

DEDICATED PUBLIC STREET RIGHT-OF-WAY EASEMENT CONVEYANCE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

GRANTOR:

Bradford Cromeens and wife, Karalynn Cromeens

GRANTOR'S MAILING ADDRESS:

9218 Sequoia
Houston, TX 77041

GRANTEE:

THE CITY OF HOUSTON, a municipal corporation situated in Harris, Fort Bend and Montgomery Counties, Texas

GRANTEE'S MAILING ADDRESS:

P. O. Box 1562
Houston, TX 77251

CONSIDERATION:

Ten and No/100 (\$10.00) Dollars and Other Good and Valuable Consideration

PROPERTY:

A permanent and perpetual easement for public street right-of-way purposes (the "Easement") over, under and across the following parcel of land:

0.0626 of one acre (2,726 square feet) of land being out of Lot 107, Block N, Outpost Estates Section 3, as recorded in Volume 38, Page 68 of the Harris County Map Records (H.C.M.R.) and also being out of a certain tract of land located in the Elbert Barker Survey, Abstract No. 151, Harris County, Texas, and more particularly described in attached Exhibit "A."

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY

This Dedicated Public Street Right-of-Way Easement Conveyance is made subject to all restrictions, covenants, conditions, rights-of-way, easements, mineral reservations and royalty reservations of record, if any, in the office of the County Clerk of Harris County, Texas, but only to the extent that the same are valid and subsisting, are binding upon municipalities, and affect the Property.

EXHIBIT

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Grantee shall have such access across, along, under and upon the Property, and may enter upon such Property to engage in such activities as may be necessary, requisite, convenient or appropriate in connection therewith. Grantee's rights in and to the Property shall include, without limitation, the right to clear and remove trees, growth and shrubbery from within the Easement, and the right to bring and operate such equipment thereupon as may be necessary or appropriate to effectuate the purposes for which this Easement is granted.

Grantor, for the Consideration and subject to any Reservations from Conveyance and any Exceptions to Conveyance and Warranty, dedicates, grants, and conveys to Grantee the Easement, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property to Grantee and Grantee's successors and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and any Exceptions to Conveyance and Warranty, by through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, these presents have been executed by Grantor this ____ day of _____, 2016.

Bradford Cromeens

Karalynn Cromeens

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the ____ day of _____, 2016 by Bradford Cromeens.

[SEAL]

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HARRIS

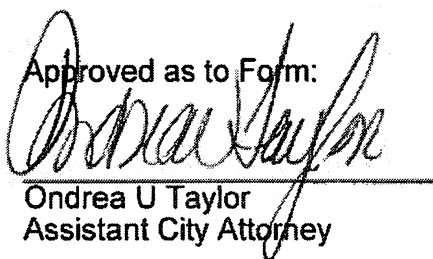
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This instrument was acknowledged before me on the _____ day of _____, 2016 by Karalynn Cromeens, wife of Bradford Cromeens.

[SEAL]

Notary Public, State of Texas

Approved as to Form:



Ondrea U Taylor
Assistant City Attorney

LD#

Parcel No: AY16-082

FIELD NOTES FOR 0.0626 OF ONE ACRE (2,726 SQUARE FEET) OF LAND BEING OUT OF LOT 107, BLOCK N, OUTPOST ESTATES SECTION 3, AS RECORDED IN VOLUME 38, PAGE 68 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND ALSO BEING OUT OF A CERTAIN TRACT OF LAND CONVEYED TO BRADFORD CROMEENS AND WIFE, KARALYNN CROMEENS, AS RECORDED IN FILE NO. 20100521000 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS (O.P.R.R.P.H.C., TX) LOCATED IN THE ELBERT BARKER SURVEY, ABSTRACT NO. 151, HARRIS COUNTY, TEXAS: (ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, NAD 83. ALL COORDINATES ARE SHOWN IN GRID VALUES; GRID VALUES MAY BE CONVERTED TO SURFACE VALUES BY APPLYING A SCALE FACTOR OF 0.9999008.)

