



CITY OF HOUSTON

Public Works and Engineering Department

Annise D. Parker

Mayor

Dale A. Rudick, P.E.
Director
P.O. Box 1562
Houston, Texas 77251-1562

www.houstontx.gov

December 2, 2015

Mr. Brandon Guillory, P.E.
Kimley-Horn
12012 Wickchester Lane, Suite 500
Houston, Texas 77079

Subject: Abandonment and sale of a 10 foot-wide sanitary sewer easement and two 10 foot-wide prescriptive sanitary sewer easements, in exchange for conveyance to the City of a 20 foot-wide sanitary sewer easement along Kimberley Lane, being out of Restricted Reserve D, Block One of Town and Country Town Center and out of Restricted Reserve A, Block One of Town and Country Village East, all located out of the George Bellows Survey, A-3. **Parcels SY15-051A, SY15-051B, SY15-051C, and DY15-115**

Dear Mr. Guillory:

This letter is the City's offer to conclude the captioned transaction for a consideration of \$237,843.00, subject to your completion of the outstanding transaction requirements and City Council approval.

Please provide the following required documents within fifteen days from the date of this letter:

1. A letter from TC Blvd. Partners II, LLC accepting the City's offer.
2. A cashier's check payable to the City of Houston for the \$233,543.00 total balance of consideration. We will hold these funds with the \$4,300.00 nonrefundable deposit.
3. A separate cashier's check in the amount of \$1,700.00 payable to the City of Houston for the depreciated value of the storm sewer line and its inlet.
4. An original statement of ownership letter from an attorney-at-law.
5. Business documents when conveying a property interest to the City.
6. Proof the requirements in Item 3 of the April 15, 2015 Contact Letter are completed.

Should you not be able to accept the offer within the fifteen-day period and are unable to do so no later than thirty days from the date of this letter, this offer will be considered withdrawn and the file will be canceled without further communication. To pursue the transaction thereafter might require either: (1) you to initiate the process anew OR (2) an appraisal update. If, at the

City's sole discretion, the latter alternative is chosen, you will be required to submit a written request and an additional nonrefundable deposit equal to the cost of updating the appraisal. This additional nonrefundable deposit will not be applied toward the consideration. The City's updated offer will be for the higher of the original appraised value or the updated appraised value.

Mr. Brandon Guillory, P.E.
Parcels SY15-051A, SY15-051B, SY15-051C, and DY15-115
December 2, 2015
Page 2

Upon your completing these requirements, we will request our Legal Department to prepare the conveyance instrument.

Attached for your information are copies of the approved field notes and Drawing No. 11432R (Attachment 2).

Should you have any questions, please contact Trang Phi, Senior Real Estate Analyst, Real Estate Branch - Land Disposition, at (832) 395-3116. All correspondence should reference the captioned parcels for prompt handling.

Sincerely,

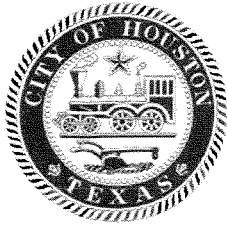
A handwritten signature in blue ink that reads "Nancy P. Collins". The signature is written in a cursive, flowing style.

Nancy P. Collins
Senior Assistant Director-Real Estate
Planning and Development Services Division
Department of Public Works and Engineering

NPC:WSB:tp
tp\SY15-051\sy15-051 offerltr

2 Attachments: 1. Contact letter dated April 15, 2015
2. Field notes and Drawing No. 11432R

c: Andrew Beaupre, TC Blvd. Partners II, LLC



CITY OF HOUSTON

Public Works and Engineering Department

Annise D. Parker

Mayor

Dale A. Rudick, P.E.
Director
P.O. Box 1562
Houston, Texas 77251-1562

www.houstontx.gov

April 15, 2015

Mr. Brandon Guillory, P.E.
Kimley-Horn
12012 Wickchester Lane, Suite 500
Houston, Texas 77079

Subject: Abandonment and sale of a 10-foot-wide prescriptive sanitary sewer line easement, in exchange for conveyance to the City of a 20-foot-wide sanitary sewer easement along Kimberley Lane, located within Town and Country Town Center, and/or out of the George Bellows Survey, A-3. **Parcels SY15-051 and DY15-115**

Dear Mr. Guillory:

The Joint Referral Committee has reviewed your request for the abandonment and sale of the subject property interests. The Department of Public Works and Engineering (PWE) is prepared to forward a recommendation for a motion to City Council for approval and authorization of your request. If the motion passes, you will receive a copy from the City Secretary's Office within two weeks following the passage date. However, prior to forwarding your request to City Council, by copy of this letter, we are notifying you of the requirements necessary to proceed with the transaction and ask that you signify your acknowledgment and acceptance of these requirements by signing and returning to our office the attached "Acknowledgment and Acceptance Statement" (Attachment 1) within 10 business days from the date of this letter. You may also choose not to accept the requirements or proceed with the transaction.

Should you choose to proceed, you must complete these requirements within 30 days from the date you are notified by this office that the motion passed. An extension may be granted based upon your written request stating the business need for the extension. The requirements to proceed with the transaction are listed below:

1. You must submit a \$2,100.00 nonrefundable deposit by cashier's check payable to the City of Houston as follows:
 - (a) \$300.00, an amount representing the \$300.00 minimum fee required for the conveyance of a public land interest for the abandonment parcel, and
 - (b) \$1,800.00, an amount equal to the City's estimated appraisal fees.

Should the appraisal fees be greater than estimated, we will contact you about the additional required deposit amount. If the transaction is concluded, the deposit will be applied toward the consideration. Otherwise, the City will retain the deposit to cover its operating expenses.

2. You must furnish the Department of Public Works and Engineering with a durable, reproducible (Mylar) survey plat and field notes of the affected property. For parcel identification, a labeled drawing is included (Attachment 2). For more information, please contact the Right of Way Section at (832) 395-2380 and/or refer to the attached survey instructions (Attachment 3).

