

HARRIS COUNTY

OFFICE OF THE COUNTY ENGINEER

1001 Preston, Suite 500
Houston, Texas 77002
(713) 755-5370

March 18, 2021

Honorable County Judge
& Commissioners

SUBJECT: Conveyance

Recommendation for authorization for Harris County to convey real estate to the City of Baytown for tract 1WLE, a 0.0318 acre waterline easement from the Wallisville Road Reconstruction from Garth Road to North Main Street project and that the County Judge execute the assignment of easement rights, UPIN 18102MF0S601, Precinct 2.

Sincerely,



John R. Blount, P.E.
County Engineer

Attachment

cc: Commissioner Adrian Garcia
Mike Lykes
Milton Rahman, P.E.
Tiko Reynolds-Hausman
Faustino Benavidez, P.E.
Misty Rios
Rosalie Brockman
Juan Hernandez
Jose Jimenez
Chris Saddler
Tiffany Harding

WATER LINE EASEMENT

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

THAT, **Harris County**, a body corporate and politic of the State of Texas, hereinafter referred to as GRANTOR (whether one or more) for and in consideration of Grantor's intention of making a gift as a charitable contribution, have GRANTED and CONVEYED, and by these presents do GRANT and CONVEY unto the **CITY OF BAYTOWN, TEXAS**, a municipal corporation in Harris and Chambers Counties, Texas, hereinafter referred to as GRANTEE, an easement for the purpose of constructing, maintaining, inspecting, operating, repairing, removing, and replacing a single, subsurface water line, within the Easement Area, as that term is defined and used herein below, together with all related subsurface appurtenances, and for making connections therewith, and for no other purpose (hereinafter sometimes referred to as the "Water Line Easement"), such Water Line Easement being located over, under, and across the following described property in the County of Harris, State of Texas, more particularly described as follows, to wit:

0.0318 acres of land situated in the George Ellis League Survey, Abstract No. 21, Harris County, Texas, said 0.0318 acres of land more or less being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said easement, unto the CITY OF BAYTOWN to be used for said purpose, forever; and GRANTOR does hereby bind itself, its successors and assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises

unto the said CITY OF BAYTOWN, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

This conveyance is subject to all easements, restrictions and reservations of record in the County Clerk's Official Public Records of Real Property of Harris County, which affect the property herein conveyed, to the extent they are valid and subsisting and are enforceable against a political subdivision of the State of Texas.

HARRIS COUNTY

By: _____
Lina Hidalgo, County Judge

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on this ____ day of _____, 2021, by Lina Hidalgo, as County Judge of Harris County, Texas, and the presiding officer of Commissioners Court of Harris County, Texas, on behalf of Commissioners Court of Harris County, Texas, as the governing body of Harris County, Texas.

Notary Public signature

CITY OF BAYTOWN

By: 

Name: Richard L. Davis

Title: City Manager

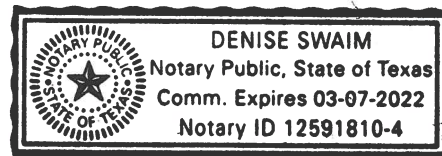
ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on this 25th day of
February, 2021, by Richard L. Davis, the City Manager of the
City of Baytown, Texas, on behalf of said City.


Notary Public signature





STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES & BOUNDS** description of a certain 0.0318 acre (1,385 sq ft) tract of land situated in the George Ellis League Survey, Abstract No. 21 in Harris County, Texas, being out of a called 0.844 acre tract of land to County of Harris recorded under Clerk's File Number 20120019018 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 0.0318 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83; The coordinates are grid and may be brought to surface by applying the combined scale factor of 0.999898033;

COMMENCING at a found 1/2-inch iron rod (with "BHA" cap) (N: 13,868,871.45, E: 3,245,145.70) at the southwesterly corner of said 0.844 acre tract, common with the southeasterly corner of a called 58.5511 acre tract of land to Goose Creek Consolidated Independent School District recorded under Clerk's File Number RP-2018-302358 of the H.C.O.P.R.R.P. and being in the northerly right-of-way line of Wallisville Road (right-of-way varies) recorded under Volume 307, Page 329 of the Harris County Deed Records (H.C.D.R.), Film Code Number 627111 of the H.C.M.R., and Clerk's File Numbers 20120086195 and 20110463736 of the H.C.O.P.R.R.P.;

THENCE, North 12 Degrees 20 Minutes 33 Seconds West, along the westerly line of said 0.844 acre tract, common with the easterly line of said 58.5511 acre tract, a distance of 92.01 feet to a set 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPERTY CORNER") (N: 13868961.33, E: 3245126.03) and being the **POINT OF BEGINNING** of the herein described tract;

THENCE, North 12 Degrees 20 Minutes 33 Seconds West, along said common line, a distance of 10.00 feet to a set 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPERTY CORNER");

THENCE, North 77 Degrees 45 Minutes 32 Seconds East, leaving said common line, over and across said 0.844 acre tract, a distance of 138.68 feet to a set 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPERTY CORNER") lying in the easterly line of said 0.844 acre tract, common with the westerly line of G.C.C.I.S.D. New High School plat recorded under Film Code Number 627111 of the H.C.M.R.;

THENCE, South 12 Degrees 20 Minutes 33 Seconds East, along said common line, a distance of 10.00 feet to a set 3/4-inch iron rod (with cap stamped "JONES|CARTER PROPERTY CORNER");

Exhibit "A"

10' Waterline Easement
0.0318 Acres

George Ellis League Survey
Abstract No. 21

THENCE, South 77 Degrees 45 Minutes 32 Seconds West, leaving said common line, over and across said 0.844 acre tract, a distance of 138.68 feet to the **POINT OF BEGINNING, CONTAINING 0.0318 acres (1,385 sq ft)** of land in Harris County, Texas.

