

WATERLINE EASEMENT

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

Grantor: **HARRIS COUNTY FLOOD CONTROL DISTRICT**, a political subdivision of the State of Texas

Grantor's Mailing Address:

9900 Northwest Freeway
Houston, Texas 77092

Grantee: **NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY**, a political subdivision of the State of Texas, a governmental agency, and a body politic and corporate

Grantee's Mailing Address:

North Harris County Regional Water Authority
c/o Property Acquisition Services, LLC
19855 Southwest Frwy., Suite 200
Sugar Land, Texas 77479

Consideration:

FOUR THOUSAND TWENTY-ONE AND NO/100 DOLLARS (\$4,021.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor.

Easement Area Granted:

Being a 0.1094 acre (4,766 square feet) tract of land situated in the Andrew Bodin Survey, Abstract No. 133, Harris County, Texas, and being out of and a part of Lot 6A, Block 5 of Enchanted Valley Estates, being an unrecorded subdivision and further being described in a General Warranty Deed dated May 8, 2019, called 0.5344 acre conveyed to Harris County Flood Control District recorded under Harris County Clerk's File Number RP-2019-191000 of the Official Public Records of Real Property Harris County, Texas; and being further described by metes and bounds on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Easement Area**").

Easement Purpose:

A perpetual, non-exclusive easement for one (1) pipeline not to exceed forty-eight (48) inches in diameter for water line purposes ("**Water Line Easement**"), subject to the terms and provisions hereinafter set forth over, across, along, under and upon the Easement Area.

Reservations:

GRANTOR expressly reserves unto itself and GRANTOR's successors and assigns, the right to use and enjoy the land covered by the Easement Area for any purpose so long as said use and enjoyment does not unreasonably interfere with the rights hereby granted to GRANTEE. GRANTOR reserves the right: (i) to grant additional easements and rights-of-ways across (but not along) the Easement Area to such other persons or entities and for such purposes as GRANTOR may desire, including the right to dedicate private and public roads across (but not along) the Easement Area; (ii) to construct or locate upon or across the surface of the Easement Area landscaping (but not trees), irrigation systems, paved parking areas together with associated curbs, fences, private lighting, private electrical lines, jogging trails, sidewalks, and signage; and (iii) to construct or locate across (but not along) the Easement Area public and private roads and streets, underground water mains, storm water lines, sanitary sewer lines, and other utilities. The uses of and improvements permitted on the Easement Area, as specified in clauses (i) through (iii) above or as otherwise approved pursuant to the terms of this Waterline Right-of-Way Easement, are referred to herein as the "**Permitted Encroachments**".

GRANTOR shall grant, dedicate, or construct the Permitted Encroachments on the Easement Area only in such a manner that: GRANTEE's waterline is not endangered, obstructed, damaged, or interfered with; GRANTEE's access to the Easement Area is not interfered with; the grade of the Easement Area is not changed and cover over the waterline is not reduced below forty-eight (48) inches; GRANTEE's waterline is left with proper, sufficient, and permanent support; and any easements, rights-of-way, road or street dedications, roads, streets, water mains, storm sewer lines, sanitary sewer lines and other utilities shall cross the Easement Area at an angle not less than seventy-five (75) degrees, nor more than one-hundred-five (105) degrees to GRANTEE's waterline. Further, in connection with the design and installation of any Permitted Encroachments, vertical and horizontal separation shall be maintained between the Permitted Encroachments and GRANTEE's waterline as may be prescribed by law or good engineering practices, but in no event shall any Permitted Encroachment be constructed or installed so as to have separation of less than twenty-four (24) inches from the water line; provided, however, that with respect to roads, streets, and paved parking areas, there shall be maintained separation of not less than forty-eight (48) inches between the bottom of the road, street, or paved parking area and the top of the waterline.

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 the purposes for which the Water Line Easement is granted. 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 the Water Line Easement in and to the Easement Area is granted. Any and all plans and specifications for any such use and/or improvements to be constructed upon the Easement Area by GRANTEE will be submitted to and approved by GRANTOR prior to the initiation of any such use or construction.

Within a reasonable time following completion of construction and thereafter following each entry upon the Easement Area for the purposes authorized herein, GRANTEE shall, to the same extent reasonably practicable: (i) repair all damage to Permitted Encroachments directly caused by its activities and promptly restore the surface of the Easement Area to a condition the same as or better than immediately preceding installation of the water line; and (ii) clean-up and restore the surface of the Easement Area to the condition that existed immediately prior to or better than the condition that existed immediately prior to such entry and activities on the Easement Area by the GRANTEE. Nothing contained herein is intended to circumvent or relieve GRANTEE of any existing permitting or approval requirements of Harris County or any other governing agency with jurisdiction.

