

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: Donations

Recommendation for authorization for Harris County to accept a real estate donation and execute a proposed gift form for a 0.0115 acre road easement, tract number P1, for the public project known as Sidewalk and Transit Stops – Ella Blvd, Kuykendahl Rd, and Rankin Rd - 2018, from Spring Independent School District, with the appraised HCAD value of \$1,250, Precinct 1.

Sincerely,

Loyd Smith for

John R. Blount, P.E.
County Engineer

Attachment

cc: Commissioner Rodney Ellis
Brandon Dudley
William Taylor
Amar Mohite
Mittie Anderson
Thomas Walker
Keith Richard

Date: March 30, 2021

PROPOSED GIFT TO HARRIS COUNTY, TEXAS

DEPARTMENT ACCEPTING GIFT AND SUBMITTING REQUEST TO COMMISSIONERS COURT

Department Name	Fund	Department #
Harris County Precinct 1		

DEPARTMENT RETAINING GIFT UPON COMMISSIONERS COURT APPROVAL (IF DIFFERENT FROM ABOVE DEPARTMENT)

Department Name	Fund	Department #

A road easement across 0.0115 acre(s) of land situated in the
Christopher Walter Survey, Abstract A-868, Harris County, Texas
 Gift Description*

\$ 1,250.00
 Total Dollar Amount or Estimated Market Value*

Spring Independent School District
 Name of Donor(s)

***Harris County's acceptance of this donation/gift does not represent Harris County's agreement with the property owner's appraised value or claimed fair market value.**

Special Purposes/Restrictions:

NOTE: If there are no restrictions, please indicate. If more space is required, please identify or summarize above and indicate that there is an attachment.

Accepted:

Harris County, Texas

By: Lina Hidalgo, County Judge

Per Commissioners Court Order: Volume _____ Page _____ Date _____

EASEMENT

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

THAT, **Spring Independent School District**, of the County of Harris, 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 unto the **County of Harris**, a body corporate and politic under the laws of the State of Texas, hereinafter referred to as Grantee, an easement for road, road drainage and other related purposes in, along, upon and across the following described property in the County of Harris, State of Texas, ("the Easement Area"), more particularly described as follows, to wit:

0.0115-acre of land situated in the Christopher Walter Survey, Abstract A-868, Harris County, Texas, said 0.0115 acres of land more or less being more particularly described in Exhibit "A" attached hereto and made a part hereof.

The easement hereby granted shall be for the purpose of roads, road drainage, and such other purposes and objects as Grantee shall lawfully be authorized to perform, or engage in, and shall include, by way of description only and not by way of limitation, the right: 1) to construct, operate and maintain roads and related appurtenances on, over, below, along, and across the Easement Area; 2) to clear, cut, fell, remove and dispose of any and all timber, trees, underbrush,

vegetation, buildings, improvements and/or other obstructions (whether manmade or natural) therefrom; 3) to excavate, dig and remove any of the land constituting the Easement Area and to dispose of or use, on or off the Easement Area, the dirt, soil, shell, stone, gravel, sand or other overburden, trees, grass, shrubbery, vegetation, and any other material from the Easement Area as Grantee in its sole discretion shall determine without additional compensation being paid to Grantor; 4) to place on the Easement Area dirt, soil, riprap, dredge or spoil material; 5) to install and maintain upon the Easement Area all manner of roads, crossings, bridges, culverts, sidewalks, landscaping, plants, ground cover, terraces and other forms of soil stabilization and erosion abatement, lighting, traffic control signals, and signs, (whether permanent or temporary) and to remove the same; 6) to install and maintain upon the Easement Area various forms of surfacing materials, including by way of description and not by way of limitation, concrete, asphalt, planks, bricks, cinders, rubberized compounds, gravel and other surfacing materials; 7) and to bring and keep upon the Easement Area all machinery, equipment, building materials and personnel reasonably necessary to efficiently prosecute such work.

