8" IRON ROD W/ GEOSOLUTIONS CAP
●	FOUND MONUMENT (TYPE & SIZE NOTED)
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
O.P.R.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT



SHEET 1 OF 3

PROPOSED SAN JACINTO
RIVER AUTHORITY EASEMENT
OVER E. HOUSTON STREET
IN THE HIGHLANDS, TEXAS, SITUATED IN
THE ELENA FRUIT AND COTTON
FARMS SUBDIVISION, GEORGE WHITE
SURVEY, ABSTRACT No. 82 AND IN
HARRIS COUNTY, TEXAS



25211 Grogan's Mill Road, Suite 375
The Woodlands, Texas 77380
Phone: 281-681-9766 Fax: 281-681-9779

Drawing By: SDZ	Date: 06/18/21	Scale: 1"=100'
Checked By: SMC	FIRM No. 100159-00	Atlas/KM No. N/A
Project No. 20-350-033	Drawing Name East Houston Street.DWG	

HIGHLANDS RESERVOIR

GEORGE WHITE SURVEY
ABSTRACT No. 82

PARCEL ER-17
CALLED 31.77 ACRES
UNITED STATES OF AMERICA
VOL. 1292, PG. 19
D.R.H.C.T.
JULY 19, 1943

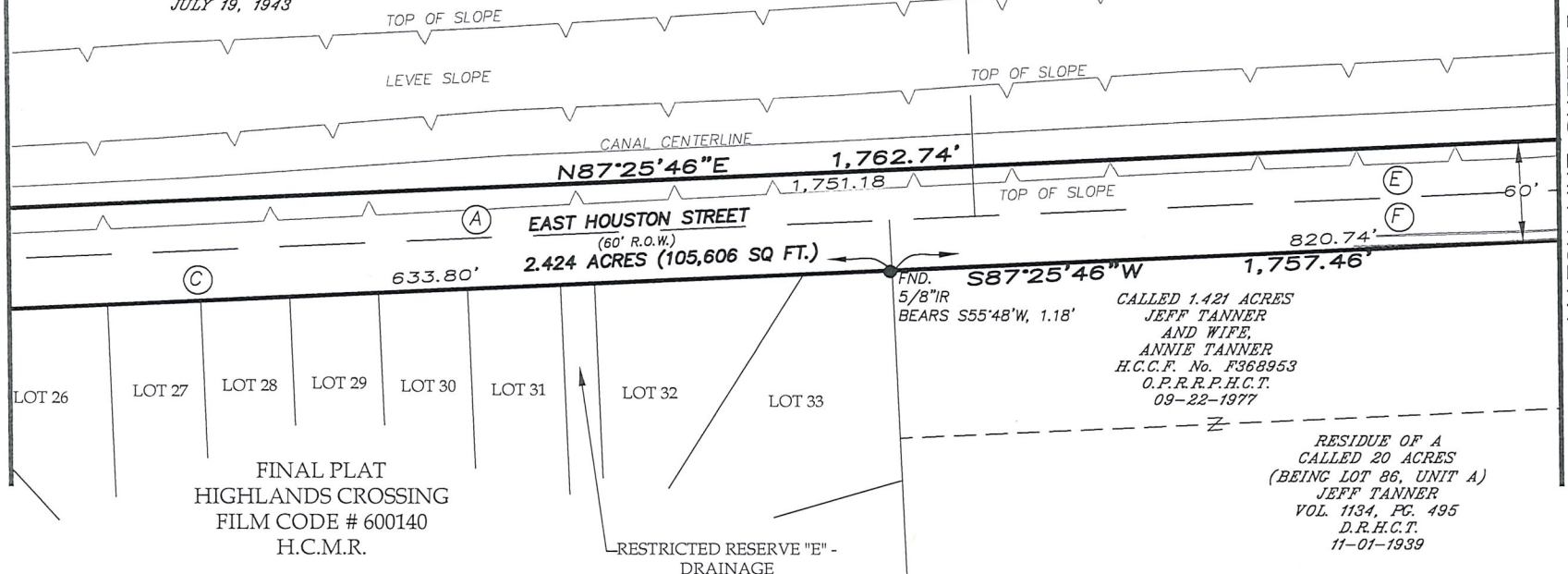
LOT 1
BLOCK 74
UNIT "A"
ELENA FRUIT AND
COTTON FARMS
VOL. 7, PG. 48
H.C.M.R.