Upon passage of the motion and receipt of the required deposit as listed in Item 1 and the durable, reproducible (Mylar) survey plat and field notes of the affected property as listed in Item 2, we will request the appraisal. You should continue processing the other requirements enumerated in this letter and the motion while the appraisal is being completed.

3. You must **separately permit** the following utility construction items:

- (a) Cut, plug, and abandon the 15-inch sanitary sewer line, from manhole #WCP05072 east to manhole #WCP05071.
- (b) Convert to private service the remaining portion of the 15-inch sanitary sewer line from manhole #WCP05071 south to the applicant's southern property line.
- (c) Construct a new 15-inch sanitary sewer line, from manhole #WCP05072 south in Town and Country Boulevard to the north right-of-way line of Kimberley Lane, then east within the proposed 20-foot-wide sanitary sewer easement with connection to the existing 15-inch sanitary sewer located in the subject easement.
- (d) Cut, plug, and abandon the 24-inch storm sewer line and the inlet, from the west right-of-way line of Town and Country Boulevard east to its terminus, or convert to private service.
- (e) The foregoing items must be completed as stated unless conditions on the ground or City standards require modifications to items.

All of the above must be performed under the proper permits obtained through the Office of the City Engineer exclusively and at no cost to the City. Permits for the foregoing items must be obtained separately from other required permits related to this development.

For specific instructions concerning these requirements, you may contact Kathlie Bulloch in the Office of the City Engineer at (832) 394-9138.

- (f) Keep the Real Estate Branch informed of the activities undertaken to satisfy these requirements.
- (g) Provide Trang Phi with copies of the permits documenting the construction approvals.

4. You must:

- (a) Prepare drawings that show the public utilities (sanitary sewer and storm sewer) that are being abandoned, relocated, and/or constructed as part of this project.
- (b) Submit the drawings to the Office of the City Engineer for plan review and approval.
- (c) Attach a copy of the motion to the plan set when it is submitted for plan review.
- (d) A copy of the approved plans and permit must be submitted to Trang Phi before the transaction can be concluded.
- (e) Provide a copy of a **Certificate of Final Completion** (Attachment 4) completed by your Project Manager and reviewed and approved by City personnel. For specific instructions concerning this requirement, you may contact Lagnesh Varshney at 832-394-9100.

Mr. Brandon Guillory, P.E.
Parcels SY15-051 and DY15-115
April 15, 2015
Page 3

5. You must submit a separate cashier's check in the amount of \$1,700.00 payable to the City of Houston for the depreciated value of the storm sewer line and inlet.
6. You must submit an original statement of ownership letter from an attorney at law. The letter must include a copy of the documents conveying title to the property owner. Attached is a sample letter (Attachment 5) to assist you in complying with this requirement. If there are liens on the abutting property to the conveyance parcels, the letter must disclose the lienholders and include copies of the lien instruments. Our Legal Department will prepare the conveyance deed, and, should it be necessary, subordination agreements for the lienholders to execute.
7. You must submit business documents when conveying a property interest to the City. Please see the attached list of required business documents (Attachment 6).

Should you have any questions, please contact Trang Phi, Senior Real Estate Analyst, Real Estate Branch-Land Disposition, at (832) 395-3116.

Sincerely,



Nancy P. Collins
Senior Assistant Director-Real Estate
Planning and Development Services Division
Department of Public Work and Engineering

NPC:WSB:tp
tp\sy15-051.doc

- 6 Attachments
1. Acknowledgment and Acceptance Statement
 2. Parcel Map
 3. Survey Instructions
 4. Form 00650 – Certificate of Final Completion
 5. Sample Attorney Statements of Ownership Letter
 6. Business Documents

c: Kathlie Bulloch, Ph.D, P.E., D.WRE
Shailesh Patel (JRC CUIC 20_9539)
Andrew Beaupre, TC Blvd. Partners II, LLC
Lagnesh Varshney
Patrick Walsh, P.E.
Right-of-Way Section

PARCEL SY15-051A
10 FOOT WIDE SANITARY SEWER EASEMENT ABANDONMENT
METES AND BOUNDS DESCRIPTION
0.0407 ACRE (1,773 SQUARE FEET)
GEORGE BELLOWES SURVEY, ABSTRACT NUMBER 3
HARRIS COUNTY, TEXAS

PARCEL NO.	SY15-051A
JOB NO.	
DRAWING	11932R

Being a 10 foot wide sanitary sewer easement situated in the George Bellows Survey, Abstract Number 3, Harris County, Texas, being out of and a portion of a called 0.916 acre tract as described in deed to TC Blvd Partnership II, LLC under Harris County Clerk's File Numbers 20130447770 and 20130448158 and out of and a portion of Restricted Reserve "D", Block One of Town and Country Town Center, a subdivision of record at Film Code Number 658037 of the Map Records of Harris County, Texas, said sanitary sewer easement being more particularly described by metes and bounds as follows (bearings shown hereon are based on the Texas South Central Zone No. 4204 State Plane Coordinate System (NAD83)) (The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinate (NAD83) and may be brought to surfaces by applying the following combined scale factor of 0.999889457);

COMMENCING at a 5/8-inch iron rod (X=3,059,469.12, Y=13,846,669.44) found marking the intersection of the south right-of-way line of Queensbury Lane (60 feet wide), as recorded under Harris County Clerk's File Numbers C439351, C703140, H923047 and G991382 and the east right-of-way line of Town and Country Boulevard (100 feet wide), as recorded in Volume 7182, Page 70 of the Deed Records of Harris County, Texas and under Harris County Clerk's File Number C439351, same being the northwest corner of Restricted Reserve "A", Block 1 of said Town and Country Town Center;

THENCE South 02°38'51" East, along the east right-of-way line of said Town and Country Boulevard, a distance of 318.23 feet to a 5/8-inch iron rod found marking the beginning of a curve to the right;

THENCE Southerly, a distance of 114.52 feet along the arc of said curve to the right, having a radius of 1,196.03 feet, a central angle of 05°29'10" and a chord which bears South 00°05'43" West, 114.48 feet to the **POINT OF BEGINNING** (X=3,059,483.63, Y=13,846,237.12) and the northwest corner of the herein described easement;

