H A R R I S C O U N T Y

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 0.46 acre sidewalk easement, tract numbers SE 11, SE 12, and SE 13, 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 $50,095, 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

County Auditor's Form 770
Harris County, TX (REV. 9/17/2020)

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 sidewalk easement across 0.46 acre(s) collectively as 3 tracts, of land situated in the Christopher Walter Survey, Abstract A-868, Harris County, Texas
Gift Description*

$ 50,095.00
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 _____

SIDEWALK 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 sidewalk and other related purposes in, along, upon and across the following described properties in the County of Harris, State of Texas, more particularly described as follows, to wit:

> **0.46 acres of land, collectively as three tracts, situated in the Christopher Walter Survey, A-868, Harris County, Texas, said 0.4715 acres of land more or less being more particularly described in Exhibits "A", "B", and "C" attached hereto and made a part hereof.**

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, its successors and assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Harris County, 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.

EXECUTED this 9th day of March, 2021.

Spring Independent School District

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

ACKNOWLEDGMENTS

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.

Notary Public signature

JASON SHEFFER
Notary Public, State of Texas
Comm. Expires 02-08-2023
Notary ID 13188644-0

Exhibit A

Being a 0.0080-acre (349 Square Foot) tract of land situated in the Christopher Walter Survey, A-868, Harris County, Texas. Said 0.0080-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 deed 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, Section One, a distance of 6.86 feet to point for 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, Section One;

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, Section One, a distance of 1,188.32 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, Section One, for a point in the southwest right-of-way line of said Ella Boulevard, for the northeast corner and **POINT OF BEGINNING (N= 13,930,925.42, E = 3,093,311.99)** 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, Section One, and the northeast line of the tract herein described, a distance of 34.98 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the southwest right-of-way line of said Ella Boulevard, for the north corner of Westfield-Bammel Administration Complex, Section Two, as recorded in Film Code No. 356069 of H.C.M.R., for

the east corner of said Westfield-Bammel Administration Complex, Section One, and for the southeast corner of the tract herein described;

THENCE South 55 deg. 34 min. 10 sec. West, with the northwest line of said Westfield-Bammel Administration Complex, Section Two, with the southeast line of said Westfield-Bammel Administration Complex, Section One, and with the southeast line of the tract herein described, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the northwest line of said Westfield-Bammel Administration Complex, Section Two, for a point in the southeast line of said Westfield-Bammel Administration Complex, Section One, and for the southwest corner of the tract herein described;

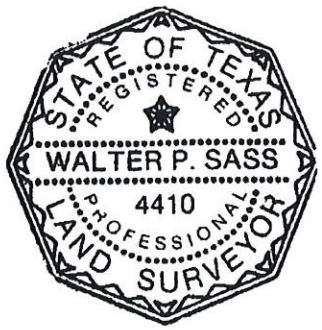
THENCE North 34 deg. 21 min. 29 sec. West, over and across said Westfield-Bammel Administration Complex, Section One, and with the southwest line of the tract herein described, a distance of 34.83 feet, to a to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of the tract herein described;

THENCE North 55 deg. 41 min. 33 sec. East, over and across said Westfield-Bammel Administration Complex, and with the northwest line of the tract herein described, a distance of 10.00 feet, to the **POINT OF BEGINNING** and containing 0.0080 acre (349 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