All matters concerning or relating to the design, operation, maintenance, configuration and the construction of any improvement or related facility permitted under the terms of this easement shall be at the sole discretion of the Grantee.

TO HAVE AND TO HOLD the said easement, unto the County of Harris to be used for said purpose, forever; and Grantor does hereby bind itself, successors and assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said County of Harris, 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.

[The remainder of this page left intentionally blank; signature page(s) to follow]

EXECUTED this 9th day of March, 202~~1~~1

Spring Independent School District

By: Rhonda R. Newhouse
Rhonda R. Newhouse, Board President

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on March 9, 2021,
by Rhonda R. Newhouse, Board President of **Spring Independent School
District** on behalf of said Independent School District.

[Signature]
Notary Public signature



Exhibit A

Parcel 1
Sidewalk and Access Management –
Ella Blvd from Richey Rd to FM 1960
Project UPIN: 19101MF0Y701
Page 1 of 2

Being a 0.0115-acre (500 Square Foot) tract of land situated in the Christopher Walter Survey, A-868, Harris County, Texas. Said 0.0115-acre tract being out of Westfield-Bammel Administration Complex, Section One, Restricted Reserve 'A', as recorded in Film Code No. 353044 of Harris County Map Records (hereinafter H.C.M.R.) and conveyed to Spring Independent School District, by deeds recorded under Harris County Clerk's File Nos. D189140, D189141, D189142, and D189143 (hereinafter H.C.C.F. No.), of the Official Public Records of Real Property, Harris County, Texas (hereinafter O.P.R.R.P.H.C.), and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, NAD 83 (2001 adj.), South Central Zone No. 4204, all coordinates shown hereon are grid and may be converted to surface by multiplying by the combined scale factor of 1.000076426:

COMMENCING (N = 13,931,902.46, E = 3,092,635.74) at a found 5/8-inch iron rod with cap for the east corner of Lakeview Apartments, Section One, as recorded in Film Code No. 354110 of H.C.M.R. and conveyed to Houston Value-Add Holdings LLC, by deed recorded under H.C.C.F. No. RP-2018-535485, for an angle point in the southwest right-of-way line of Ella Boulevard (Variable Width right-of-way at this point), and for a point in the northwest line of said Westfield-Bammel Administration Complex, Section One;

THENCE North 55 deg. 36 min. 10 sec. East, with the northwest line of said Westfield-Bammel Administration Complex, a distance of 6.86 feet to an angle point in the southwest right-of-way line of Ella Boulevard (100-Foot Wide right-of-way at this point) (Formerly Medberry Road) as recorded in H.C.C.F. Nos. J152864, E450561, E459110, E467852, E467853, J022474, J439541, J514798, E596896, and J207687, and Harris County Deed Records Volume 87, Page 380 (hereinafter H.C.D.R.) of the O.P.R.R.P.H.C., and for the north corner of said Westfield-Bammel Administration Complex;

THENCE South 34 deg. 21 min. 29 sec. East, with the southwest right-of-way line of said Ella Boulevard and the northeast line of said Westfield-Bammel Administration Complex, a distance of 169.88 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the northeast line of said Westfield-Bammel Administration Complex, for a point in the southwest right-of-way line of said Ella Boulevard, for the northeast corner and **POINT OF BEGINNING (N= 13,931,766.11, E = 3,092,737.27)** of said tract herein described;

THENCE South 34 deg. 21 min. 29 sec. East, with the southwest right-of-way line of said Ella Boulevard, the northeast line of said Westfield-Bammel Administration Complex, and the northeast line of the tract herein described, a distance of 100.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the northeast line of said Westfield-Bammel Administration Complex, for a point in the southwest right-of-way line of said Ella Boulevard, and for the southeast corner of the tract herein described;

THENCE South 55 deg. 33 min. 15 sec. West, over and across said Westfield-Bammel Administration Complex, and with the southeast line of the tract herein described, a distance of 5.00 feet, to a 5/8-inch iron rod with cap stamped “WEISSER ENG HOUSTON, TX” set for the southwest corner of the tract herein described;

THENCE North 34 deg. 21 min. 29 sec. West, over and across said Westfield-Bammel Administration Complex, and with the southwest line of the tract herein described, a distance of 100.00 feet, to a 5/8-inch iron rod with cap stamped “WEISSER ENG HOUSTON, TX” set for the northwest corner of the tract herein described;

THENCE North 55 deg. 33 min. 15 sec. East, over and across said Westfield-Bammel Administration Complex, and with the northwest line of the tract herein described, a distance of 5.00 feet, to the **POINT OF BEGINNING** and containing 0.0115 acre (500 Square Feet) of land.