THENCE South 79°02'38" East, departing said east right-of-way line of said Town and Country Boulevard, over and across said Restricted Reserve "D", a distance of 163.46 feet to the northeast corner of the herein described easement;

THENCE South 11°13'29" West, continuing over and across said Restricted Reserve "D", a distance of 23.98 feet to a point in the north line of Restricted Reserve "A", Block 1 of Town and Country Village East, a subdivision of record at Film Code Number 657007 of the Map Records of Harris County, Texas, same being the southeast corner of the herein described easement;

THENCE North 85°51'15" West, along the north line of said Restricted Reserve "A" and the south line of said Restricted Reserve "D", a distance of 10.08 feet to the most easterly southwest corner of the herein described easement;

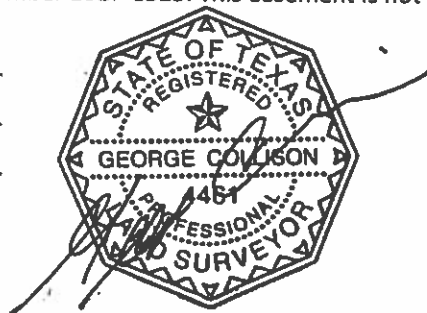
THENCE North 11°13'29" East, over and across said Restricted Reserve "D", a distance of 15.18 feet to an interior corner of the herein described easement;

THENCE North 79°02'38" West, continuing over and across said Restricted Reserve "D", a distance of 152.03 feet to a point in a curve to the left in the east right-of-way line of the aforesaid Town and Country Boulevard and marking the most westerly southwest corner of the herein described easement;

THENCE Northerly, along the east right-of-way line of said Town and Country Boulevard, a distance of 10.10 feet along the arc of said curve to the left, having a radius of 1,196.03 feet, a central angle of 00°29'01" and a chord which bears North 03°04'49" East, 10.10 feet to the **POINT OF BEGINNING** and containing 0.0407 acre (1,773 square feet) of land. This description is based on an exhibit made by Terra Surveying Company, Inc., dated July 2015, TSC Project Number 1617-1325. This easement is not staked.

Compiled by: Michael Sissenwein
Checked by: George Collison, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
1617-1325-0.0407ac SSWR ESMT mb.docx

CHECKED: [Signature]
DATE: 10/08/15
APPROVED: [Signature]



QUEENSBURY LANE

(60' R.O.W.)
H.C.C.F. NOS C439351, C703140, H923047 & G991382

P.O.C.
X=3.059,469.12
Y=13,846,689.44
FND 5/8" IR

LINE TABLE		
NO.	BEARING	LENGTH
L1	S11°13'29"W	23.98'
L2	N85°51'15"W	10.08'
L3	N11°13'29"E	15.18'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°29'10"	1196.03'	114.52'	S00°05'43"W	114.48'
C2	0°29'01"	1196.03'	10.10'	N03°04'49"E	10.10'

NOTES:

1. This easement is not staked.
2. A separate metes and bounds accompanies this exhibit.
3. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinate (NAD83) and may be brought to surfaces by applying the following combined scale 0.999889457.
4. Bearings shown hereon are based on the Texas South Central Zone No. 4204 State Plane Coordinate System (NAD83).

TOWN AND COUNTRY BOULEVARD

(100' R.O.W.)
VOL. 7182, PG. 70 H.C.D.R.
H.C.C.F. NO. C439351

S02°38'51"E 318.23'
FND 5/8" IR
10' BUILDING LINE
F.C. NO. 656288 H.C.M.R.

CALLLED 0.916 ACRE
TC BLVD PARTNERS II, LLC
H.C.C.F. NOS 20130447770 & 20130448158

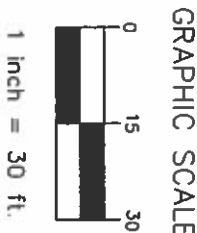
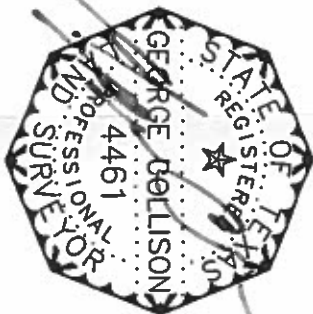
BLOCK ONE
RESTRICTED RESERVE "D"
TOWN AND COUNTRY
TOWN CENTER
F.C. NO. 658037 H.C.M.R.

PRESCRIPTIVE 10' SANITARY SEWER EASEMENT
TO BE ABANDONED
0.0407 ACRES
1,773 SQ. FT.
PARCEL SY15-051A

CALLLED 2.224 ACRES
THE COUNTRY
PLAYHOUSE, INC.
H.C.C.F. NO. R436571

CALLLED 8.595 ACRES
TOWN & COUNTRY PARTNERSHIP
H.C.C.F. NO. R031751
BLOCK ONE
RESTRICTED RESERVE "A"
TOWN AND COUNTRY
VILLAGE EAST
F.C. NO. 657007 H.C.M.R.

CALLLED 10 ACRES
SPRING BRANCH INDEPENDENT
SCHOOL DISTRICT
VOL. 3315, PG. 365 H.C.D.R.



AN EXHIBIT OF A
10' SANITARY, SEWER EASEMENT ABANDONMENT
0.0407 ACRE (1,773 SQ. FT.)
GEORGE BELLOW'S SURVEY, A-3
HARRIS COUNTY, TEXAS

TERRA
SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

SCALE: 1"=30'
JOB NO. 1617-1325
DATE: July 2015
DRAWN BY: MES
CHECKED BY: GC *GC*
Sheet 2

CITY OF HOUSTON
PUBLIC WORKS AND
ENGINEERING DEPARTMENT

APPROVAL

Ad
SURVEY SECTION

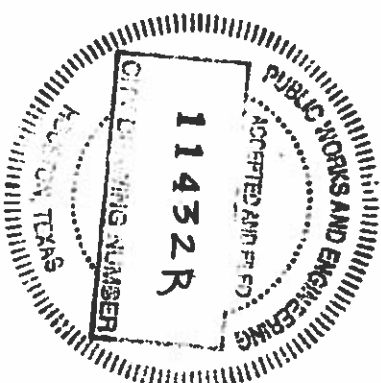
DATE *16-20-15*
He
RIGHT OF WAY SECTION

KEY MAP NO. 489H

GIMS MAP NO. 4958C

PARCEL NO. SY15-051A

JOB NO.
WBS NO.
C.M. NO.



