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EASMT  
JD

RP-2016-380615  
08/25/2016 RP1 \$36.00

EASEMENT

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

GRANTOR(S): NFF Realty Partners, Ltd., a Texas limited partnership, successor in interest of NFF Realty L.L.C.  
(Exact legal name of person or entity that is the recorded property owner)

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

PROPERTY: The tract or parcel of land described in **EXHIBIT "A"**, consisting of pages, attached hereto and made a part hereof, (the "Easement") and noted as Parcel No. \_\_\_\_\_; Job No. \_\_\_\_\_; and ILMS No. \_\_\_\_\_  
(above tracking numbers assigned as needed by City of Houston)

DY17-010

Grantor(s) being the owner(s) in fee simple of the hereinafter described property located in Houston, Harris County, Texas, in consideration of the sum of One Dollar (\$1.00) to Grantor(s) in hand paid by Grantee, the receipt of which is hereby acknowledged, does grant, sell and convey unto Grantee, its successors and assigns, an easement for sanitary sewer purposes, said easement being in, upon, under, over, across and along the Property.

Grantee's Rights in and to the Easement shall include, without limitation, access to, across, along, under and upon the Easement, to enter upon such Easement at any time to engage in such activities as may be necessary, requisite, or appropriate in connection therewith, and to bring and operate such equipment thereupon as may be necessary or appropriate to effectuate the purposes for which this Easement is granted.

Grantor(s) does hereby agree, bind, and obligate Grantor(s) and Grantors' heirs, successors, and assigns, that no structures, buildings or other improvements shall be placed in, on or along said Easement, save and except that Grantor reserves the right to use the Easement in a manner that does not unreasonably interfere with Grantee's use thereof, including, without limitation, the right to construct and maintain pavement, parking, sidewalks, curb-cuts, lighting systems, landscaping and fences ("Improvements") upon the surface of the Easement, **provided, however, that Grantee and/or its agent shall and will be released from any and all liability as a result of any damage to any Improvements occasioned by and in reasonable exercise of Grantee's rights.**

TO HAVE AND TO HOLD the Easement in and to the Property for said purposes, together with all the rights and appurtenances thereto in anywise belonging to Grantee, its successors and assigns forever. However, if said easement or any part thereof is ever discontinued for said purposes, the title thereto (or to the part so discontinued) shall revert to the then owners of said property.

THIS EASEMENT IS NOT VALID UNLESS COUNTERSIGNED BY THE CITY OF HOUSTON.

EXECUTED this 10TH day of AUGUST, 20 16

GRANTOR(S):

NFF Realty Partners, Ltd., a Texas limited partnership, successor in interest of NFF Realty L.L.C.

By: NFF Realty GP, LLC, a Texas limited liability company, its General Partner

By: William E. Pielop III  
William E. Pielop, III, Manager

By: Betty L. Anderson  
Betty L. Anderson, Manager

HOLD FOR PICK UP BY CITY OF HOUSTON  
PUBLIC WORKS & ENGINEERING DEPARTMENT  
PLANNING & DEVELOPMENT SERVICES DIVISION  
REAL ESTATE BRANCH

Approved as to form:

Gary Dzierlenga  
Assistant City Attorney  
Gary Dzierlenga  
Legal/Real Estate

PW&E Tracking  
# 16211

(3)  
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182

RP-2016-380615

Form 584

General Utility Easements

THE STATE OF TEXAS §

(Acknowledgment for Corporation)

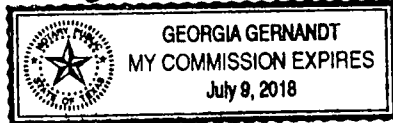
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 10<sup>th</sup> day of AUGUST, 20 16

by WILLIAM E. PIELOP III MANAGER of  
(Name of acknowledging officer - Pres. or VP, or other if named by corporate resolution) (Title of Officer)

NFF REALTY GP, LLC, a TX corporation, as general  
(Name of Corporation) (State of incorporation)

partner of NFF Realty Partners, Ltd.  
(Seal)



Georgia Gernandt  
Notary Public in and for the State of Texas

Form 584

General Utility Easements

UNOFFICIAL

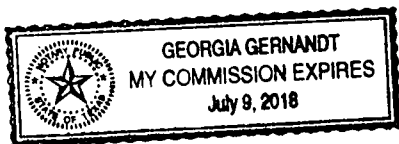
COPY

RP-2016-380615

THE STATE OF TEXAS §

(Acknowledgment for Corporation)

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 07<sup>th</sup> day of AUGUST, 2016.by BETTY L. ANDERSON, MANAGER of  
(Name of acknowledging officer – Pres. or VP, or other if named by corporate resolution) (Title of Officer)NFF REALTY GP, LLC, a TX corporation, as general  
(Name of Corporation) (State of incorporation)partner of NFF Realty Partners, Ltd.  
(Seal)Georgia Gernandt  
Notary Public in and for the State of Texas

UNOFFICIAL COPY

RP-2016-380615

METES AND BOUNDS DESCRIPTION  
25-FOOT UTILITY EASEMENT  
PARCEL NUMBER \_\_\_\_\_  
0.3434 ACRE (14,958 SQUARE FEET)  
JOHN AUSTIN SURVEY, ABSTRACT NUMBER 1  
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