GRANTOR for the consideration, and subject to the reservations from and exceptions to conveyance and warranty described herein, GRANTS, and CONVEYS to GRANTEE, the above-described Water Line 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 Water Line 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.

The Water Line Easement herein conveyed is an underground easement, and it is expressly agreed and provided that Grantee shall not have the right to make use of the surface of the Easement Area other than for appurtenances that are related to the Water Line Easement and are necessary, requisite, convenient or appropriate in connection with the purposes for which this Water Line Easement is granted, with the prior written consent of Grantor. In the event the County Grantor shall construct a pedestrian trail on or across the easement, and the trail conflicts with or endangers the integrity of the water line, the cost of any reasonable relocation or encroachment of the line shall be borne by the Grantee, its successors, or assigns.

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 water line.

[Signature pages to follow]

EXECUTED this _____ day of _____, 2025.

GRANTOR:

HARRIS COUNTY FLOOD CONTROL
DISTRICT, a political subdivision of the
State of Texas

By: _____
Lina Hidalgo, County Judge

APPROVED AS TO FORM:

Christian D. Menefee
Harris County Attorney

Signed by:
By: Holland Banks
46BB798593434F5...
Holland Samantha Banks
Assistant County Attorney
CAO File No.: 25RPD0072

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____, 2025,
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 Flood Control District.

[Seal]

Notary Public in and for the State of Texas

EXECUTED this 28th day of April, 2025

GRANTEE:

NORTH HARRIS COUNTY REGIONAL WATER
AUTHORITY

By: 
Jun Chang, General Manager

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 28 day of April, 2025, by Jun Chang, as General Manager of North Harris County Regional Water Authority on behalf of said organization.

[Seal]


Notary Public in and for the State of Texas

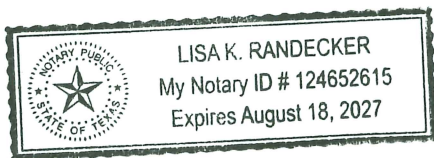


EXHIBIT A

37D-22 WLE
Page No. 1 of 2

TRACT 37D-22 WLE NHCRWA WATER LINE EASEMENT (WLE)

METES AND BOUNDS OF 0.1094 ACRE OF LAND SITUATED IN THE ANDREW BODIN SURVEY, ABSTRACT NO. 133 HARRIS COUNTY, TEXAS

Being a 0.1094 acre (4,766 square feet) tract of land situated in the Andrew Bodin Survey, Abstract No. 133, Harris County, Texas, and being out of and a part of Lot 6A, Block 5 of Enchanted Valley Estates, being an unrecorded subdivision and further being described in a General Warranty Deed dated May 8, 2019, called 0.5344 acre conveyed to Harris County Flood Control District recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2019-191000 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas. Said 0.1094 acre of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a found 5/8-inch iron rod having the Texas State Plane Coordinates N: 13,912,863.98 & E: 3,034,304.07 on the northwesterly corner intersection of Whispering Valley Drive (100' wide – Road Easement) recorded under H.C.C.F. No. E876673 of the O.P.R.O.R.P.H.C. and N Moss Creek Drive (60' wide – Road Easement) recorded under H.C.C.F. No. E876673 of the O.P.R.O.R.P.H.C., same also being the southeast corner of said Lot 6A and the corner of the herein described parcel;

THENCE, along the common north line of said Whispering Valley Drive and the south line of said Lot 6A, being a curve turning to the right through a central angle of 07° 02' 32", having a radius of 1,950.00 feet, an arc length of 239.67 feet and whose long chord bears North 86° 18' 20" West for a distance of 239.52 feet to a found 5/8-inch iron rod for the common southwest corner of said Lot 6A and the southeast corner of Lot 5B, Block 5 of said Enchanted Valley Estates, said Lot 5B conveyed to Bernard T. Brennan and Wife, Susan C. Brennan recorded under H.C.C.F. No. S938515 of the O.P.R.O.R.P.H.C., same also being the southwest corner of the herein described parcel;

THENCE, North 07° 11' 41" East, departing the north line of said Whispering Valley Drive, along the common east line of said Lot 5B and the west line of said Lot 6A, a distance of 20.00 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for the northwest corner of the herein described parcel;

THENCE, departing said common line, over and across said Lot 6A, being a curve turning to the left through a central angle of 07° 01' 59", having a radius of 1,930.00 feet, an arc length of 236.91 feet and whose long chord bears South 86° 18' 03" East for a distance of 236.77 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for the northeast corner of the herein described parcel, same also being on the common east line of said Lot 6A and the west line of said N Moss Creek Drive;

THENCE, South 00° 42' 29" East, along said common line, a distance of 20.00 feet to the **POINT OF BEGINNING, CONTAINING** 0.1094 acre (4,766 square feet) of land.