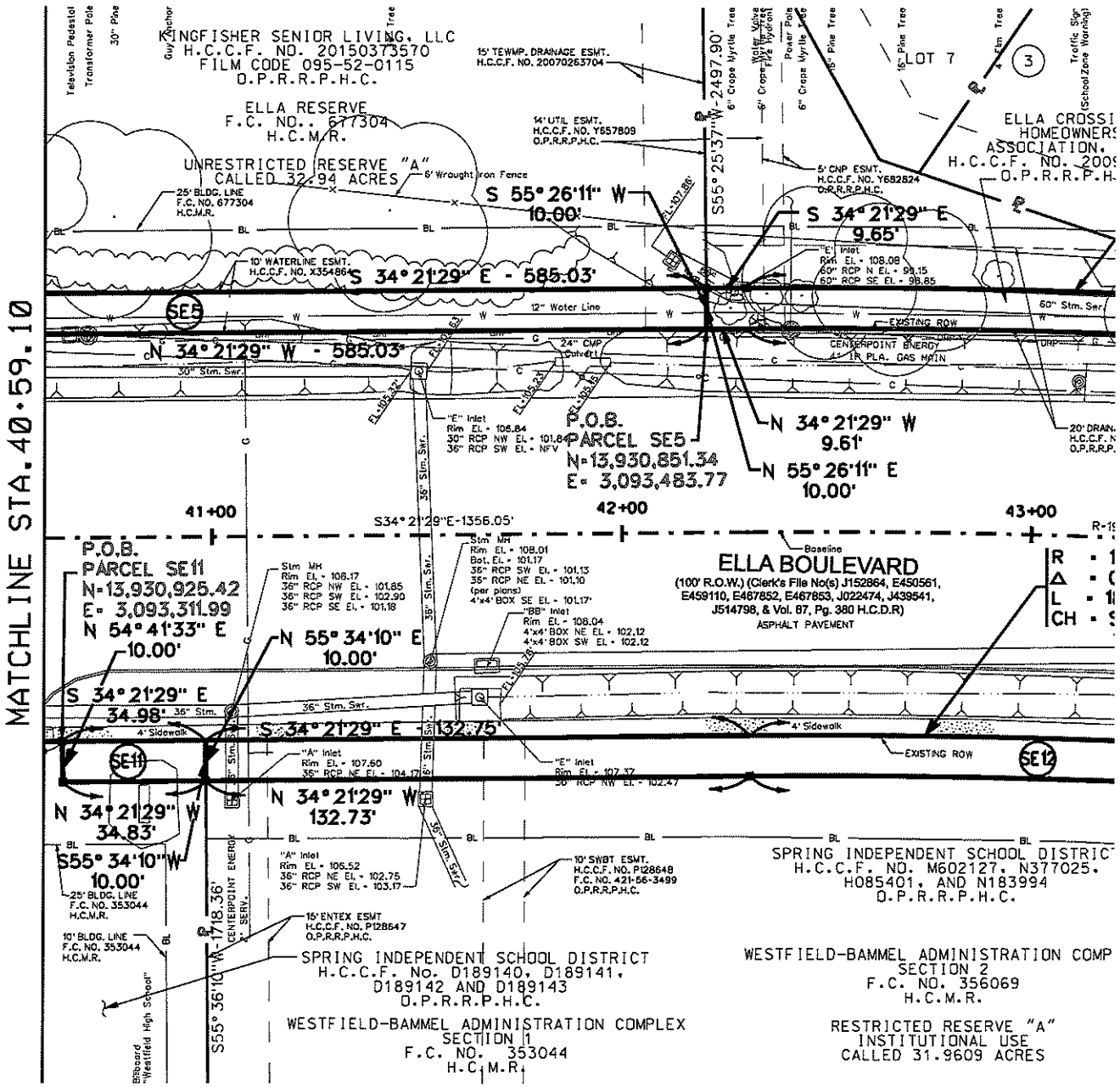
CHRISTOPHER WALTER SURVEY, A-868

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
H.C.M.R.	-	HARRIS COUNTY MAP RECORDS
I.P.	-	IRON PIPE
I.R.	-	IRON ROD
N.F.I.F.	-	NOT FOUND IN FIELD
No.	-	NUMBER
O.P.R.R.P.H.C.	-	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
P.T.P.	-	PINCHED TOP PIPE
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.C.P.	-	REINFORCED CONCRETE PIPE
R.O.W.	-	RIGHT OF WAY
SQ. FT.	-	SQUARE FEET
S.W.B.T.	-	SOUTHWESTERN BELL TELEPHONE
TYP.	-	TYPICAL
VOL., PG.	-	VOLUME, PAGE
C.M.	-	CONTROL MONUMENT
H.C.D.R.	-	HARRIS COUNTY DEED RECORDS
H.C.C.C.M.	-	HARRIS COUNTY COMMISSIONERS COURT MINUTES



NOTES:

1. 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 AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99992358.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. DEED RESEARCH WAS PERFORMED BY WEISSER ENGINEERING COMPANY.

4. ACCORDING TO FIRM MAP NUMBER 48201C046M (MAP REVISED OCTOBER 16, 2013),48201C0455L (MAP REVISED JUNE 18, 2007) & 48201C0265M (MAP REVISED OCTOBER 16, 2013) FOR HARRIS COUNTY, TEXAS, AND INCORPORATED AREAS , THE TRACTS OF LAND SHOWN ON THESE ALIGNMENT MAPS ARE SITUATED IN THE FOLLOWING FLOOD ZONES:

ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) - SPECIAL

REFERENCE BENCHMARK:

FLOODPLAIN REFERENCE MARKER NUMBER 150700 IS LOCATED FROM THE INTERSECTION OF IH 45 TO WEST RANKIN ROAD.

JAMES WILLIAMS SURVEY, A-1472

Exhibit B

Being a 0.1905-acre (8,298 Square Foot) tract of land situated in the Christopher Walter Survey, A-868, Harris County, Texas. Said 0.1905-acre tract being out of Westfield-Bammel Administration Complex, Section Two, Restricted Reserve 'A', as recorded in Film Code No. 356069 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. M602127, N377025, H085401, and N183994 (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:

BEGINNING (N = 13,930,199.77, E = 3,093,771.75) at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northerly cutback corner of the intersection of the northwest right-of-way of Southridge Road (Variable Width right-of-way) as recorded in H.C.C.F. No. P034384, Film Code No. 117-54-0876, and the southwest right-of-way line of Ella Boulevard (100-Foot Wide right-of-way) (Formerly Medberry Road) as recorded in H.C.C.F. Nos. J152864, E450561, E459110, E467852, E467853, J022474, J439541, J514798, E596896, and J207687, and Volume 87, Page 380 of Harris County Deed Records, of the O.P.R.R.P.H.C., for the most easterly south corner of said Westfield-Bammel Administration Complex Section Two, and for the southeast corner of the tract herein described;

THENCE South 10 deg. 35 min. 40 sec. West, with said cutback line, with a southeast line of said Westfield-Bammel Administration Complex, Section Two, and with the southeast line of the tract herein described, a distance of 14.15 feet, to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in said cutback line, for a point in a southeast line of said Westfield-Bammel Administration Complex, Section Two, and 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, Section Two, and with the southwest line of the tract herein described, a distance of 212.77 feet, to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a tangent curve to the right, and for a point in the southwest line of the tract herein described;

THENCE over and across said Westfield-Bammel Administration Complex, Section Two, with the southwest line of the tract herein described and with the arc of said curve to the right having a radius of 1,969.86 feet, an arc length of 200.77 feet, a central angle of 5 deg. 50 min. 22 sec., a chord bearing of North 31 deg. 26 min. 15 sec. West and a chord distance of 200.68 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point of tangency in the southwest line of the tract herein described;

THENCE North 28 deg. 31 min. 04 sec. West, over and across said Westfield-Bammel Administration Complex, Section Two, and with the southwest line of the tract herein described, a distance of 99.97 feet, for the beginning of a tangent curve to the left, and for a point in the southwest line of the tract herein described;

THENCE over and across said Westfield-Bammel Administration Complex, Section Two, with the southwest line of the tract herein described and with the arc of said curve to the left having a radius of 1,849.86 feet, an arc length of 188.56 feet, a central angle of 5 deg. 50 min. 25 sec., a chord bearing of North 31 deg. 26 min. 16 sec. West and a chord distance of 188.48 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point of tangency in the southwest line of the tract herein described;

THENCE North 34 deg. 21 min. 29 sec. West, over and across said Westfield-Bammel Administration Complex, Section Two, and with the southwest line of the tract herein described, a distance of 132.73 feet, to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the southeast line of Westfield-Bammel Administration Complex, Section One, as recorded in Film Code No. 353044 of H.C.M.R., for a point in the northwest line of said Westfield-Bammel Administration Complex, Section Two, and for the northwest corner of the tract herein described;

THENCE North 55 deg. 34 min. 10 sec. East, with the southeast line of said Westfield-Bammel Administration Complex, Section One, with the northwest line of said Westfield-Bammel Administration Complex, Section Two, and with the northwest line of the tract herein described, a distance of 10.00 feet, to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the southwest right-of-way line of said Ella Boulevard, for the east corner of said Westfield-Bammel Administration Complex, Section One, for the north corner of said Westfield-Bammel Administration Complex, Section Two, and for the northeast corner of the tract herein described;

THENCE South 34 deg. 21 min. 29 sec. East, with the southwest right-of-way line of said Ella Boulevard, with the northeast line of said Westfield-Bammel Administration Complex, Section Two, and with the northeast line of the tract herein described, a distance of 132.75 feet, to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a tangent curve to the right in the southwest right-of-way line of said Ella Boulevard, for a point in the northeast line of said Westfield-Bammel Administration Complex, Section Two, and for a point in the northeast line of the tract herein described;

THENCE with the southwest right-of-way line of said Ella Boulevard, with the northeast line of said Westfield-Bammel Administration Complex, Section Two, with the northeast line of the tract herein described and with the arc of said curve to the right having a radius of 1,859.86 feet, an arc length of 189.55 feet, a central angle of 5 deg. 50 min. 22 sec., a chord bearing of South 31 deg. 26 min. 18 sec. East and a chord distance of 189.47 feet to a 5/8-inch iron rod with

cap stamped "WEISSER ENG HOUSTON, TX" set for a point of tangency in the southwest right-of-way line of said Ella Boulevard, for a point in the northeast line of said Westfield-Bammel Administration Complex, Section Two, and for a point in the northeast line of the tract herein described;