LOT 2
BLOCK 74
UNIT "A"
ELENA FRUIT AND
COTTON FARMS
VOL. 7, PG. 48
H.C.M.R.

PARCEL ER-18
CALLED 97.75 ACRES
UNITED STATES OF AMERICA
VOL. 1292, PG. 19
D.R.H.C.T.
JULY 19, 1943

MATCH LINE SHEET 1

MATCH LINE SHEET 3



NOTES:

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(A) CALLED 1.048 ACRES
HARRIS COUNTY
VOL. 991, PG. 149
D.R.H.C.T.
JUNE 1, 1935

(E) CALLED 0.825 ACRES
HARRIS COUNTY
VOL. 984, PG. 633
D.R.H.C.T.
JUNE 1, 1935

(C) CALLED 0.427 ACRES
HARRIS COUNTY
VOL. 992, PG. 20
NO. 28478
D.R.H.C.T.
JUNE 1, 1935

(F) CALLED 0.427 ACRES
HARRIS COUNTY
VOL. 992, PG. 20
NO. 28479
D.R.H.C.T.
JUNE 1, 1935

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
○	SET 5/8" IRON ROD W/ GEOSOLUTIONS CAP
●	FOUND MONUMENT (TYPE & SIZE NOTED)
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
O.P.R.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT



PROPOSED SAN JACINTO
RIVER AUTHORITY EASEMENT
OVER E. HOUSTON STREET
IN THE HIGHLANDS, TEXAS, SITUATED IN
THE ELENA FRUIT AND COTTON
FARMS SUBDIVISION, GEORGE WHITE
SURVEY, ABSTRACT No. 82 AND IN
HARRIS COUNTY, TEXAS

GeoSolutions, LLC

25211 Grogan's Mill Road, Suite 375
The Woodlands, Texas 77380
Phone: 281-681-9766 Fax: 281-681-9779

Drawing By: SDZ	Date: 06/18/21	Scale: 1"=100'
Checked By: SMC	FIRM No. 100159-00	Atlas/KM No. N/A
Project No. 20-350-033	Drawing Name East Houston Street.DWG	

HIGHLANDS RESERVOIR

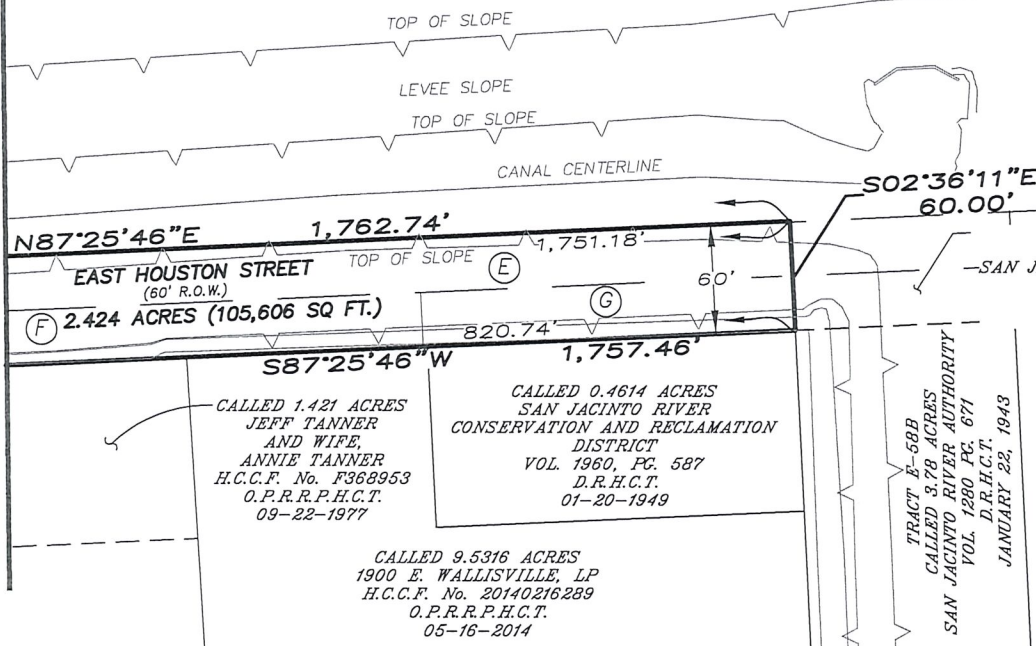
LOT 2
BLOCK 74
UNIT "A"