This description is accompanied by a right-of-way map of even survey date.

Compiled by:

Weisser Engineering Company
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No.: F-68
Job No. EI803
Date: 11/16/2020



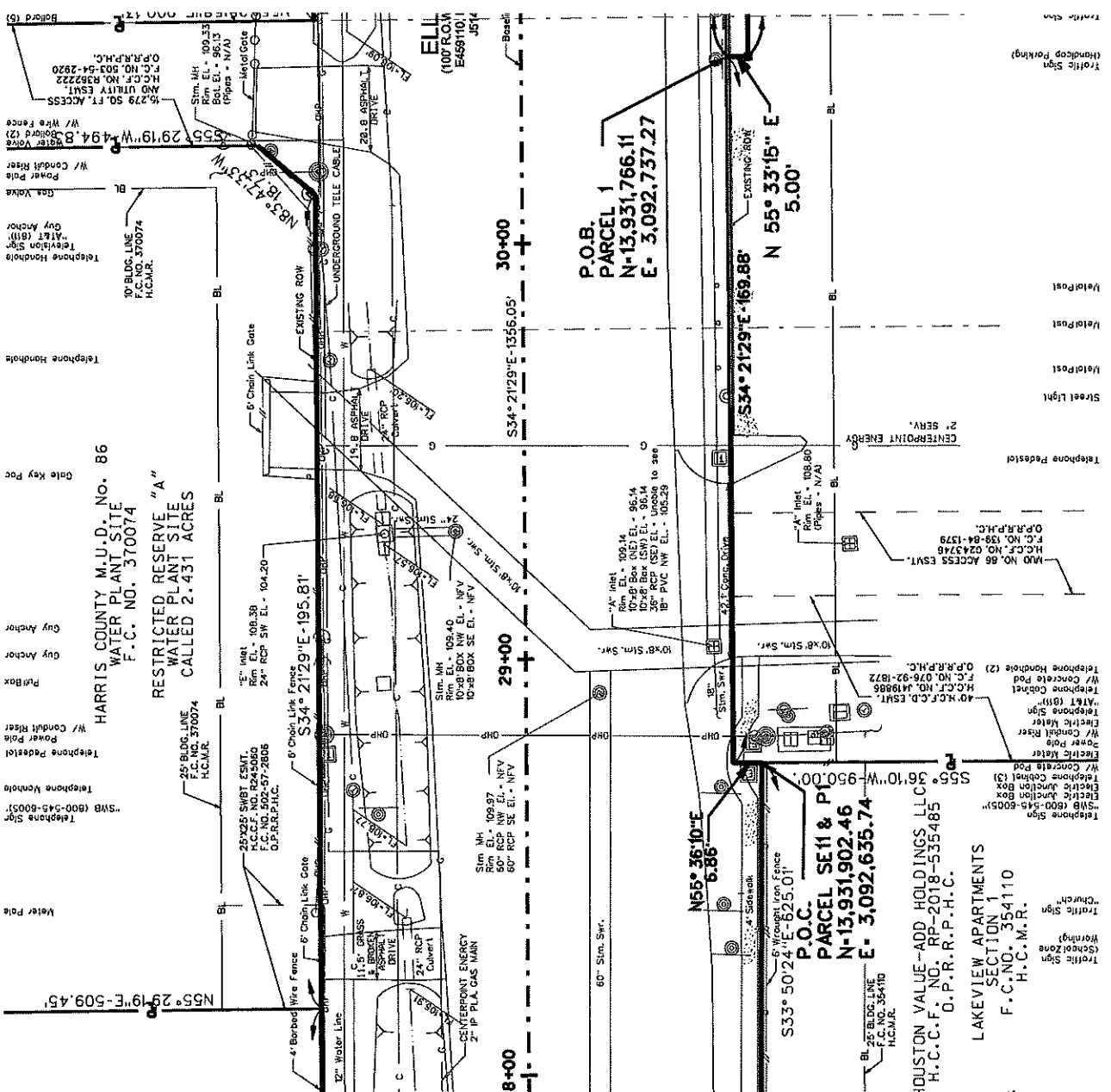
A handwritten signature in blue ink, appearing to be "Walter P. Sass", written over a faint circular line.