THENCE South 28 deg. 31 min. 04 sec. East, with the southwest right-of-way line of said Ella Boulevard, with the northeast line of said Westfield-Bammel Administration Complex, Section Two, and with 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 the beginning of a tangent curve to the left in the southwest right-of-way line of said Ella Boulevard, for a point in the northeast line of said Westfield-Bammel Administration Complex, Section Two, and for a point in the northeast line of the tract herein described;

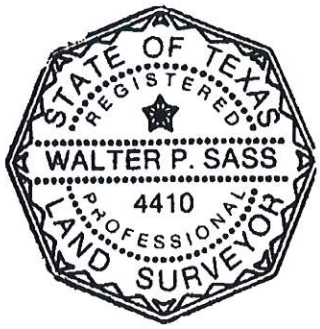
THENCE with the southwest right-of-way line of said Ella Boulevard, with the northeast line of said Westfield-Bammel Administration Complex, Section Two, with the northeast line of the tract herein described and with the arc of said curve to the left having a radius of 1,959.86 feet, an arc length of 199.75 feet, a central angle of 5 deg. 50 min. 22 sec., a chord bearing of South 31 deg. 26 min. 15 sec. East and a chord distance of 199.66 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point of tangency in the southwest right-of-way line of said Ella Boulevard, for a point in the northeast line of said Westfield-Bammel Administration Complex, Section Two, and for a point in the northeast line of the tract herein described;

THENCE South 34 deg. 21 min. 29 sec. East, with the southwest right-of-way line of said Ella Boulevard, with the northeast line of said Westfield-Bammel Administration Complex, Section Two, and with the northeast line of the tract herein described, a distance of 202.75 feet, to the **POINT OF BEGINNING** and containing 0.1905 acre (8,298 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



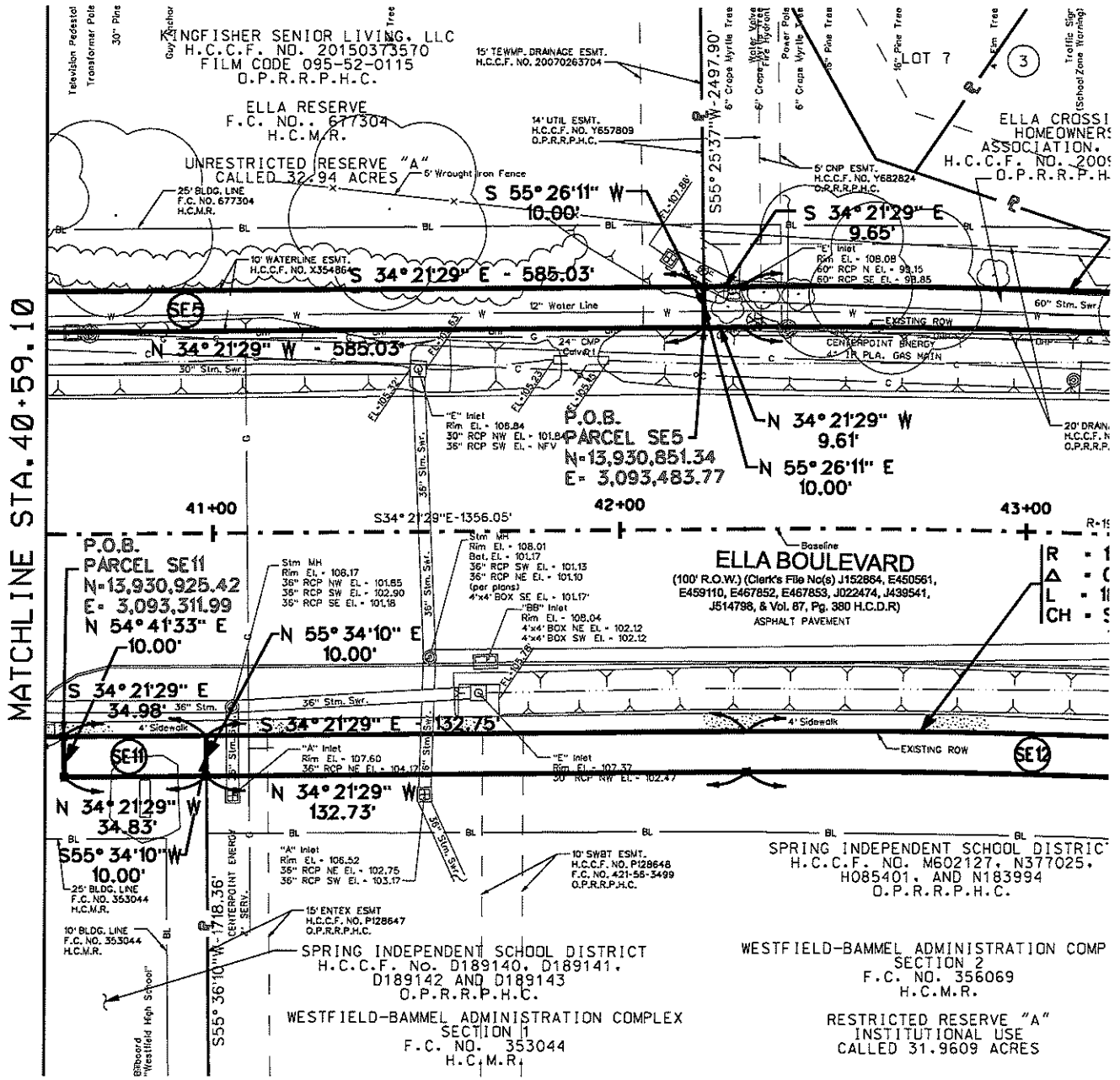
CHRISTOPHER WALTER SURVEY, A-868

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
H.C.M.R.	-	HARRIS COUNTY MAP RECORDS
I.P.	-	IRON PIPE
I.R.	-	IRON ROD
N.F.I.F.	-	NOT FOUND IN FIELD
No.	-	NUMBER
O.P.R.R.P.H.C.	-	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
P.T.P.	-	PINCHED TOP PIPE
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.C.P.	-	REINFORCED CONCRETE PIPE
R.O.W.	-	RIGHT OF WAY
SQ. FT.	-	SQUARE FEET
S.W.B.T.	-	SOUTHWESTERN BELL TELEPHONE
TYP.	-	TYPICAL
VOL., PG.	-	VOLUME, PAGE
C.M.	-	CONTROL MONUMENT
H.C.D.R.	-	HARRIS COUNTY DEED RECORDS
H.C.C.C.M.	-	HARRIS COUNTY COMMISSIONERS COURT MINUTES



NOTES:

1. 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 AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99992358.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. DEED RESEARCH WAS PERFORMED BY WEISSER ENGINEERING COMPANY.