NOTES

Distances are surface and may be converted to grid by multiplying by the combined scale factor of 0.99992513. Coordinates are grid and may be converted to surface by multiplying by the combined scale factor of 1.000074876.

A separate Exhibit Map Dated 10/09/24 accompanies this Metes & Bounds Description.

TRACT 37D-22 WLE CONTINUED

37D-22 WLE
Page No. 2 of 2

Compiled By:

Shaheen Chowdhury

Shaheen Chowdhury, R.P.L.S.
Registered Professional Land Surveyor
Texas Reg. No. 5858
Shaheen.Chowdhury@kuoassociates.com

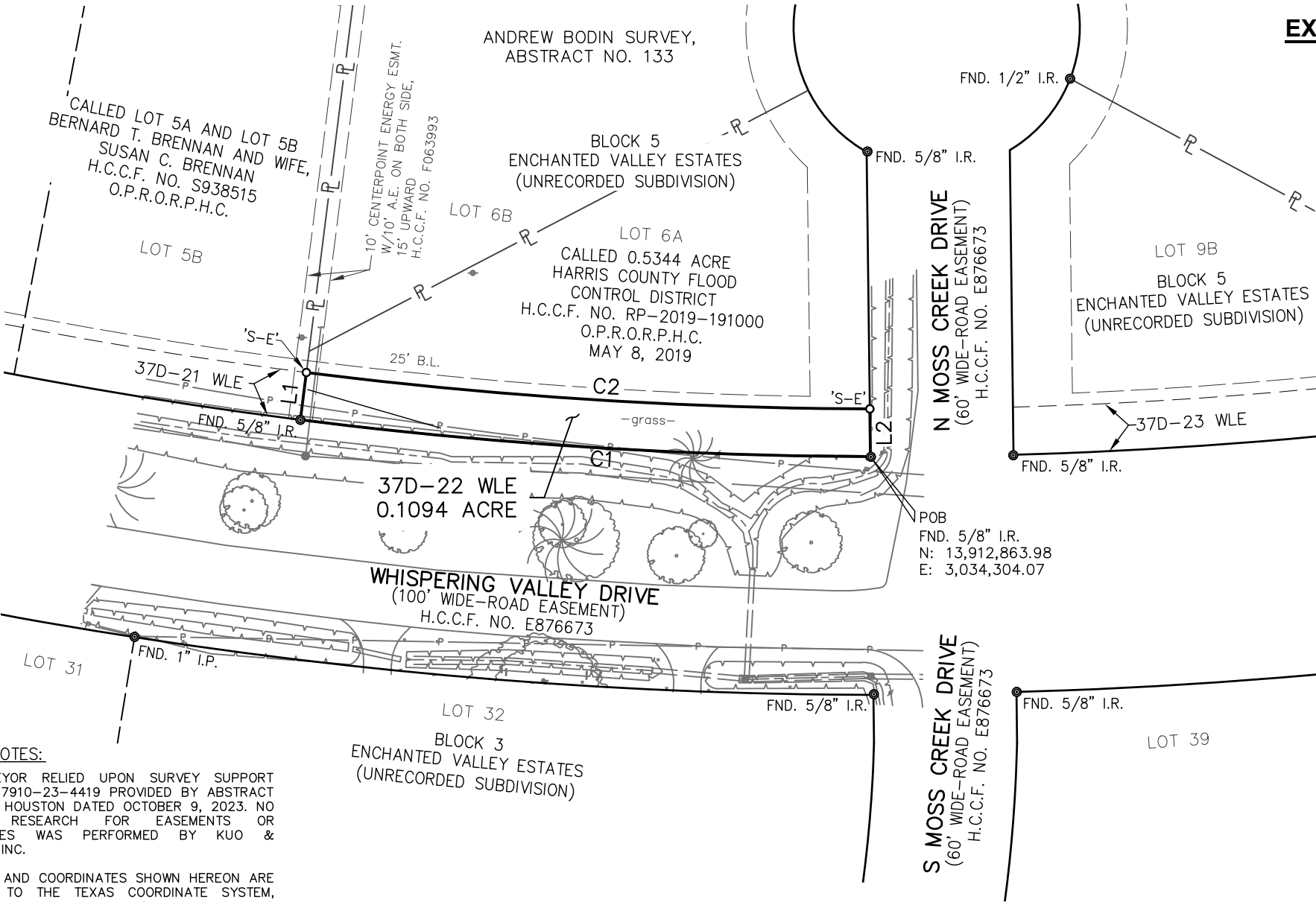
Kuo & Associates, LLC
10300 Westoffice Drive, Suite 800
Houston, TX 77042
Ph.: (713) 975-8769
TBPLS Firm Registration No. 10075600