Being a utility easement parcel containing 0.3434 acre (14,958 square feet) of land, situated in the John Austin Survey, Abstract Number 1, City of Houston, Harris County, Texas; being out of and a part of a 38-foot alley in Block 41, Division of Block 40 & 41 and the South One-Half of Blocks 30 & 31 in HOUSTON HEIGHTS, a subdivision plat of record in Volume 93, Page 29, Harris County Deed Records; the herein described 0.3434 acre tract being more particularly described by metes and bounds as follows (bearings herein are grid bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD 83 (NA2011); distances are surface distances based on the U.S. Survey Foot and may be converted to grid by multiplying by a combined scale factor of 0.999870017):

**COMMENCING** at a 5/8-inch iron rod with plastic cap stamped "TERRA SURVEYING", set (X=3,108,844.15, Y=13,858,890.60), marking the intersection of the east right-of-way (R.O.W.) line of Ashland Drive (70 feet wide) and the north R.O.W. line of West 24<sup>TH</sup> Avenue (70 feet wide), both as dedicated by HOUSTON HEIGHTS ADDITION, a subdivision of record in Volume 1A, Page 114, Harris County Map Records; also marking the southwest corner of said Block 41;

THENCE, North 02°46'46" West, along the east R.O.W. line of said Ashland Drive and the west line of said Block 41, a distance of 139.00 feet to the POINT OF BEGINNING (X=3,108,837.41, Y=13,859,029.42) and the southwest corner of the herein described parcel;

THENCE, North 02°46'46" West, continuing along the east R.O.W. line of said Ashland Drive and the west line of said Block 41, a distance of 25.00 feet to a point for the northwest corner of the herein described parcel;

THENCE, departing the east R.O.W. line of said Ashland Drive and the west line of said Block 41, over and across said Block 41 and the aforesaid 38-foot alley, following three (3) courses and distance:

North 87°13'14" East, a distance of 575.00 feet to a point for a northeast corner of the herein described parcel;

South 02°46'46" East, a distance of 14.00 feet to a point for an interior corner of the herein described parcel;

PARCEL NO.	0417-010
TRK NO.	16211
DWG NO.	11692R

RP-2016-380615

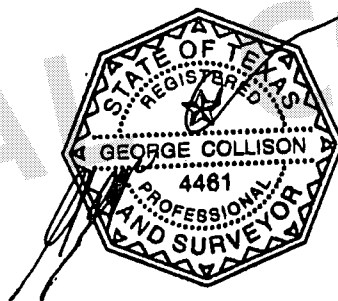
North 87°13'14" East, a distance of 53.00 feet to a point in the west R.O.W. line of Rutland Street (70 feet wide), as dedicated by the aforesaid HOUSTON HEIGHTS ADDITION (Volume 1A, Page 114, H.C.M.R.) and in the east line of said Block 41 for a northeast corner of the herein described parcel;

THENCE, South 02°46'46" East, along the west R.O.W. line of said Rutland Street and the east line of said Block 41, a distance of 11.00 feet to a point for the southeast corner of the herein described parcel;

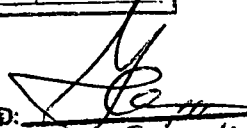
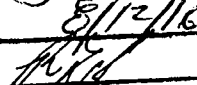
THENCE, South 87°13'14" West, departing the west R.O.W. line of said Rutland Street and the east line of said Block 41, over and across said Block 41 and the aforesaid 38-foot alley, a distance of 628.00 feet to the **POINT OF BEGINNING** and containing 0.3434 acre (14,958 square feet) of land.

There also exists a separate exhibit prepared by Terra Surveying Company, Inc., under Project Number 1617-1447-S, of even date.

Compiled by: Jerry Scott  
Reviewed by: George Collison, RPLS  
Terra Surveying Company, Inc.  
3000 Wilcrest Drive, Suite 210  
Houston, Texas 77042  
713-993-0327  
May 31, 2016  
1617-1447\_25 Foot UE\_mbs.doc



PARCEL NO.	DY17-010
TRK	16211
JOB NO.	11672R
DWG NO.	

CHECKED:   
DATE: 8/12/16  
APPROVED: 

2 BOOK 1 ON  
GARDEN HOMES NO 1  
RUTLAND NO 1  
(F.C. No. 64527, H.C.M.R.)  
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BLOCK 1  
COTTAGES ON  
WEST 25TH  
(F.C. NO. 622090)  
H.C.M.R.)  
100  
1

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

DWG. NO.

APPROVAL  
  
SURVEY SECTION

KEY MAP No. 452 V

MARCEL NO. DY17-010

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ARK. No. 16211

OB NO.

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ESAT	EASEMENT
F.C.	FILM CODE
IND	FOUND 5/8" IR
H.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
NO.	IRON ROD
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
"ST."	SET 5/8" IR W/TERRA CAP
VOL.	VOLUME
W/	WITH

RP-2016-380615

UNOFFICIAL COPY

FILED

2016 AUG 25 PM 12:54

*Stan Stuart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL  
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time  
stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris  
County, Texas

AUG 25 2016



*Stan Stuart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS