

HARRIS COUNTY

OFFICE OF THE COUNTY ENGINEER

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

April 13, 2021

Honorable County Judge
& Commissioners

SUBJECT: Donations – Traffic Signal – TC Jester Blvd at W Montgomery Rd - 2019

Recommendation for authorization for Harris County to accept a real estate donation and execute a proposed gift form for a 0.0166 acre roadway easement, tract 2, for the public project known as Traffic Signal – TC Jester Blvd. at W. Montgomery Rd. - 2019, from Mount Royal Village Community Association, a Texas non-profit corporation, with the appraised HCAD value of \$36.20, Precinct 1.

Sincerely,

A handwritten signature in black ink that reads "John R. Blount" with a stylized flourish at the end.

John R. Blount, P.E.
County Engineer

Attachment

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

EASEMENT

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

THAT, **Mount Royal Village Community Association**, a Texas non-profit corporation, 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 **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:

0.0166 acres of land situated in the James Doswell Survey, Abstract 230, Harris County, Texas, said 0.0166 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, its 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.

EXECUTED this 10th day of March, 2021.

**MOUNT ROYAL VILLAGE COMMUNITY
ASSOCIATION, a Texas non-profit
corporation**

Grantor's Address:
16690 Park Row
Houston, TX 77084

By: Gina Goosby
Name: GINA GOOSBY
Title: President-HOA MRV

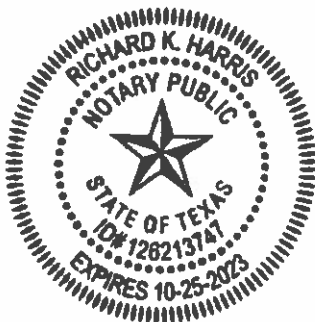
Grantee's Address:
10555 NW Freeway
Houston, TX 77092

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on March 10, 2021, by
Gina Goosby of Mount Royal Village Community Association, a Texas non-profit
corporation, on behalf of said corporation.



Richard K. Harris

Notary Public signature

Exhibit A

Metes and Bounds Description

Being a 0.0166 acre (724 square feet) tract of land situated in the James Doswell Survey, Abstract No. 230, Harris County, Texas, and being out of and a part of Restricted Reserve 'D' of Mount Royal Village, Sec. 2, a plat recorded under Film Code Number (F.C. No.) 608232 of the Harris County Map Record (H.C.M.R.) and further described in Deed of Gift dated April 30, 2007 conveyed from Lennar Homes of Texas Land and Construction, Ltd to Mount Royal Village Community Association, Inc. and recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20070493218, Film Code No. (F.C. No.) 048-40-1284 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas. Said 0.0166 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod having the Texas State Plane Coordinates of N: 13,889,411.71 & E: 3,090,139.20 at the southerly end of a curve line cut-back corner for the east corner intersection of T.C. Jester Boulevard (100' Right-of-Way (R.O.W.)) as recorded under F.C. No. 616076 of H.C.M.R. and West Montgomery Road (80' R.O.W.) as recorded under Volume 758, Page 138 of the Harris County Deed Records (H.C.D.R.);

THENCE, along said curve line cut-back corner, turning to the right through a central angle of 90° 00' 54", having a radius of 25.00 feet, an arc length of 39.28 feet and whose long chord bears North 03° 59' 42" East, a distance of 35.36 feet to a 5/8 inch iron rod with cap stamped 'KUO' set for the northerly end of said curve line cut-back corner;

THENCE, North 48° 59' 42" East, along the common southeasterly line of said T.C. Jester Boulevard and the northwesterly line of said Restricted Reserve 'D', a distance of 4.98 feet to a 5/8 inch iron rod with cap stamped 'KUO' set for the north corner of the herein described parcel, from which a found 5/8-inch iron rod for the common corner of said Restricted Reserve 'D' and Lot 14 of said Mount Royal Village, Sec. 2, bears North 48°59'42" East-1.50 feet;

THENCE, South 03° 40' 45" West, departing said common line, over and across a 50-foot Exxon Pipeline Company Easement as recorded under H.C.C.F. No. G610459, O.P.R.O.R.P.H.C. and Restricted Reserve 'D', a distance of 20.23 feet to a 5/8 inch iron rod with cap stamped 'KUO' set for an angle point of the herein described parcel;

THENCE, South 36° 40' 24" East, continuing over and across said 50-foot Exxon Pipeline Company Easement and Restricted Reserve 'D', a distance of 45.50 feet to a 5/8 inch iron rod with cap stamped 'KUO' set for the east corner of the herein described parcel, said point also being on the southeasterly line of said 50-foot Exxon Pipeline Company Easement;

THENCE, North 76° 03' 18" West, along the southeasterly line of said 50-foot Exxon Pipeline Company Easement, a distance of 21.46 feet to a 5/8 inch iron rod with cap stamped 'KUO' set for the corner of the herein described parcel, said point also being on the common northeasterly line of said West Montgomery Road and the southwesterly line of said Restricted Reserve 'D';

THENCE, North 41° 00' 18" West, along said common line, a distance of 17.18 feet to the POINT OF BEGINNING and containing 0.0166 acre (724 square feet) of land, more or less.

All bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). All distances are in surface.

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor 0.999870017.

A survey plat has been prepared in association with this field note description.