Date: 10/09/24



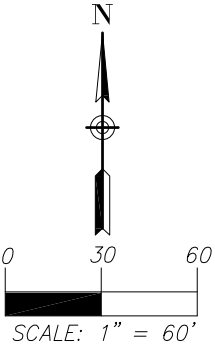
Docusign Envelope ID: 3C1C4C3B-95C2-45F4-8061-A20469F40555

EXHIBIT A



LEGEND:

- P- PROPERTY LINE
- FND. MONUMENT
- SET MONUMENT



ABBREVIATIONS

- A.E.-AERIAL EASEMENT
- AE-ACCESS EASEMENT
- B.L.-BUILDING LINE
- DR.-DRIVE
- ESMT-EASEMENT
- FND.-FOUND
- F.C. NO.-FILM CODE NUMBER
- H.C.C.F. NO.-HARRIS COUNTY CLERK'S FILE NUMBER
- H.C.D.R.-HARRIS COUNTY DEED RECORDS
- H.C.M.R.-HARRIS COUNTY MAP RECORDS
- I.P.-IRON PIPE
- I.R.-IRON ROD
- O.P.R.O.R.P.H.C.-OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY
- POB-POINT OF BEGINNING
- POC-POINT OF COMMENCING
- R.O.W.-RIGHT OF WAY
- SAN SE-SANITARY SEWER EASEMENT
- "S-E"-SET 5/8" I.R. W/KUO CAP
- "S-MAG"-SET MAG NAIL
- "S-X"-SET 'X' CUT ON CONCRETE
- SQ. FT.-SQUARE FEET
- STM SE-STORM SEWER EASEMENT
- TCE-TEMPORARY CONSTRUCTION EASEMENT
- UE-UTILITY EASEMENT
- VOL.-VOLUME
- PG.-PAGE
- WLE-WATER LINE EASEMENT

GENERAL NOTES:

1. A SURVEYOR RELIED UPON SURVEY SUPPORT REPORT NO. 7910-23-4419 PROVIDED BY ABSTRACT SERVICES OF HOUSTON DATED OCTOBER 9, 2023. NO ADDITIONAL RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY KUO & ASSOCIATES, INC.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 86 (1983 ADJUSTMENT) BASED ON THE CONTROL MONUMENTATION PROVIDED TO SURVEYOR. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99992513. COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000074876.
3. A SEPARATE METES AND BOUNDS DESCRIPTION DATED 10/09/24 HAS BEEN PREPARED IN ASSOCIATION WITH THIS EXHIBIT.
4. THE PARENT TRACT IS SUBJECT TO THE BLANKET EASEMENT FOR PUBLIC UTILITIES RECORDED IN THE H.C.C.F. NOS. E871531 & F422047 OF THE O.P.R.O.R.P.H.C.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N07°11'41"E	20.00'
L2	S00°42'29"E	20.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	239.67'	1,950.00'	7°02'32"	N86°18'20"W-239.52'
C2	236.91'	1,930.00'	7°01'59"	S86°18'03"E-236.77'

I HEREBY CERTIFY THAT THE SUBDIVISION HEREON AND THE ACCOMPANYING LEGAL DESCRIPTION REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND DURING MAY, 2024 BY OTHER AND FURTHER VERIFIED UNDER MY SUPERVISION.

Shaheen Chowdhury

10/09/24

SHAHEEN CHOWDHURY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 5858
Shaheen.chowdhury@kuoassociates.com



EXHIBIT MAP
TRACT 37D-22 WLE
0.1094 ACRE (4,766 SQ. FT.)
OUT OF AND A PART OF
LOT 6A, BLOCK 5 OF
ENCHANTED VALLEY ESTATES
BEING AN UNRECORDED SUBDIVISION
ANDREW BODIN SURVEY, A-133
HARRIS COUNTY, TEXAS



KUO
& associates
Consulting Engineers
& Surveyors

10300 Westoffice Dr., Suite 800
Houston, Texas 77042
Tel: 713-975-8769, Fax: 713-975-0920
www.kuoassociates.com
TBPELS Engineering Firm Reg. No. F-4578
TBPELS Surveying Firm Reg. No. 10075600

Checked By: SC	Date: 10/09/24	Scale: 1"=60'
Project No: 24043	Drawing Name: 37D-22 WLE	Sheet No. 1 of 1



I want to...