PARCEL SY15-051B
10 FOOT WIDE SANITARY SEWER EASEMENT ABANDONMENT
METES AND BOUNDS DESCRIPTION
0.0372 ACRE (1,621 SQUARE FEET)
GEORGE BELLOWES SURVEY, ABSTRACT NUMBER 3
HARRIS COUNTY, TEXAS

Being a 10 foot wide sanitary sewer easement containing 0.0372 acre (1,621 square feet) of land situated in the George Bellows Survey, Abstract Number 3, Harris County, Texas, being out of and a portion of Restricted Reserve "A", Block 1 of Town and Country Village East, a subdivision of record at Film Code Number 657007 of the Map Records of Harris County, Texas, being out of and a portion of a called 8.595 acre tract as described in deed to Town & Country Partnership under Harris County Clerk's File Number R031751 and being all of a 10 foot wide sanitary sewer easement recorded in Volume 6410, Page 483 of the Deed records of Harris County, Texas, said 10 foot wide sanitary sewer easement being more particularly described by metes and bounds as follows (bearings shown hereon are based on the Texas South Central Zone No. 4204 State Plane Coordinate System (NAD83)) (the coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinate (NAD83) and may be brought to surfaces by applying the following combined scale factor of 0.999889457);

BEGINNING at a 5/8-inch iron rod with cap stamped "Terra Surveying" (X=3,059,391.16, Y=13,845,708.44) set marking the intersection of the north right-of-way line of Kimberly Lane (60 feet wide), as recorded in Volume 7182, Page 70 of the Deed Records of Harris County, Texas and under Harris County Clerk's File Number C439351 and the east right-of-way line of Town and Country Boulevard (100 feet wide), as recorded in Volume 7182, Page 70 of the Deed Records of Harris County, Texas and under Harris County Clerk's File Number C439351, same being the southwest corner of said Restricted Reserve "A";

THENCE South 76°48'02" East, along the north right-of-way line of said Kimberley Lane, a distance of 53.99 feet to the beginning of a curve to the left;

THENCE Easterly, a distance of 94.56 feet along the arc of said curve to the left, having a radius of 1,468.30', a central angle of 03°41'23" and a chord which bears South 78°38'27" East, 94.54 feet to the **POINT OF BEGINNING** (X=3,059,536.40, Y=13,845,677.50) and the southwest corner of the herein described easement;

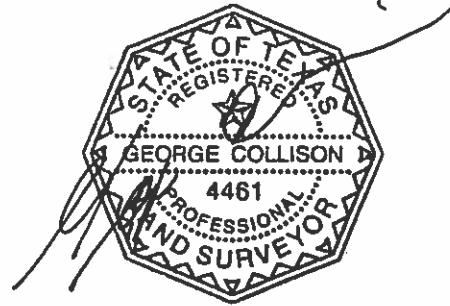
THENCE North 10°19'14" East, over and across said Restricted Reserve "A", a distance of 162.17 feet to the northwest corner of the herein described easement;

THENCE South 79°40'46" East, continuing over and across said Restricted Reserve "A", a distance of 10.00 feet to a point in the west line of a called 10 acre tract, as described in deed to Spring Branch Independent School District in Volume 3315, page 365 of the Deed Records of Harris County, Texas, same being the northeast corner of the herein described easement;

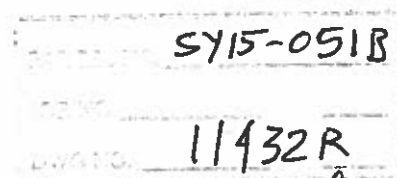
PARCEL NO.	SY15-051B
JOB NO.	
DWG NO.	11432R

THENCE South 10°19'14" West, along the west line of said 10 acre tract, a distance of 162.00 feet to a 5/8-inch iron rod found in a curve to the right in the north right-of-way line of the aforesaid Kimberly Lane, marking the southwest corner of said called 10 acre tract, the southeast corner of said Restricted Reserve "A" and the southeast corner of the herein described easement;

THENCE Westerly, along the north right-of-way line of said Kimberly Lane, a distance of 10.00 feet along the arc of said curve to the right, having a radius of 1,468.30 feet, a central angle of 00°23'25" and a chord which bears North 80°40'51" West, 10.00 feet to the **POINT OF BEGINNING** and containing 0.0372 acre (1,621 square feet) of land. This description is based on an exhibit made by Terra Surveying Company, Inc., dated September 2015, TSC Project Number 1617-1325-S. This easement is not staked.



Compiled by: Michael Sissenwein
Checked by: George Collison, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
1617-1325 0.0372ac 10 sswr esmt.docx



CHECKED: [Signature]
DATE: 10/08/15
APPROVED: [Signature]

LINE TABLE		
NO.	BEARING	LENGTH
L1	N10°19'14"E	162.17'
L2	S79°40'46"E	10.00'
L3	S10°19'14"W	162.00'
L4	S76°48'02"E	53.99'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°23'25"	1468.30'	10.00'	N80°40'51"W	10.00'
C2	3°41'23"	1468.30'	94.56'	S78°38'27"E	94.54'