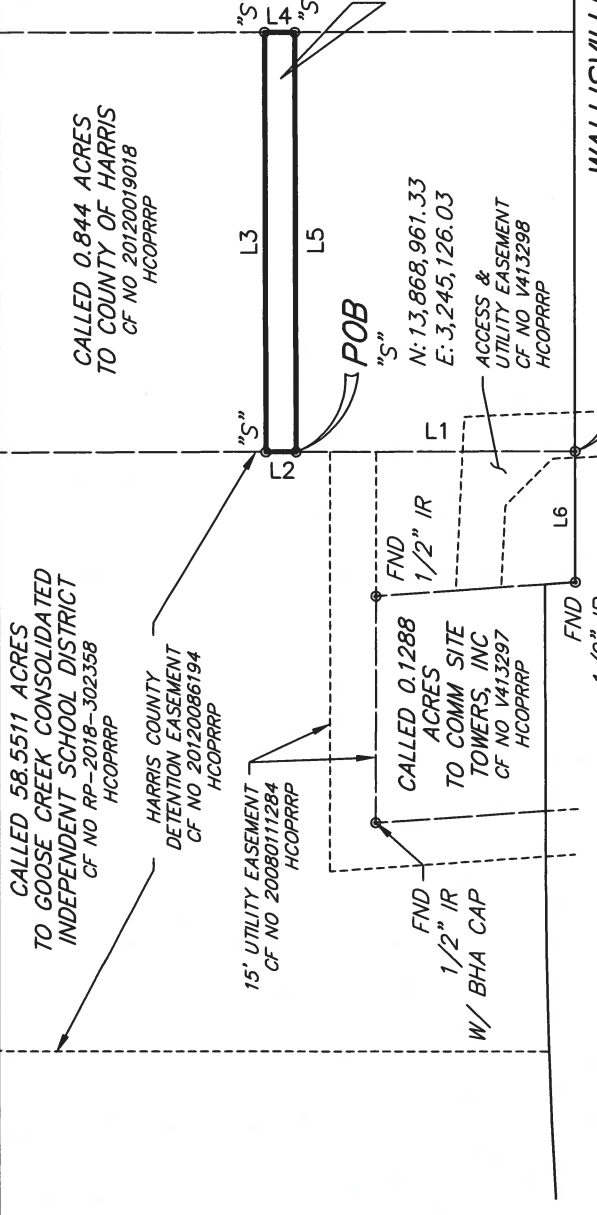
Jones|Carter
6330 West Loop South, Suite 150
Bellaire, Texas 77401
(713) 777-5337
Texas Board of Professional Land Surveying
Registration No. 10046100



 11/03/20

Acting By/Through Jeromy Alvin Chandler
Registered Professional Land Surveyor
No. 5755
JChandler@jonescarter.com

AREA TABLE (ACRES)			
PARENT TRACT FEE OWNER	PARENT TRACT AREA (CALCULATED)	ESMT. AREA	PARENT TRACT REMAINDER AREA
COUNTY OF HARRIS	0.844 ACRES 36,764 SQ FT	0.0318 ACRES 1,385 SQ FT	0.8122 ACRES 35,379 SQ FT



General Notes:

- Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD83.
- Coordinates shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83 (Grid) and may be brought to surface by applying the combined scale factor of 0.999898033.
- A Metes and Bounds description of this tract is available in the offices of Jones|Carter in Bellaire, Texas.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to position accuracy of the boundary monuments shown hereon.
- This exhibit was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certification and therefor easements or encumbrances may exist which are not shown hereon.

EXHIBIT
OF A
10' WATERLINE EASEMENT
0.0318 ACRES
OUT OF THE
GEORGE ELLIS LEAGUE
SURVEY, A-21
HARRIS COUNTY, TEXAS
NOVEMBER 2020

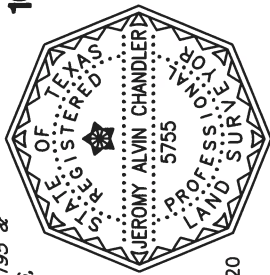
LEGEND:

CF	CLERK'S FILE
CO	COMPANY
FC	FILM CODE
FND	FOUND
HCDS	HARRIS COUNTY DEED RECORDS
HCMR	HARRIS COUNTY MAP RECORDS
HCOPRRP	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
IR	IRON ROD
NO	NUMBER
PFC	POINT FOR CORNER
PG	PAGE
POB	POINT OF BEGINNING
"S"	SET 3/4" IRON ROD
	W/ CAP STAMPED
	JONES CARTER PROPERTY CORNER
VOL	VOLUME
ROW	RIGHT-OF-WAY

Subject to the General Notes shown:
Date of Plat or Map: November 3, 2020

Jeremy Alvin Chandler
Registered Professional Land Surveyor No. 5755
jchandler@jonescarter.com

11/03/20



JONES | CARTER

COTTON SURVEYING DIVISION

Texas Board of Professional Land Surveying Registration No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