GEORGE WHITE SURVEY
ABSTRACT No. 82

PARCEL ER-18
CALLED 97.75 ACRES
UNITED STATES OF AMERICA
VOL. 1292, PG. 19
D.R.H.C.T.
JULY 19, 1943

ELENA FRUIT AND
COTTON FARMS
VOL. 7, PG. 48
H.C.M.R.

MATCH LINE SHEET 2



TRACT E-58A
CALLED 0.16 ACRES
-SAN JACINTO RIVER AUTHORITY
VOL. 1298 PG. 67
D.R.C.T.
MAY 19, 1943

CALLED 3.0693 ACRES
CHARLES F. RAMSEY
AND
FEROL S. RAMSEY
H.C.C.F. No. T602493
O.P.R.R.P.H.C.T.
03-12-1999

TRACT E-58B
CALLED 3.78 ACRES
SAN JACINTO RIVER AUTHORITY
VOL. 1280 PG. 671
D.R.H.C.T.
JANUARY 22, 1943

CALLED 1.421 ACRES
JEFF TANNER
AND WIFE,
ANNIE TANNER
H.C.C.F. No. F368953
O.P.R.R.P.H.C.T.
09-22-1977

CALLED 0.4614 ACRES
SAN JACINTO RIVER
CONSERVATION AND RECLAMATION
DISTRICT
VOL. 1960, PG. 587
D.R.H.C.T.
01-20-1949

CALLED 9.5316 ACRES
1900 E. WALLISVILLE, LP
H.C.C.F. No. 20140216289
O.P.R.R.P.H.C.T.
05-16-2014

NOTES:

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POC	POINT OF COMMENCING
●	FOUND MONUMENT (TYPE & SIZE NOTED)
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
O.P.R.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT

- (E) CALLED 0.825 ACRES
HARRIS COUNTY
VOL. 984, PG. 633
D.R.H.C.T.
JUNE 1, 1935
- (F) CALLED 0.427 ACRES
HARRIS COUNTY
VOL. 992, PG. 20
NO. 28479
D.R.H.C.T.
JUNE 1, 1935
- (G) CALLED 0.427 ACRES
HARRIS COUNTY
VOL. 984, PG. 634
D.R.H.C.T.
JUNE 1, 1935