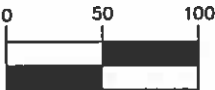
GEORGE BELLOWS SURVEY, A-3

QUEENSBURY LANE

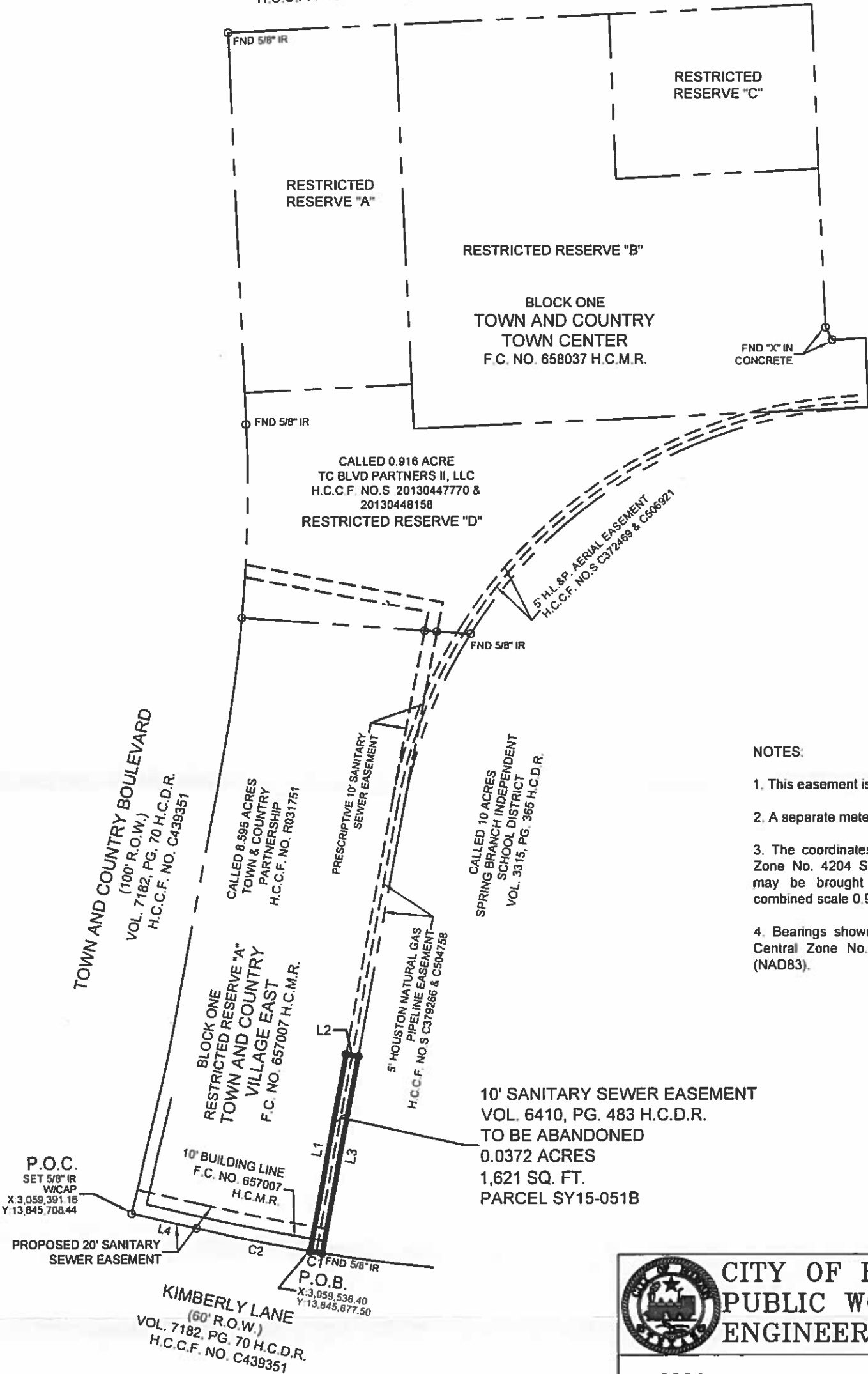
(60' R.O.W.)

H.C.C.F. NO.S C439351, C703140, H923047 & G991382

GRAPHIC SCALE



1 inch = 100 ft.



- NOTES:
1. This easement is not staked.
 2. A separate metes and bounds accompanies this exhibit.
 3. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinate (NAD83) and may be brought to surfaces by applying the following combined scale 0.999889457.
 4. Bearings shown hereon are based on the Texas South Central Zone No. 4204 State Plane Coordinate System (NAD83).



Sheet 3



CITY OF HOUSTON
PUBLIC WORKS AND
ENGINEERING DEPARTMENT

APPROVAL

10-20-15
DATE

SURVEY SECTION

RIGHT OF WAY SECTION

KEY MAP No. 489H

GIMS MAP No. 4958C

PARCEL NO. SY15-051B

JOB NO.

WBS NO.

C.M. NO.



AN EXHIBIT OF A
10' SANITARY SEWER EASEMENT ABANDONMENT
0.0372 ACRE (1,621 SQ. FT.)
GEORGE BELLOWS SURVEY, A-3
HARRIS COUNTY, TEXAS

TERRA

SURVEYING CO., INC.

3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

SCALE: 1"=100'

JOB NO. 1617-1325

DATE: September 2015

DRAWN BY: MES

CHECKED BY: GC

PARCEL SY15-051C
10 FOOT WIDE SANITARY SEWER EASEMENT ABANDONMENT
METES AND BOUNDS DESCRIPTION
0.0810 ACRE (3,527 SQUARE FEET)
GEORGE BELLOWS SURVEY, ABSTRACT NUMBER 3
HARRIS COUNTY, TEXAS

Being a 10 foot wide sanitary sewer easement containing 0.0810 acre (3,527 square feet) of land situated in the George Bellows Survey, Abstract Number 3, Harris County, Texas, being out of and a portion of Restricted Reserve "A", Block One of Town and Country Village East, a subdivision of record at Film Code Number 657007 of the Map Records of Harris County, Texas and being out of and a portion of a called 8.595 acre tract as described in deed to Town and Country Partnership under Harris County Clerk's File Number R031751, said sanitary sewer easement being more particularly described by metes and bounds as follows (bearings shown hereon are based on the Texas South Central Zone No. 4204 State Plane Coordinate System (NAD83))(The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinate (NAD83) and may be brought to surfaces by applying the following combined scale factor of 0.999889457);