CHRISTOPHER WALTER SURVEY, A-868

SYMBOLS	
○	A/C Unit
⊙	"BB" Inlet
◆	Benchmark
⊕	Billboard
□	"B" Inlet
▢	"C-2" Inlet
⊞	Cable TV Pedestal
⊝	"C" Inlet
⊚	Circle Inlet
⊛	Electric Pedestal
⊜	Electric Transformer
⊝	Fire Hydrant
⊞	Gas Meter
⊚	Grate Inlet
⊛	Double Grate Inlet
⊞	Guy Anchor
⊚	Electric Manhole
⊛	Electric Manhole
⊜	Light Standard
⊞	Mailbox
○	Meter Pole
▲	Pipeline Vent
⊞	Power Pole
⊞	Pull Box
⊞	Sanitary Manhole
⊞	Sample Well
⊞	Shrub
⊞	Sign
⊞	Storm Manhole
⊞	Telephone Manhole
⊞	Telephone Handhole
⊞	Utility Tone Mark
⊞	Traffic Control Box
⊞	Transformer Pole
⊞	Utility Marker
⊞	Water Meter
⊞	Water Valve
⊞	Water Meter

ABBREVIATIONS	
FNC	FENCE
FND	FOUND
H.C.C.F.	HARRIS COUNTY CLERK'S FILE RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
IP	IRON PIPE
IR	IRON ROD
N.F.F.	NOT FOUND IN FIELD
Nr.	NUMBER
OPR&B&C	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY TAXES COUNTY TAX MAPS
P.T.P.	PACKED TOP PIPE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
R.O.K.	RIGHT OF WAY
S.O.F.I.	SQUARE FEET
S.M.B.T.	SOUTHERN BELL TELEPHONE
TYR.	TYPICAL
VOLUME, PAZ	VOLUME, PAGE
C.M.	CONTROL MONUMENT
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.C.M.	HARRIS COUNTY COMMISSIONERS COURT MINUTES

JAMES WILLIAMS SURVEY, A-1472



MATCHLINE STA. 27+94.23

28+00 29+00 30+00

31+00

32+00

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34+00

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NOTES:

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83 (1993), DERIVED FROM TSARP MONUMENT 150700. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL ALIGNMENT OF THE FOLLOWING COINED SCALE FACTOR OF 0.99992358.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. DEED RESEARCH WAS PERFORMED BY HELSER ENGINEERING COMPANY.
- ACCORDING TO FIRM MAP NUMBER 48201C0456 (MAP REVISED OCTOBER 16, 2013), 48201C0455 (MAP REVISED JUNE 15, 2007) & 48201C0255 (MAP REVISED OCTOBER 16, 2013) THE TRACTS OF LAND SHOWN ON THESE ALIGNMENT MAPS ARE SITUATED IN THE FOLLOWING FLOOD REFERENCE BENCHMARK ZONES:

ZONE A-E (BASE FLOOD ELEVATIONS DETERMINED) - SPECIAL FLOODPLAIN REFERENCE MARKER NUMBER 150700 IS LOCATED FROM THE INTERSECTION OF IH 45 TO WEST RANKIN ROAD.

DATE	BY	REVISION