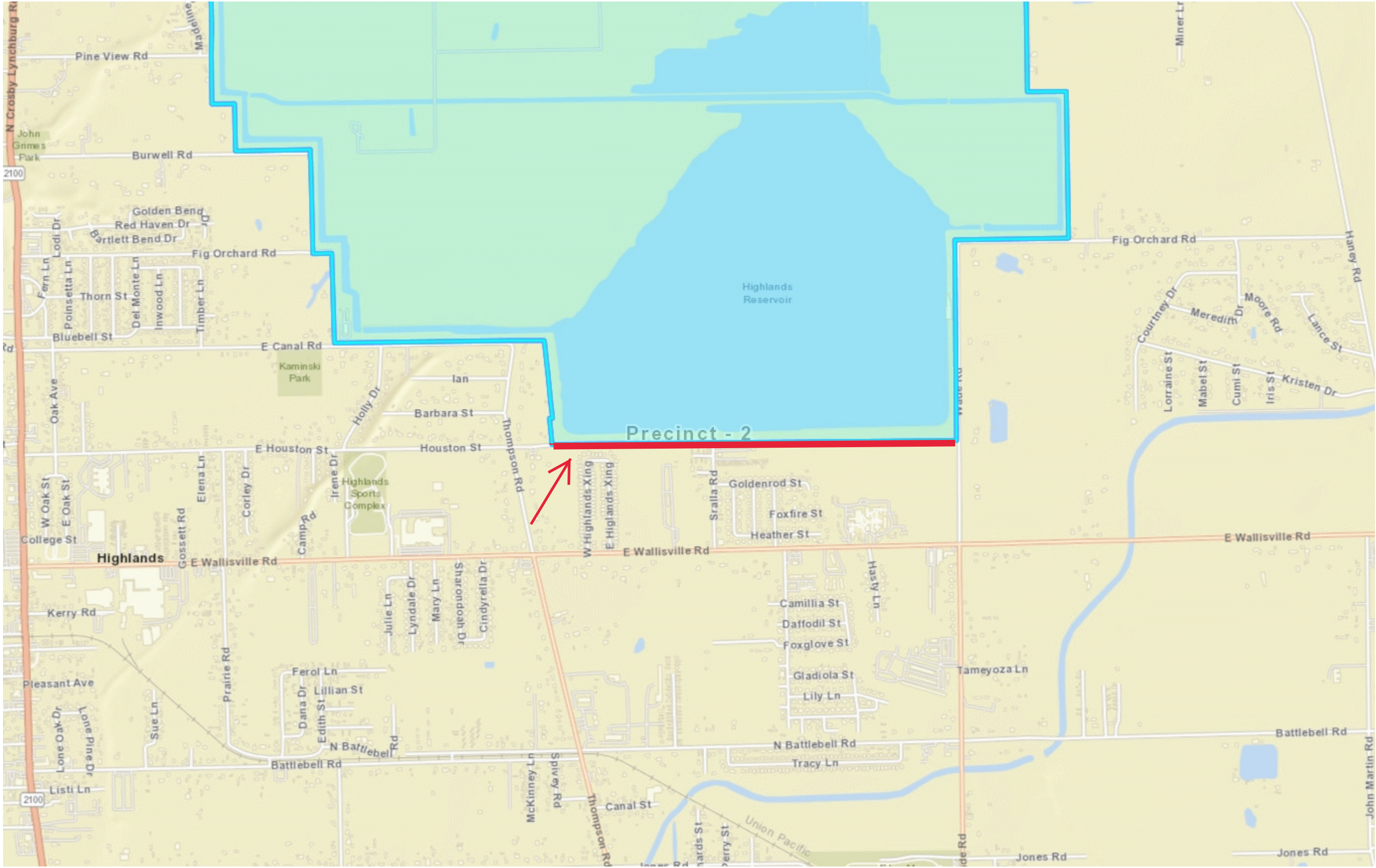
PROPOSED SAN JACINTO
RIVER AUTHORITY EASEMENT
OVER E. HOUSTON STREET
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Checked By: SMC	FIRM No. 100159-00	Atlas/KM No. N/A
Project No. 20-350-033	Drawing Name East Houston Street.DWG	

Precinct 2 Sales - SJRA E. Houston St. Easement



- Legend**
- A1 Precincts (Labeled)
 - Cypress Creek Overflow Area
 - Harris County Boundary
 - Other Counties
 - Harris County
 - World Street Map

1: 18,056



0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Notes