4. ACCORDING TO FIRM MAP NUMBER 48201C0846M (MAP REVISED OCTOBER 16, 2013), 48201C0455L (MAP REVISED JUNE 18, 2007) & 48201C0265M (MAP REVISED OCTOBER 16, 2013) FOR HARRIS COUNTY, TEXAS, AND INCORPORATED AREAS . THE TRACTS OF LAND SHOWN ON THESE ALIGNMENT MAPS ARE SITUATED IN THE FOLLOWING FLOOD ZONES:

ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) - SPECIAL

REFERENCE BENCHMARK:

FLOODPLAIN REFERENCE MARKER NUMBER 150700 IS LOCATED FROM THE INTERSECTION OF IH 45 TO WEST RANKIN ROAD.

JAMES WILLIAMS SURVEY, A-1472

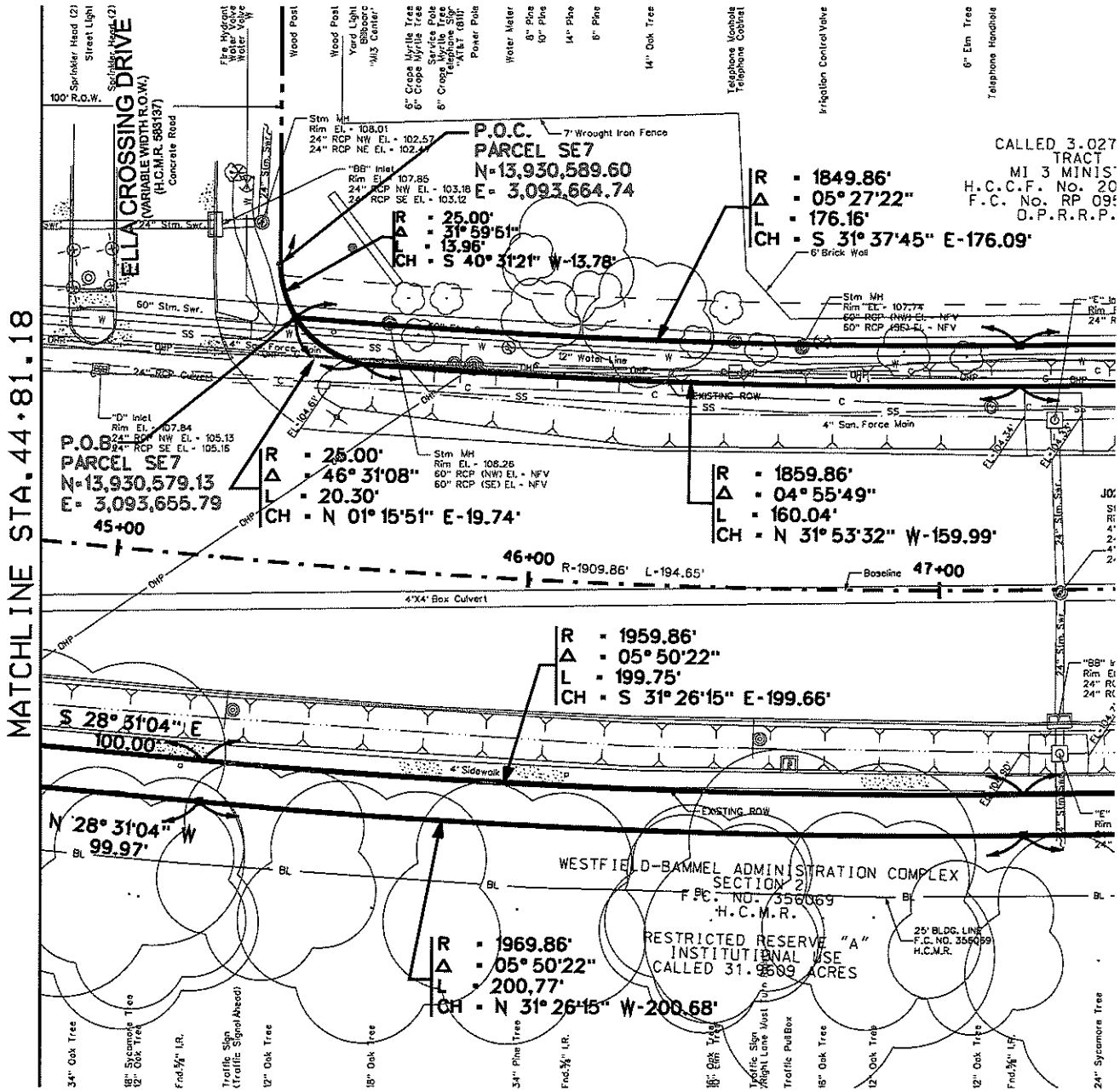
CHRISTOPHER WALTER SURVEY, A-868

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 CLERKS FILE
H.C.M.R.	-	HARRIS COUNTY MAP RECORDS
I.P.	-	IRON PIPE
I.R.	-	IRON ROD
N.F.I.F.	-	NOT FOUND IN FIELD
No.	-	NUMBER
O.P.R.R.P.H.C.	-	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
P.T.P.	-	PINCHED TOP PIPE
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.C.P.	-	REINFORCED CONCRETE PIPE
R.O.W.	-	RIGHT OF WAY
SQ. FT.	-	SQUARE FEET
S.W.B.T.	-	SOUTHWESTERN BELL TELEPHONE
TYP.	-	TYPICAL
VOL., PG.	-	VOLUME, PAGE
C.M.	-	CONTROL MONUMENT
H.C.D.R.	-	HARRIS COUNTY DEED RECORDS
H.C.C.C.M.	-	HARRIS COUNTY COMMISSIONERS COURT MINUTES



NOTES:

1. 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 AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99992358.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. DEED RESEARCH WAS PERFORMED BY WEISSER ENGINEERING COMPANY.

4. ACCORDING TO FIRM MAP NUMBER 48201C0469M (MAP REVISED OCTOBER 16, 2013),48201C0455L (MAP REVISED JUNE 18, 2007) & 48201C0265M (MAP REVISED OCTOBER 16, 2013) FOR HARRIS COUNTY, TEXAS, AND INCORPORATED AREAS , THE TRACTS OF LAND SHOWN ON THESE ALIGNMENT MAPS ARE SITUATED IN THE FOLLOWING FLOOD ZONES:

ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) - SPECIAL

REFERENCE BENCHMARK:

FLOODPLAIN REFERENCE MARKER NUMBER 150700 IS LOCATED FROM THE INTERSECTION OF IH 45 TO WEST RANKIN ROAD.

