

Date: September 14, 2021

PROPOSED GIFT TO HARRIS COUNTY, TEXAS

DEPARTMENT ACCEPTING GIFT AND SUBMITTING REQUEST TO COMMISSIONERS COURT

Department Name	Fund	Department #
Harris County Precinct 2	3109	10203003

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

Department Name	Fund	Department #

A Recreational Easement across 0.0477 acres of land situated in the H.&T.C.R.R.
CO. Survey, Abstract 427, Harris County, Texas

Gift Description*

\$ 4,677.75
Total Dollar Amount or Estimated Market Value*

New Beginnings Baptist Fellowship Church, 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 _____

Tr. 1, Kowis Street Reconstruction –
Royal Pine Drive to Approx. 180' E. of Bentley Rd.

RECREATIONAL EASEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Grantor: **New Beginnings Baptist Fellowship Church, a Texas non-profit corporation**

Grantor's Mailing Address: 10921 Foy Lane
Houston, Texas 77093

Grantee: **Harris County**, a body corporate and politic under
The laws of the State of Texas

Grantee's Address: 1001 Preston Street
Houston, Texas 77002

Consideration: For and in consideration of Grantor's intention of making a gift as a charitable contribution.

Easement Area:

Being a tract of land containing 0.0477 acres (2,079 square feet) situated in the H.&T.C.R.R. CO. Survey, Abstract 427, Harris County, Texas, and being more particularly described by Exhibit "A" attached hereto and made a part hereof.

Easement Purposes: A non-exclusive, perpetual and permanent easement for clearing, construction, maintenance, repair and use of trails for pedestrian, bicycle, equestrian and other recreational uses, all of which for the use and benefit of the public.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made by GRANTOR and accepted by GRANTEE subject to all valid and subsisting, prior encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way, leases and easements of record in Harris County, Texas, all building ordinances, all laws, regulations and restrictions by municipal or other government authority, if any, applicable

to and enforceable against the GRANTEE, as a political subdivision, and such other matters as may be apparent to GRANTEE from a visual inspection of Easement Area.

GRANTOR for the consideration, and subject to the exceptions to conveyance and warranty described above, GRANTS and CONVEYS to GRANTEE, the non-exclusive easement in and to the Easement Area for the purposes hereinabove described, together with rights of ingress and egress and with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold unto GRANTEE and GRANTEE'S successors and assigns forever. GRANTOR hereby binds itself, its successors and assigns to warrant and forever defend all and singular the non-exclusive easement in and to the Easement Area, subject to the exceptions to warranty and conveyance set out above, to GRANTEE and GRANTEE'S successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This is a conveyance of a non-exclusive easement only and the GRANTOR retains title to the fee of the Easement Area. The easement conveyed hereby may be assignable by GRANTEE, in whole or in part. It is not the intention of the GRANTOR and GRANTEE herein that any estate or interest created hereby shall merge with any other estate or interest now or hereafter vested in the GRANTEE.

GRANTOR reserves and retains the right to drain, outfall or detain stormwater detention, or convey, plat and/or dedicate similar rights and easements to such other persons or entities as GRANTOR may deem proper, provided such other conveyances do not materially affect the Grantee's use of the Easement conveyed herein.

Each of GRANTOR and GRANTEE shall be responsible for the proper maintenance and repair of any improvements, fixtures, equipment and other property installed by it on the Easement Area. Either party installing improvements, fixtures, equipment or other property on the Easement Area shall repair any damage caused by its installation to any improvements, fixtures, equipment or other property previously installed by the other party on the Easement Area.

IN WITNESS WHEREOF, these presents have been executed by Grantor this 25 day of June, 2021.