COMMENCING at a 5/8-inch iron rod (X=3,059,469.12, Y=13,846,669.44) found marking the intersection of the south right-of-way line of Queensbury Lane (60 feet wide), as recorded under Harris County Clerk's File Numbers C439351, C703140, H923047 and G991382 and the east right-of-way line of Town and Country Boulevard (100 feet wide), as recorded in Volume 7182, Page 70 of the Deed Records of Harris County, Texas and under Harris County Clerk's File Number C439351, same being the northwest corner of Restricted Reserve "A", Block 1 of Town and Country Town Center, a subdivision of record at Film Code Number 658037 of the Map Records of Harris County, Texas;

THENCE South 02°38'51" East, along the east right-of-way line of said Town and Country Boulevard, a distance of 318.23 feet to a 5/8-inch iron rod found marking the beginning of a curve to the left;

THENCE Southerly, a distance of 157.70 feet along the arc of said curve to the left, having a radius of 1,196.03 feet, a central angle of 07°33'17" and a chord which bears South 01°07'47" West, 157.59 feet to the southwest corner of Restricted Reserve "D" of said Town and Country Town Center and the northwest corner of said Restricted Reserve "A" of said Town and Country Village East;

THENCE South 85°51'15" East, along the south line of said restricted Reserve "D" and the north line of said Restricted Reserve "A", a distance of 149.07 feet to the **POINT OF BEGINNING** (X=3,059,629.37, Y=13,846,183.27) and the northwest corner of the herein described easement;

THENCE South 85°51'15" East, along the south line of said restricted Reserve "D" and the north line of said Restricted Reserve "A". a distance of 10.07 feet to the northeast corner of the herein described easement;

THENCE South 10°40'26" West, over and across said Restricted Reserve "D", a distance of 142.97 feet to a point in the west line of a called 10 acre tract, as described in deed to Spring Branch Independent School District in Volume 3315, Page 365 of the Deed Records of Harris County, Texas and the east line of said Restricted Reserve "A";

PARCEL NO.	SY15-051C
JOB NO.	
DWG NO.	11432R

THENCE South 10°19'14" West, along the west line of said called 10 acre tract and the east line of said Restricted Reserve "A", a distance of 210.24 feet to the northeast corner of a 10 foot wide sanitary sewer easement recorded in Volume 6410, Page 483 of the Deed Records of Harris County, Texas, same being the southeast corner of the herein described easement;

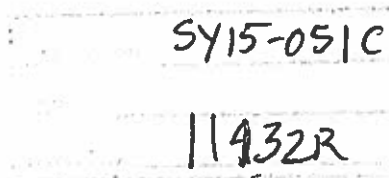
THENCE over and across said Restricted Reserve "A" the following three (3) courses;

North 79°40'46" West, along the north line of said 10 foot wide sanitary sewer easement, a distance of 10.00 feet to the southwest corner of the herein described easement;

North 10°19'14" East, a distance of 210.27 feet to an angle point;

North 10°40'26" East, a distance of 141.86 feet to the **POINT OF BEGINNING** and containing 0.0810 acre (3,527 square feet) of land. This description is based on an exhibit made by Terra Surveying Company, Inc., dated September 2015, TSC Project Number 1617-1325. This easement is not staked.

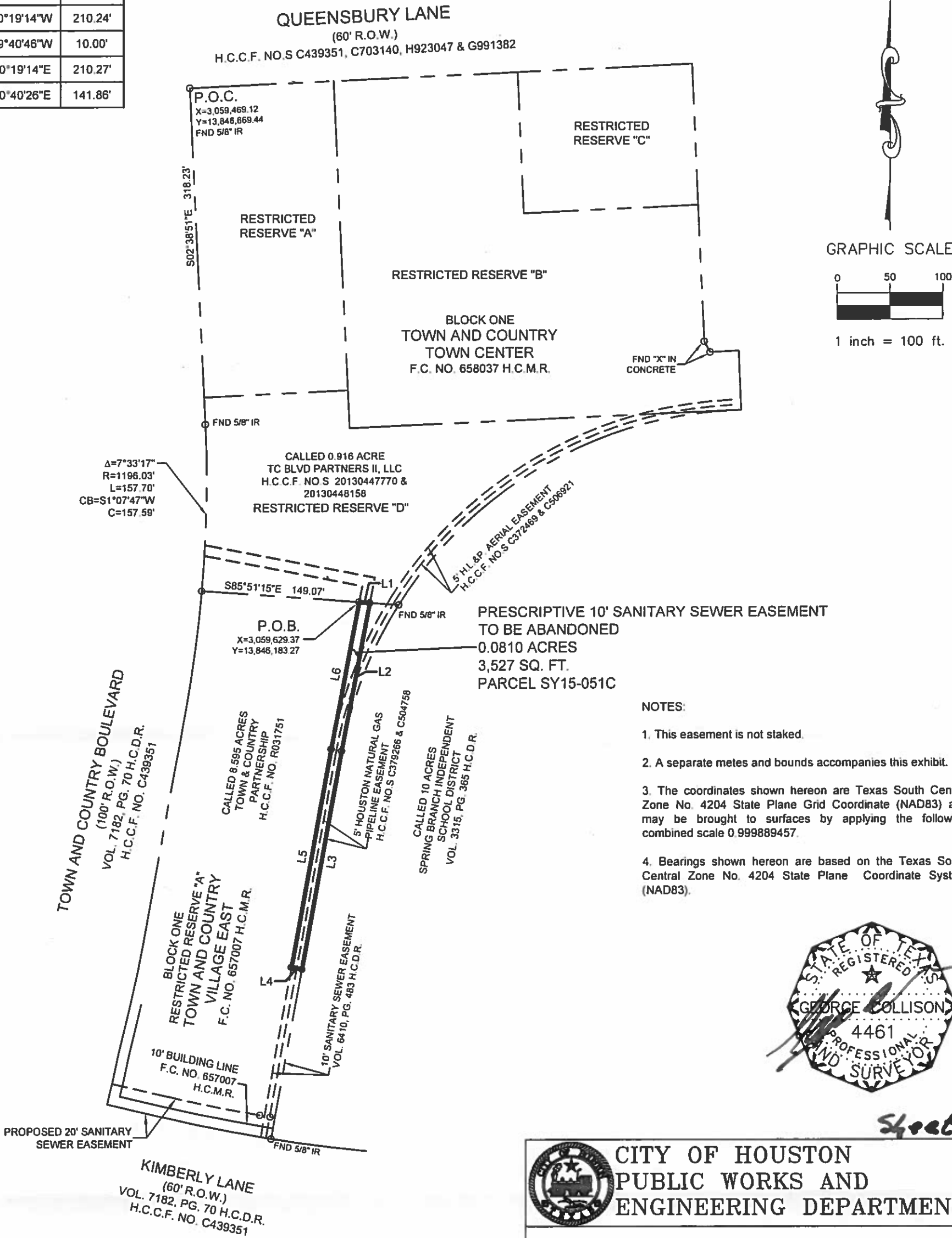
Compiled by: Michael Sissenwein
Checked by: George Collison, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
1617-1325-0.0810ac SSWR ESMT mb.docx