JAMES WILLIAMS SURVEY, A-1472

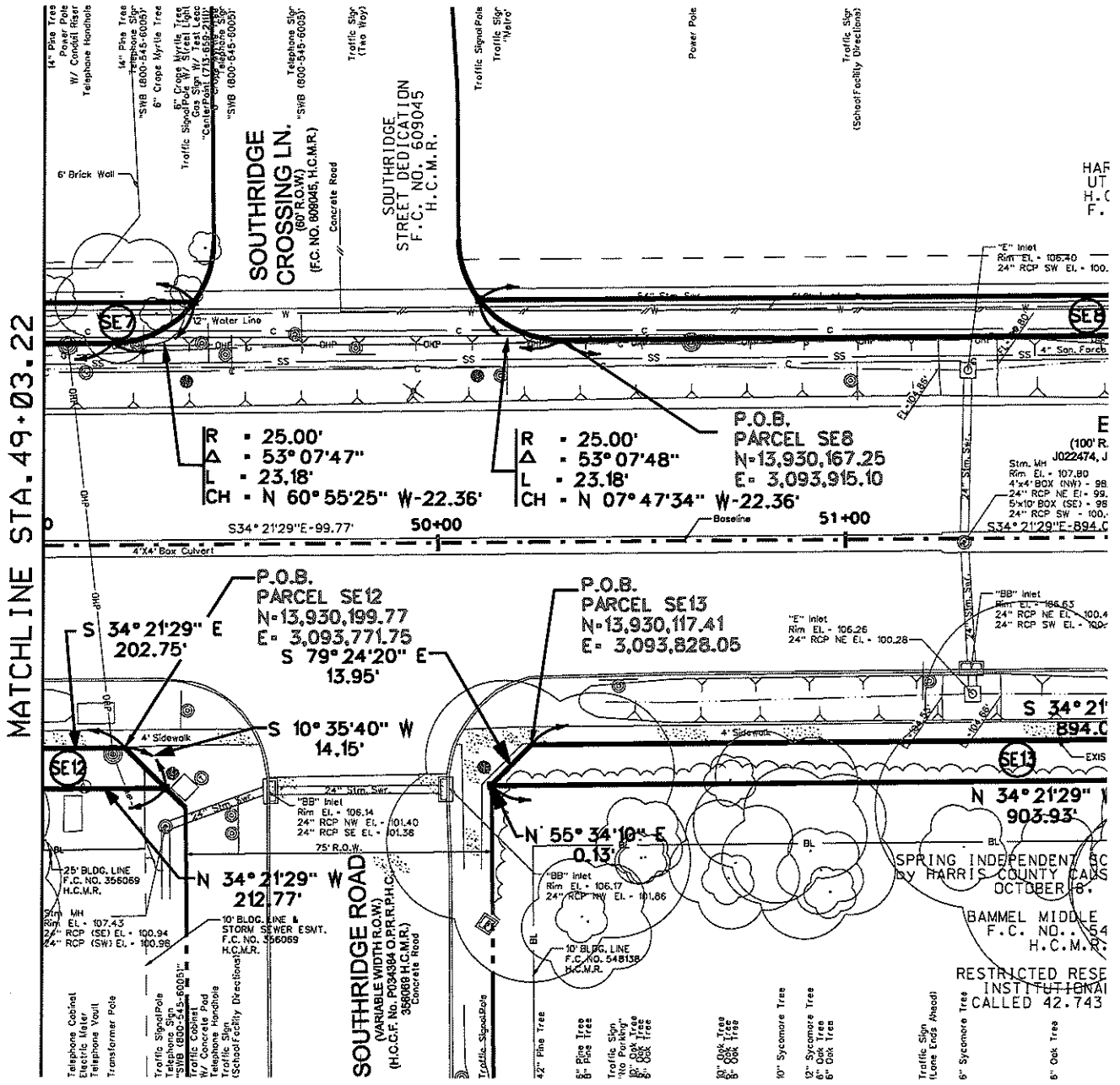
CHRISTOPHER WALTER SURVEY, A-868

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
H.C.M.R.	-	HARRIS COUNTY MAP RECORDS
I.P.	-	IRON PIPE
I.R.	-	IRON ROD
N.F.I.F.	-	NOT FOUND IN FIELD
No.	-	NUMBER
O.P.R.R.P.H.C.	-	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
P.T.P.	-	PINCHED TOP PIPE
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.C.P.	-	REINFORCED CONCRETE PIPE
R.O.W.	-	RIGHT OF WAY
SQ. FT.	-	SQUARE FEET
S.W.B.T.	-	SOUTHWESTERN BELL TELEPHONE
TYP.	-	TYPICAL
VOL., PG.	-	VOLUME, PAGE
C.M.	-	CONTROL MONUMENT
H.C.D.R.	-	HARRIS COUNTY DEED RECORDS
H.C.C.C.M.	-	HARRIS COUNTY COMMISSIONERS COURT MINUTES



NOTES:

1. 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 AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99992358.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. DEED RESEARCH WAS PERFORMED BY WEISSER ENGINEERING COMPANY.

4. ACCORDING TO FIRM MAP NUMBER 48201C0046M (MAP REVISED OCTOBER 16, 2013).48201C0455L (MAP REVISED JUNE 18, 2007) & 48201C0265M (MAP REVISED OCTOBER 16, 2013) FOR HARRIS COUNTY, TEXAS, AND INCORPORATED AREAS . THE TRACTS OF LAND SHOWN ON THESE ALIGNMENT MAPS ARE SITUATED IN THE FOLLOWING FLOOD ZONES:

ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) - SPECIAL

REFERENCE BENCHMARK:

FLOODPLAIN REFERENCE MARKER NUMBER 150700 IS LOCATED FROM THE INTERSECTION OF IH 45 TO WEST RANKIN ROAD.

JAMES WILLIAMS SURVEY, A-1472

Exhibit C

Being a 0.2615-acre (11,391 Square Foot) tract of land situated in the Christopher Walter Survey, A-868, Harris County, Texas. Said 0.2615-acre tract being out of Block 1, Restricted Reserve 'A', of Bammel Middle School, as recorded in Film Code No. 548138 of Harris County Map Records (hereinafter H.C.M.R.) and conveyed to Spring Independent School District by Harris County Cause No. 755,330, dated October 8, 2001, 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:

BEGINNING (N = 13,930,117.41, E = 3,093,828.05) at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the easterly cutback corner of the intersection of the southeast right-of-way of Southridge Road (Variable Width right-of-way) recorded in H.C.C.F. No. P034384 of the Official Public Records of Real Property, Harris County, Texas (hereinafter O.P.R.R.P.H.C.), and the southwest right-of-way line of Ella Boulevard (100-Foot Wide right-of-way) (Formerly Medberry Road) as recorded in H.C.C.F Nos, J152864, E450561, E459110, E467852, E467853, J022474, J439541, J514798, E596896, and J207687, and H.C.D.R. Volume 87, Page 380 of the O.P.R.R.P.H.C., for a north corner of said Bammel Middle School, and for a northeast corner of the tract herein described;

THENCE South 34 deg. 21 min. 29 sec. East, with the southwest right-of-way line of said Ella Boulevard, with the northeast line of said Bammel Middle School, and with the northeast line of the tract herein described, a distance of 894.08 feet a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a tangent curve to the left, for a point in the southwest right-of-way line of said Ella Boulevard, for a point in the northeast line of said Bammel Middle School, and for a point in the northeast line of the tract herein described;

THENCE with the existing southwest right-of-way line of said Ella Boulevard, with the northeast line of said Bammel Middle School, with the northeast line of the tract herein described and with the arc of said curve to the left having a radius of 1,959.86 feet, an arc length of 199.75 feet, a central angle of 5 deg. 50 min. 22 sec., a chord bearing of South 37 deg. 16 min. 40 sec. East and a chord distance of 199.66 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point of tangency, for a point in the southwest right-of-way line of said Ella Boulevard, for a point in the northeast line of said Bammel Middle School, and for a point in the northeast line of the tract herein described;

THENCE South 40 deg. 11 min. 51 sec. East, with the southwest right-of-way line of said Ella Boulevard, with the northeast line of said Bammel Middle School, and with the northeast line of the tract herein described, a distance of 40.30 feet to a point for the northwest corner of a called 2.4563-acre tract of land conveyed to Harris County, by deed recorded under H.C.C.F. No. J999072, Film Code No. 013-70-1584, of the O.P.R.R.P.H.C., for the east corner of said Bammel Middle School, for a point in the southwest right-of-way line of said Ella

Boulevard, and for a southeast corner of the tract herein described, from which a found 5/8-inch iron rod bears South 15 deg. 50 min. 02 sec. East, a distance of 1.22 feet;

THENCE South 55 deg. 37 min. 10 sec. West, with the northwest line of said 2.4563-acre tract, with southeast line of said Bammel Middle School, and with the southeast line of the tract herein described, a distance of 10.05 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the northwest line of said 2.4563-acre tract, for a point in the southeast line of said Bammel Middle School, and for the southwest corner of the tract herein described;

THENCE North 40 deg. 11 min. 51 sec. West, over and across said Bammel Middle School, and with the southwest line of the tract herein described, a distance of 39.28 feet, to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a tangent curve to the right and for a point in the southwest line of the tract herein described;

THENCE over and across said Bammel Middle School, with the southwest line of the tract herein described and with the arc of said curve to the right having a radius of 1,969.86 feet, an arc length of 200.77 feet, a central angle of 5 deg. 50 min. 22 sec., a chord bearing of North 37 deg. 16 min. 40 sec. West and a chord distance of 200.68 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point of tangency, and for a point in the southwest line of the tract herein described;

THENCE North 34 deg. 21 min. 29 sec. West, over and across said Bammel Middle School and with the southwest line of the tract herein described, a distance of 903.93 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a point in the southeast right-of-way line of Southridge Road (Variable Width right-of-way) recorded in H.C.C.F. No. P034384, for a point in the northwest line of said Bammel Middle School and for a northwest corner of the tract herein described;

THENCE North 55 deg. 34 min. 10 sec. East, with the southeast right-of-way line of said Southridge Road, with the northwest line of said Bammel Middle School and with a northwest line of the tract herein described a distance of 0.13 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the westerly cutback corner of the intersection of the southeast right-of-way of said Southridge Road and the southwest right-of-way line of said Ella Boulevard, and for a northwest corner of the tract herein described;

THENCE South 79 deg. 24 min. 20 sec. East, with said cutback line, with a north line of said Bammel Middle School, and with a north line of the tract herein described, a distance of 13.95 feet to the **POINT OF BEGINNING** and containing 0.2615 acre (11,391 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