New Beginnings Baptist Fellowship Church, a
Texas non-profit corporation

By: + Roderick C. Johnson

Print: Roderick Johnson

Title: Pastor

STATE OF TEXAS §
COUNTY OF HARRIS §

by Roderick Johnson, Pastor of New Beginnings
(Officer) (Title)


 Leveita P. Byrd
 My Commission Expires
 03/21/2022
 ID No. 6107982

Ignacio P. Byrd
Notary Public Signature

Exhibit A

Parcel 1
Kowis Street Reconstruction
(Royal Pine Dr. to approx. 180' East of Bentley Rd.)
UPIN: 20102MF1EZ01
Page 1 of 2

Being a tract of land containing 0.0477 acres (2,079 square feet) situated in the H.&T.C.R.R. CO. Survey, A-427 in Harris County, Texas, and being out of called Tract 1 & Tract 2, as conveyed unto New Beginnings Baptist Fellowship Church by deed recorded under County Clerk's File No. Y017070, Film Code No. 594-58-1567 of the Official Public Records of Real Property of Harris County, Texas. Said 0.0477-acre tract being more particularly described by metes and bounds as follows:

**Note: All bearings and coordinates cited herein are Grid bearings, referenced to the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204 (NAD83, 2011).*

COMMENCING FOR REFERENCE at a found 1 1/4-inch iron pipe located on an angle point of the westerly right-of-way line of Foy Lane (60 foot width) as recorded under Volume 48, Page 22 of the Map Records of Harris County, Texas, for the northeast corner of Lot 36, Block 14 of Pinewood Village, Section 6, a subdivision plat recorded under Volume 48, Page 22 of the Map Records of Harris County, Texas, and having grid coordinates of N = 13,883,750.35 and E = 3,128,382.42, thence as follows:

THENCE South 87° 42' 12" West, with the westerly right-of-way line of said Foy Lane and the north line of said Block 14, a distance of 8.95 feet to a point on the westerly right-of-way line of Foy Lane (80 foot width) as recorded under Volume 34, Page 39 of the Map Records of Harris County, Texas, from which a found 5/8-inch iron rod found for the northwest corner of said Block 14 bears South 87° 42' 12" West, a distance of 506.12 feet;

THENCE North 02° 25' 21" West, continuing with the westerly right-of-way line of said Foy Lane (80 foot width) and the easterly line of said Tract 1, a distance of 132.54 feet to a set 5/8-inch iron rod with cap stamped "Cobb Fendley & Associates" for the southeast corner of the tract herein described and for the **POINT OF BEGINNING** and having grid coordinates of N = 13,883,882.40 and E = 3,128,367.88;

THENCE South 87° 39' 34" West, over and across said Tract 1 & Tract 2, a distance of 207.83 feet to a set 5/8-inch iron rod with cap stamped "Cobb Fendley & Associates" located on the east line of a called 1.010 acre tract as conveyed unto Aqua Texas, Inc. by deed recorded under County Clerk's File Number RP-2018-35164 of the Official Public Records of Real Property of Harris County, Texas, for the southwest corner of the tract herein described;

THENCE North 03° 02' 49" West, with the west line of said Tract 2 and the east line of said 1.010 acre tract, a distance of 10.00 feet to a set 5/8-inch iron rod with cap stamped "Cobb Fendley & Associates" located on the southerly right-of-way line of Kowis Street (60 foot width) as recorded under Volume 43, Page 64 of the Map Records of Harris County, Texas, for the northeast corner of said 1.010 acre tract, the northwest corner of said Tract 2 and for the northwest corner of the tract herein described;

THENCE North $87^{\circ} 39' 34''$ East, with the southerly right-of-way line of said Kowis Street a distance of 207.94 feet to a set 5/8-inch iron with cap stamped "Cobb Fendley & Associates" located at the intersection of the southerly line of said Kowis Street and the westerly line of said Foy Lane (80 foot width) for the northwest corner of said Tract 1 and for the northwest corner of the herein described tract from which a found 3/4-inch iron rod located at the intersection of the southerly line of said Kowis Street and the easterly line of said Foy Lane (80 foot width) bears North $87^{\circ} 39' 34''$ East, 80.00 feet;

THENCE South $02^{\circ} 25' 21''$ East, with the westerly right-of-way line of said Foy Lane (80 foot width) and the easterly line of said Tract 1, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 0.0477 acres (2,079 square feet) of land, more or less.

Notes:

1. Square footage area shown is for information only and surveyor does not certify accuracy of survey to nearest square foot.
2. This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. of even date.

Cobb, Fendley & Associates, Inc.
TBPELS Firm Registration No. 100467
13430 NW Freeway, Suite 1100
Houston, TX 77040
Phone: 713-462-3242

Job Number 1911-020-02-04
February 3, 2021