CHECKED: [Signature]
DATE: 10/08/15
APPROVED: [Signature]

LINE TABLE		
NO.	BEARING	LENGTH
L1	S85°51'15"E	10.07'
L2	S10°40'26"W	142.97'
L3	S10°19'14"W	210.24'
L4	N79°40'46"W	10.00'
L5	N10°19'14"E	210.27'
L6	N10°40'26"E	141.86'

GEORGE BELLOWS SURVEY, A-3



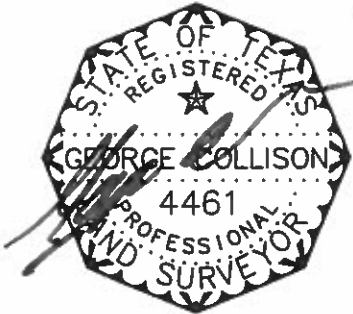
Δ=7°33'17"
R=1196.03'
L=157.70'
CB=S1°07'47"W
C=157.59'

CALLLED 0.916 ACRE
TC BLVD PARTNERS II, LLC
H.C.C.F. NO S 20130447770 &
20130448158
RESTRICTED RESERVE "D"

PRESCRIPTIVE 10' SANITARY SEWER EASEMENT
TO BE ABANDONED
0.0810 ACRES
3,527 SQ. FT.
PARCEL SY15-051C

NOTES:

- 1. This easement is not staked.
- 2. A separate metes and bounds accompanies this exhibit.
- 3. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinate (NAD83) and may be brought to surfaces by applying the following combined scale 0.999889457.
- 4. Bearings shown hereon are based on the Texas South Central Zone No. 4204 State Plane Coordinate System (NAD83).



Sheet 4

CITY OF HOUSTON
PUBLIC WORKS AND
ENGINEERING DEPARTMENT

APPROVAL

10-20-15
DATE

[Signature]

[Signature]

SURVEY SECTION

RIGHT OF WAY SECTION

KEY MAP No. 489H

GIMS MAP No. 4958C

PARCEL NO. SY15-051C

JOB NO.

WBS NO.

C.M. NO.



AN EXHIBIT OF A
10' SANITARY SEWER EASEMENT ABANDONMENT
0.0810 ACRE (3,527 SQ. FT.)
GEORGE BELLOWS SURVEY, A-3
HARRIS COUNTY, TEXAS

TERRA

SURVEYING CO., INC.

3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

SCALE: 1"=100'

JOB NO. 1617-1325

DATE: September 2015

DRAWN BY: MES

CHECKED BY: GC

PARCEL DY15-115
20 FOOT WIDE SANITARY SEWER EASEMENT
METES AND BOUNDS DESCRIPTION
0.0726 ACRE (3,161 SQUARE FEET)
GEORGE BELLOWS SURVEY, ABSTRACT NUMBER 3
HARRIS COUNTY, TEXAS

Being a 20 foot wide sanitary sewer easement containing 0.0726 acre (3,161 square feet) of land situated in the George Bellows Survey, Abstract Number 3, Harris County, Texas, being out of and a portion of Restricted Reserve "A", Block 1 of Town and Country Village East, a subdivision of record at Film Code Number 657007 of the Map Records of Harris County, Texas and being out of and a portion of a called 8.595 acre tract as described in deed to Town & Country Partnership under Harris County Clerk's File Number R031751, said 20 foot wide sanitary sewer easement being more particularly described by metes and bounds as follows (bearings shown hereon are based on the Texas South Central Zone No. 4204 State Plane Coordinate System (NAD83)) (the coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinate (NAD83) and may be brought to surfaces by applying the following combined scale factor of 0.999889457);

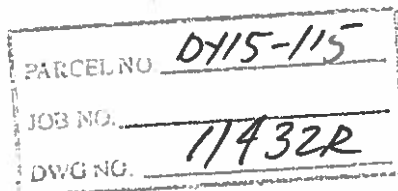
BEGINNING at a 5/8-inch iron rod with cap stamped "Terra Surveying" (X=3,059,391.16, Y=13,845,708.44) set marking the intersection of the north right-of-way line of Kimberly Lane (60 feet wide), as recorded in Volume 7182, Page 70 of the Deed Records of Harris County, Texas and under Harris County Clerk's File Number C439351 and the east right-of-way line of Town and Country Boulevard (100 feet wide), as recorded in Volume 7182, Page 70 of the Deed Records of Harris County, Texas and under Harris County Clerk's File Number C439351, same being the southwest corner of said Restricted Reserve "A", the **POINT OF BEGINNING** and the southwest corner of the herein described easement;

THENCE North 13°12'05" East, along the east right-of-way line of said Town and Country Boulevard, a distance of 20.00 feet to the northwest corner of the herein described easement;

THENCE South 76°48'02" East, over and across said Restricted Reserve "A", a distance of 53.99 feet to the beginning of a curve to the left;