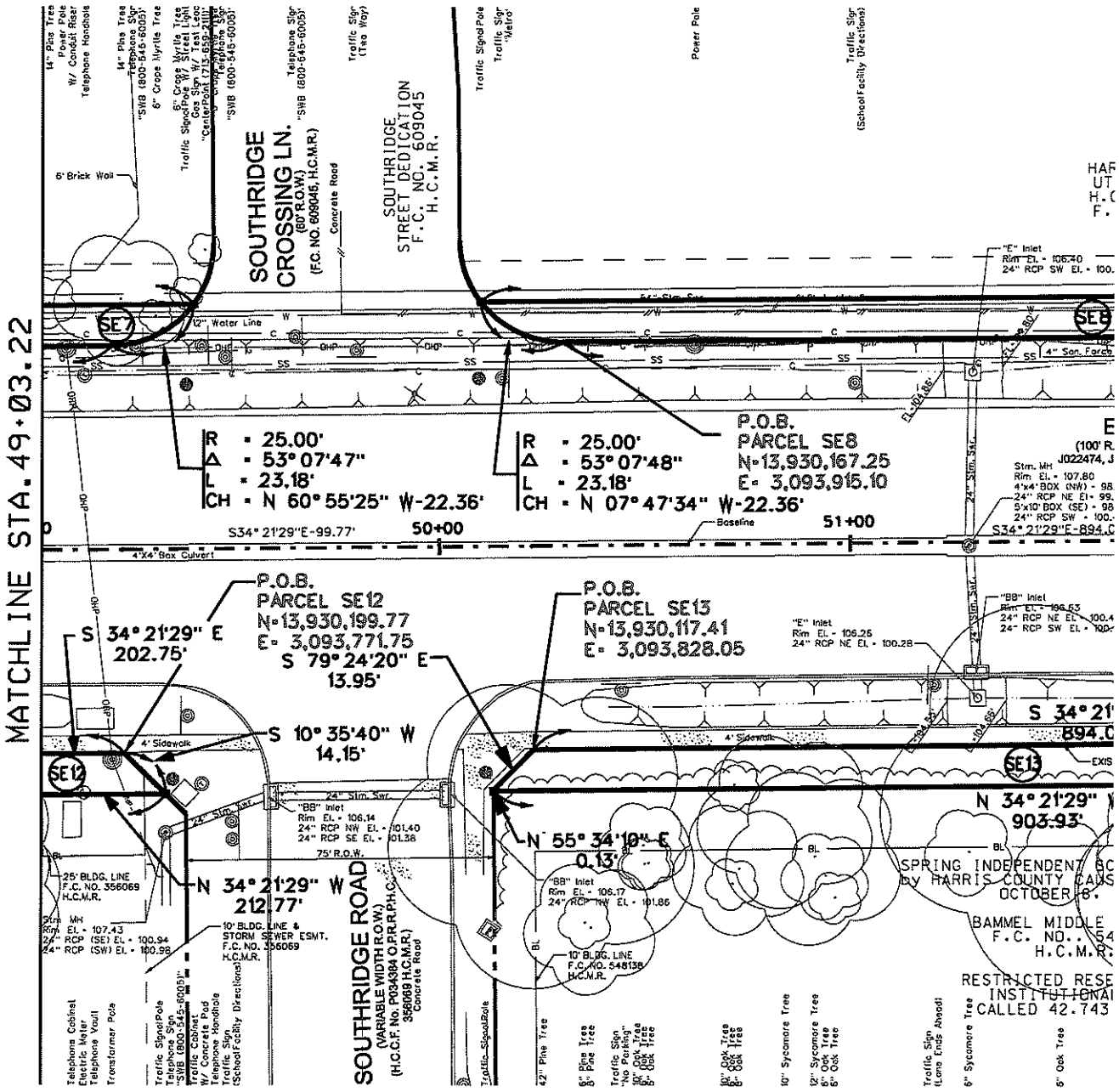
CHRISTOPHER WALTER SURVEY, A-868

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 CLERKS FILE
H.C.M.R.	-	HARRIS COUNTY MAP RECORDS
I.P.	-	IRON PIPE
I.R.	-	IRON ROD
N.F.I.F.	-	NOT FOUND IN FIELD
No.	-	NUMBER
O.P.R.R.P.H.C.	-	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
P.T.P.	-	PINCHED TOP PIPE
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.C.P.	-	REINFORCED CONCRETE PIPE
R.O.W.	-	RIGHT OF WAY
SQ. FT.	-	SQUARE FEET
S.W.B.T.	-	SOUTHWESTERN BELL TELEPHONE
TYP.	-	TYPICAL
VOL., PG.	-	VOLUME, PAGE
C.M.	-	CONTROL MONUMENT
H.C.D.R.	-	HARRIS COUNTY DEED RECORDS
H.C.C.C.M.	-	HARRIS COUNTY COMMISSIONERS COURT MINUTES



NOTES:

1. 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 AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99992358.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. DEED RESEARCH WAS PERFORMED BY WEISSER ENGINEERING COMPANY.

4. ACCORDING TO FIRM MAP NUMBER 48201C0469M (MAP REVISED OCTOBER 16, 2013), 48201C0455L (MAP REVISED JUNE 18, 2007) & 48201C0265M (MAP REVISED OCTOBER 16, 2013) FOR HARRIS COUNTY, TEXAS, AND INCORPORATED AREAS . THE TRACTS OF LAND SHOWN ON THESE ALIGNMENT MAPS ARE SITUATED IN THE FOLLOWING FLOOD ZONES:

ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) - SPECIAL

REFERENCE BENCHMARK:

FLOODPLAIN REFERENCE MARKER NUMBER 150700 IS LOCATED FROM THE INTERSECTION OF IH 45 TO WEST RANKIN ROAD.

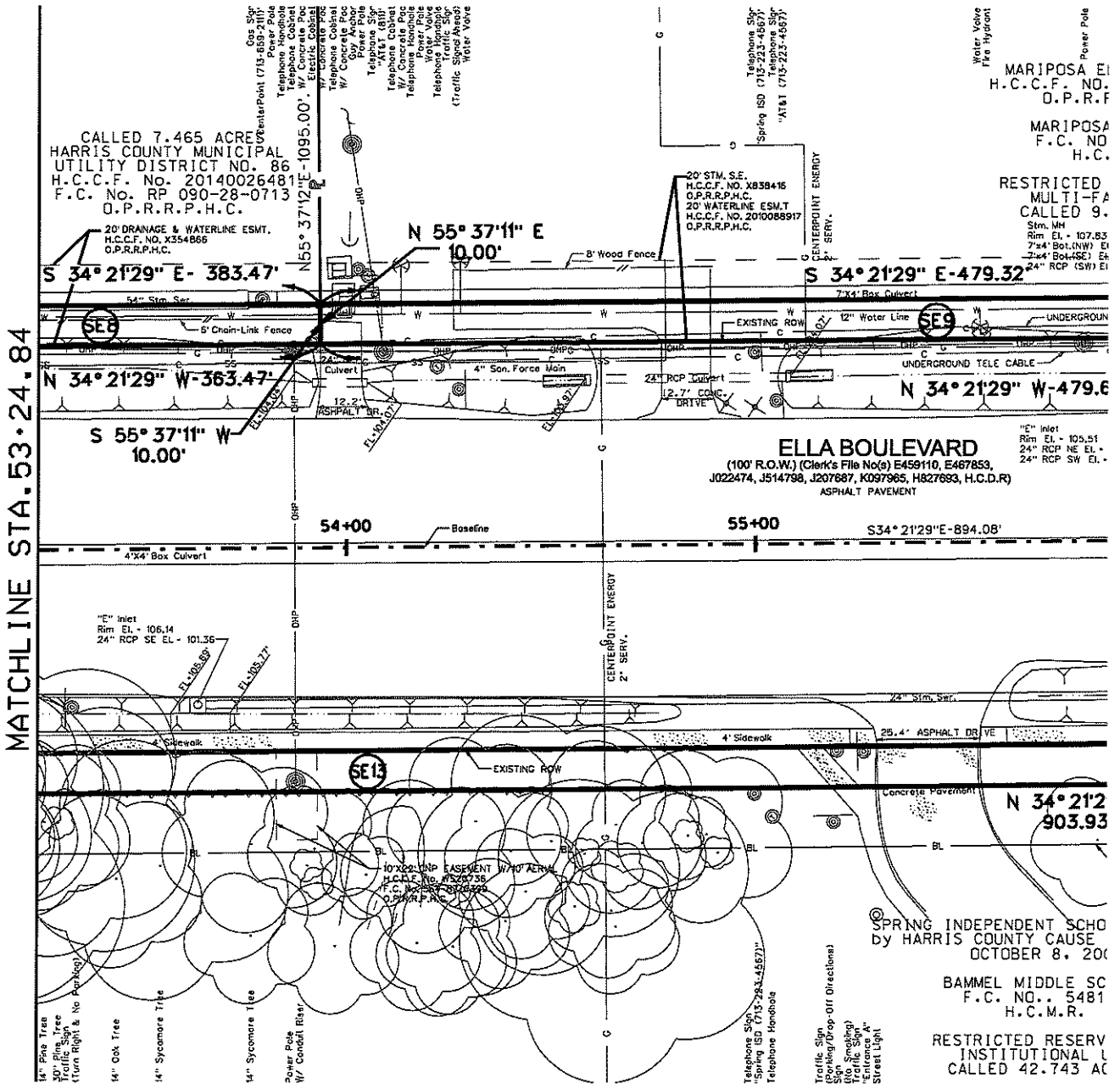
CHRISTOPHER WALTER SURVEY, A-868

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
H.C.M.R.	-	HARRIS COUNTY MAP RECORDS
I.P.	-	IRON PIPE
I.R.	-	IRON ROD
N.F.I.F.	-	NOT FOUND IN FIELD
No.	-	NUMBER
O.P.R.R.P.H.C.	-	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
P.T.P.	-	PINCHED TOP PIPE
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.C.P.	-	REINFORCED CONCRETE PIPE
R.O.W.	-	RIGHT OF WAY
SQ. FT.	-	SQUARE FEET
S.W.B.T.	-	SOUTHWESTERN BELL TELEPHONE
TYP.	-	TYPICAL
VOL., PG.	-	VOLUME, PAGE
C.M.	-	CONTROL MONUMENT
H.C.D.R.	-	HARRIS COUNTY DEED RECORDS
H.C.C.C.M.	-	HARRIS COUNTY COMMISSIONERS COURT MINUTES



NOTES:

1. 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 AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99992358.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. DEED RESEARCH WAS PERFORMED BY WEISSER ENGINEERING COMPANY.