COMMENCING at a 3/4-inch pinched top pipe (X=3,070,871.83, Y=13,869,726.26) found on the west right-of-way line of Frontier Drive (60.0 feet wide per Volume 38, Page 68, H.C.M.R.) and the east line of Block L of said Outpost Estate Section 3 for the northeast corner of Lot 102 of said Block L and the southeast corner of Lot 103 of said Block L;

THENCE North 02° 31' 56" West, along the west right-of-way line of said Frontier Drive and the east line of said Lot 103 and said Block L, a distance of 140.00 feet to a point on the south line of Unrestricted Reserve "B", Northwest Industrial Park Section 5, as recorded in Volume 269, Page 5, H.C.M.R. and a certain tract of land conveyed to Teachers Insurance and Annuity Association of America, as recorded in File No. 20140257683 and 20140257685, O.P.R.R.P.H.C., TX. and the north line of said Outpost Estates Section 3 for the northeast corner of said Lot 103 and said Block L and the northwest corner of said Frontier Drive;

THENCE North 87° 24' 49" East, along the south line of said Unrestricted Reserve "B" and said Teachers Insurance and Annuity Association of America tract and the north line of said Outpost Estates Section 3, Lots 104 to 107 of Block N, a distance of 711.16 feet to a 3/8-inch iron rod with "Landtech" cap set for the POINT OF BEGINNING (X=3,071,576.01, Y=13,869,898.19) and the northwest corner of the herein described parcel;

THENCE North 87° 24' 49" East, continuing along the south line of said Unrestricted Reserve "B" and said Teachers Insurance and Annuity Association of America tract and the north line of said Block N, said Outpost Estates Section 3 and said Lot 107, a distance of 30.00 feet to a 3/8-inch iron rod with "Landtech" cap set for the northwest corner of Block P of said Outpost Estates Section 3 and Lot 120 of said Block P and the northeast corner of said Block N, said Lot 107 and the herein described parcel;

Exhibit "A"

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|------------|------------------|
| PARCEL NO. | AY16-082 |
| WPS | 11-000398-0001-9 |
| FILE NO. | |
| DWG NO. | 11617R |

Parcel No. AY16-082

Page 2 of 2

THENCE South 02° 18' 56" East, along the common block line of said Blocks N and P and the common lot line of said Lots 107 and 120, a distance of 87.77 feet to a "X" cut set on the north cul-de-sac line of Thunderbird Road (Volume 38, Page 68, H.C.M.R.) for the common block corner of said Blocks N and P and the common lot corner of said Lots 107 and 120 and said point being on a non-tangent curve to the left for the southeast corner of the herein described parcel;

THENCE along the south line of said Lot 107, the north cul-de-sac line of said Thunderbird Road and with a curve to the left, having a radius of 50.00 feet, a central angle of 36° 52' 12", an arc length of 32.18 feet, and a chord of South 69° 14' 58" West, 31.62 feet, to a 3/8-inch iron rod with "Landtech" cap set for the southwest corner of the herein described parcel;

THENCE North 02° 18' 56" West, parallel to and 30.00 feet west of the common block line of said Blocks N and P and the common lot line of said Lots 107 and 120, a distance of 97.62 feet to the POINT OF BEGINNING and containing 0.0626 of one acre (2,726 square feet) of land.

Job No. 11-1-0041.06

DWG: 515-C-1730

Date: 05-05-2016

Paul P. Kwan



Paul P. Kwan

Texas Registered Professional Land Surveyor No. 4313

Landtech, Inc.

TBPLS Firm Registration Certificate No. 10019100

2525 North Loop West, Suite 300, Houston, TX 77008

Phone: 713-861-7068

This metes and bounds description is accompanied by a separate plat.

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|------------|------------------|
| PARCEL NO. | AY16-082 |
| WGS NO. | 11-000398-0001-4 |
| DWG NO. | 11617R |

CHECKED: *[Signature]*

DATE: 6/9/16

APPROVED: *[Signature]*