THENCE Easterly, a distance of 103.55 feet along the arc of said curve to the left, having a radius of 1,448.30', a central angle of 04°05'48" and a chord which bears South 78°50'40" East, 103.53 feet to a point in the west line of a called 10 acre tract, as described in deed to Spring Branch Independent School District in Volume 3315, page 365 of the Deed Records of Harris County, Texas, same being the northeast corner of the herein described easement;

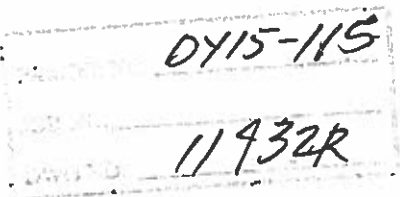
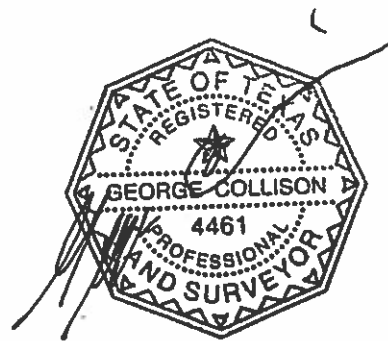
THENCE South 10°19'14" West, along the west line of said 10 acre tract, a distance of 20.00 feet to a 5/8-inch iron rod found in a curve to the right in the north right-of-way line of the aforesaid Kimberly Lane, marking the southwest corner of said called 10 acre tract, the southeast corner of said Restricted Reserve "A" and the southeast corner of the herein described easement;


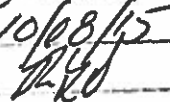


THENCE Westerly, along the north right-of-way line of said Kimberly Lane, a distance of 104.56 feet along the arc of said curve to the right, having a radius of 1,468.30 feet, a central angle of 04°04'48" and a chord which bears North 78°50'10" West, 104.54 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the end of said curve;

THENCE North 76°48'02" West, continuing along the north right-of-way line of said Kimberly Lane, a distance of 53.99 feet to the **POINT OF BEGINNING** and containing 0.0726 acre (3,161 square feet) of land. This description is based on an exhibit made by Terra Surveying Company, Inc., dated July 2015, TSC Project Number 1617-1325-S. This easement is not staked.

Compiled by: Michael Sissenwein
Checked by: George Collison, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
1617-1325 20 sswr esmt.docx



CHECKED: 
DATE: 10/08/15
APPROVED: 

TOWN AND COUNTRY BOULEVARD
(100' R.O.W.)
VOL. 7182, PG. 70 H.C.D.R.
H.C.C.F. NO. C439351

10' BUILDING LINE
F.C. NO. 657007 H.C.M.R.

CALLLED 8.595 ACRES
TOWN & COUNTRY PARTNERSHIP
H.C.C.F. NO. R031751
BLOCK ONE
RESTRICTED RESERVE "A"
TOWN AND COUNTRY
VILLAGE EAST
F.C. NO. 657007 H.C.M.R.

20' SANITARY SEWER EASEMENT
0.0726 ACRES
3,161 SQ. FT.
PARCEL DY15-115

$\Delta = 4^{\circ}05'48''$
 $R = 1448.30'$
 $L = 103.55'$
 $CB = S78^{\circ}50'40''E$
 $C = 103.53'$

5' HOUSTON NATURAL GAS
PIPELINE EASEMENT
H.C.C.F. NO. S C379266 & C504758

10' SANITARY SEWER EASEMENT
VOL. 6410, PG. 483 H.C.D.R.

CALLLED 10 ACRES
SPRING BRANCH INDEPENDENT
SCHOOL DISTRICT
VOL. 3315, PG. 365 H.C.D.R.

N13°12'05"E
20.00'

P.O.B.
SET 5/8" IR
W/CAP
X:3,059,391.16
Y:13,845,708.44

N76°48'02"W 53.99'

SET 5/8" IR
W/CAP

10' BUILDING LINE
F.C. NO. 657007 H.C.M.R.

$C = 104.54'$
 $CB = N78^{\circ}50'10''W$
 $L = 104.56'$
 $R = 1468.30'$
 $\Delta = 4^{\circ}04'48''$

S10°19'14"W
20.00'

END 5/8" IR

KIMBERLY LANE
(60' R.O.W.)
VOL. 7182, PG. 70 H.C.D.R.
H.C.C.F. NO. C439351

NOTES:

1. This easement is not staked.
2. A separate metes and bounds accompanies this exhibit.
3. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinate (NAD83) and may be brought to surfaces by applying the following combined scale 0.999889457.
4. Bearings shown hereon are based on the Texas South Central Zone No. 4204 State Plane Coordinate System (NAD83).

AN EXHIBIT OF A

20' SANITARY SEWER EASEMENT
0.0726 ACRE (3,161 SQ. FT.)
GEORGE BELLOW'S SURVEY, A-3
HARRIS COUNTY, TEXAS

TERRA

SURVEYING CO., INC.

3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-3231

SCALE: 1"=20'

JOB NO. 1617-1325

DATE: July 2015

DRAWN BY: MES

CHECKED BY: GC

GC



CITY OF HOUSTON
PUBLIC WORKS AND
ENGINEERING DEPARTMENT

APPROVAL

And

SURVEY SECTION

DATE 10-20-15

Heem

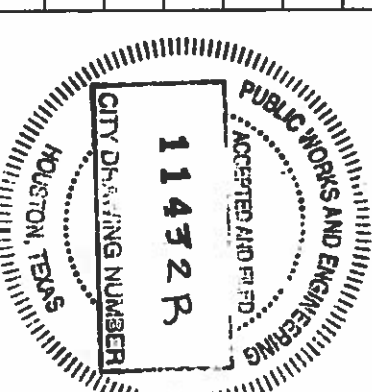
RIGHT OF WAY SECTION

KEY MAP No. 489H

GIMS MAP No. 4958C

PARCEL NO. DY15-115

JOB NO.
WBS NO.
C.M. NO.



Sheet 1



GRAPHIC SCALE