4. ACCORDING TO FIRM MAP NUMBER 48201C046M (MAP REVISED OCTOBER 16, 2013),48201C0455L (MAP REVISED JUNE 18, 2007) & 48201C0265M (MAP REVISED OCTOBER 16, 2013) FOR HARRIS COUNTY, TEXAS, AND INCORPORATED AREAS , THE TRACTS OF LAND SHOWN ON THESE ALIGNMENT MAPS ARE SITUATED IN THE FOLLOWING FLOOD ZONES:

ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) - SPECIAL

REFERENCE BENCHMARK:

FLOODPLAIN REFERENCE MARKER NUMBER 150700 IS LOCATED FROM THE INTERSECTION OF IH 45 TO WEST RANKIN ROAD.

JAMES WILLIAMS SURVEY, A-1472

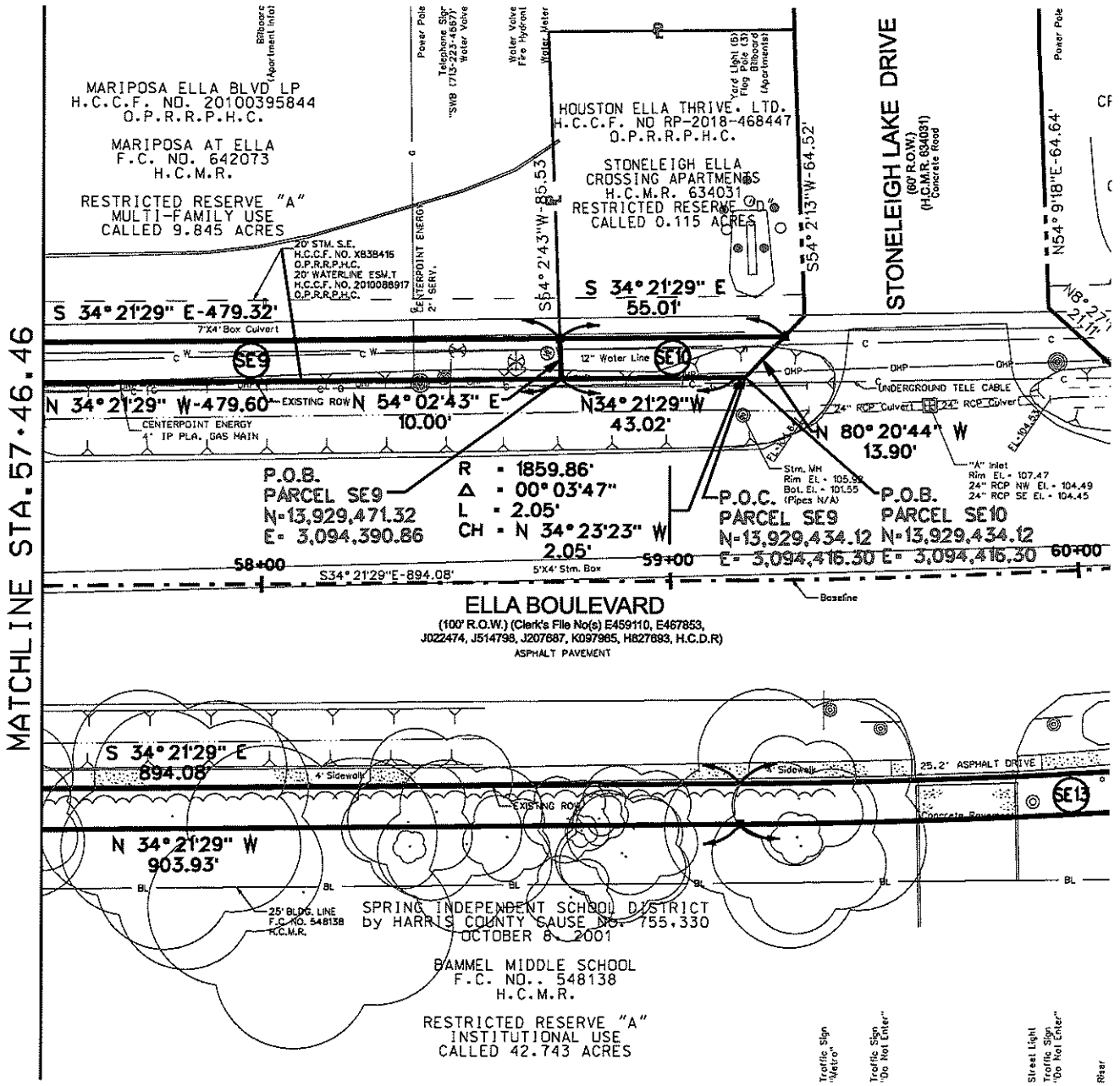
CHRISTOPHER WALTER SURVEY, A-868

SYMBOLS

- A/C Unit
- "BB" Inlet
- Benchmark
- Billboard
- "B" Inlet
- "C-2" Inlet
- Coble 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
H.C.M.R.	-	HARRIS COUNTY MAP RECORDS
I.P.	-	IRON PIPE
I.R.	-	IRON ROD
N.F.I.F.	-	NOT FOUND IN FIELD
No.	-	NUMBER
O.P.R.R.P.H.C.	-	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
P.T.P.	-	PINCHED TOP PIPE
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.C.P.	-	REINFORCED CONCRETE PIPE
R.O.W.	-	RIGHT OF WAY
SQ. FT.	-	SQUARE FEET
S.W.B.T.	-	SOUTHWESTERN BELL TELEPHONE
TYP.	-	TYPICAL
VOL., PG.	-	VOLUME, PAGE
C.M.	-	CONTROL MONUMENT
H.C.D.R.	-	HARRIS COUNTY DEED RECORDS
H.C.C.C.M.	-	HARRIS COUNTY COMMISSIONERS COURT MINUTES



NOTES:

1. 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 AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99992358.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. DEED RESEARCH WAS PERFORMED BY WEISSER ENGINEERING COMPANY.

4. ACCORDING TO FIRM MAP NUMBER 48201C046M (MAP REVISED OCTOBER 16, 2013),48201C0455L (MAP REVISED JUNE 18, 2007) & 48201C0265M (MAP REVISED OCTOBER 16, 2013) FOR HARRIS COUNTY, TEXAS, AND INCORPORATED AREAS . THE TRACTS OF LAND SHOWN ON THESE ALIGNMENT MAPS ARE SITUATED IN THE FOLLOWING FLOOD ZONES:

ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) - SPECIAL

REFERENCE BENCHMARK:

FLOODPLAIN REFERENCE MARKER NUMBER 150700 IS LOCATED FROM THE INTERSECTION OF IH 45 TO WEST RANKIN ROAD.

JAMES WILLIAMS SURVEY, A-1472