Date: 02/01/21

Compiled By:

Shaheen Chowdhury

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

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



Date: 4/27/2021

PROPOSED GIFT TO HARRIS COUNTY, TEXAS

DEPARTMENT ACCEPTING GIFT AND SUBMITTING REQUEST TO COMMISSIONERS COURT

Department Name	Fund	Department #
Harris County Precinct 1	1000	101

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

Department Name	Fund	Department #

A Roadway Easement across a 0.0166 acre tract of land situated in the James
Doswell Survey, Abstract No. 230, Harris County, Texas.

Gift Description*

\$ 36.20
Total Dollar Amount or Estimated Market Value*

Mount Royal Village Community Association, a Texas non-profit corporation

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:

None

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 _____

HARRIS COUNTY
ENGINEERING DEPARTMENT



KUO
& associates, Inc.
Consulting Engineers
& Surveyors

10300 Westoffice Dr., Suite 800
Houston, TX 77042
Tel: (713) 975-8769
Fax: (713) 975-0920
www.kuoassociates.com
TBPE Firm Registration No. F-4578
TBPLS Firm Registration No. 10075600

PROJECT TITLE:
TC JESTER AT W. MONTGOMERY
UPIN # 20101MF1D001

DRAWN BY: A.G.C.	SHEET DESCRIPTION: PARCEL MAP	HCD STANDARD
CK'D BY: S.C.		
SCALE: 1"=20'		SHEET NO:
DATE: 02/01/2021	APPROVED BY:	

//// ASPHALT SYMBOL	● MANHOLE
■ B OR BB INLET	● PLANTER
● C INLET	● POWER POLE
○ CLEANOUT	● POWER POLE W/LT.
⌋ DOWN GUY	○ SIGN
● E INLET	○ SIGNAL POLE
● ELEC MANHOLE	☆ STREET LIGHT
● FIRE HYDRANT	⊙ TREE
○ GAS METER	● TREE STUMP
⌋ GAS VALVE	⊙ TREE-CREPE MYRTLE
⌋ GRATE INLET	⊙ TREE-PINE
⌋ GRATE INLET	● WATER METER
⌋ MAIL BOX	● WATER VALVE
○ BRUSH ROW	
○ DITCH/SWALE CENTER LINE	
○ FENCE	
○ GAS LINE	
○ GUARD RAIL	
○ HEDGE ROW OR TREE LINE	
○ HIGH BANK	
○ OVERHEAD POWER LINE	
○ SANITARY SEWER LINE	
○ STORM LINE	
○ TELEPHONE LINE	
○ UG STREET LIGHT CABLE	
○ WATER LINE	

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S41°00'18"E	17.18'
L2	S76°03'18"E	21.46'
L3	S36°40'24"E	163.18'
L4	N41°00'18"W	180.28'
L5	N48°59'42"E	4.98'
L6	S03°40'45"W	20.23'
L7	S36°40'24"E	45.50'
L8	N76°03'18"W	21.46'
L9	N41°00'18"W	17.18'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	39.28'	25.00'	90°00'54"	N03°59'42"E-35.36'

OWNERSHIP TABLE					
PARCEL NO.	EXISTING ACRES	OWNER	VESTING DEED	TAKING	REMAINDER
1	1.2337 AC (53,740 SQ. FT.)	MOUNT ROYAL VILLAGE COMMUNITY ASSOCIATION, INC.	H.C.C.F. NO. 20070493218 O.P.R.O.R.P.H.C.	0.0255 AC (1,111 SQ. FT.)	1.1916 AC (51,905 SQ. FT.)
2				0.0166 AC (724 SQ. FT.)	

ABBREVIATIONS
A.E.-AERIAL EASEMENT
B.L.-BUILDING LINE
DR.-DRIVE
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
O.P.R.O.R.P.H.C.-OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY
I.P.-IRON PIPE
I.R.-IRON ROD
RD.-ROAD
R.O.W.-RIGHT OF WAY
SAN. S.E.-SANITARY SEWER EASEMENT
STM. S.E.-STORM SEWER EASEMENT
U.E.-UTILITY EASEMENT
VOL. PG.-VOLUME AND PAGE
W.L.E.-WATER LINE EASEMENT
U.V.E.-UNOBSTRUCTED VISIBILITY EASEMENT

NOTES:
1. THIS MAP WAS PREPARED WITH THE BENEFIT OF A CURRENT LIMITED TITLE CERTIFICATE PREPARED BY COURTHOUSE SPECIALISTS; JOB NO. 2035114A; EFFECTIVE DATE: JULY 30, 2020.
2. ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96). ALL DISTANCES ARE IN SURFACE.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR 0.999870017.
4. A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN ASSOCIATION WITH THIS EXHIBIT.
5. EXISTING UNDERGROUND UTILITY INFORMATION (TYPE, SIZE & OWNERSHIP) ARE SHOWN APPROXIMATELY BASED ON THE AVAILABLE RECORD DRAWINGS AND FIELD VERIFICATION (WHERE FEASIBLE) WITHOUT PROBING AND EXCAVATION. NO WARRANTY IS MADE AS TO THE ACCURACY OR COMPLETENESS OF UTILITY LOCATION SHOWN ON THE DRAWING. CAUTION SHOULD BE EXERCISED WHEN EXCAVATING OR BORE AND JACKING IN THE VICINITY OF UNDERGROUND UTILITIES. OWNERS OF THE UTILITIES SHOULD BE NOTIFIED PRIOR SUCH ACTIVITIES. CALL UTILITY COORDINATING COMMITTEE AT 713-223-4567, AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THE STREET RIGHT-OF-WAY.

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST, 2020.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION III SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

Shahen Chowdhury
02/01/2021
SHAHEEN CHOWDHURY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, NO. 5858

