



March 29, 2017

Ms. Nancy P. Collins, Chair
Joint Referral Committee
611 Walker Street, 19th Floor
Houston, Texas 77002

Re: SOUTH MEADOW PLACE - Joint Referral Committee Application

Dear Ms. Collins:

The Online JRC Application ("the Application") is submitted by BGE, Inc. on behalf of SM Place FL-1, L.P., the owner abutting an easement containing 0.2586 acres located west of Mykawa Road between Allison Road and Fuqua Street.

The Application respectfully requests the City's non-acceptance of the following:

- A 7 foot utility easement located in Tract 3 of William J. Lovett Survey, A-526, Harris County, Texas, recorded under Harris County Clerk Record Number 20070318153.

Per the City of Houston GIMS' mapping system and per an onsite physical inspection no utilities, public or private, appear to be located within the subject seven-foot utility easement. Additionally, the subject instrument conveys the seven-foot utility easement "unto all utilities serving the public." The subject easement instrument does not convey the seven-foot utility easement to the City of Houston.

The easement was originally recorded as it related to a proposed 2007 subdivision plat, South Meadow Place Sec. 1. As required by the City of Houston Planning & Development Department the "split 14-foot utility easement" was contemplated at the time with seven feet falling outside the limits of the plat boundary; therefore, the seven-foot portion falling outside the limits of the plat boundary is required to be recorded prior to the plat being recorded. Unfortunately, after recording the subject easement the plat was never recorded with the Harris County Clerk's Office and ultimately the final plat approval expired. The land plan has since been updated to the enclosed General Plan which was granted approval by the City of Houston Planning Commission in February of 2015. Thank you for your time and review of our application. Please contact me if you have any questions or if any additional information is required.

Sincerely,



Trey DeWillier
Platting Tech

*Enclosures: JRC Application
Drawing/Easement exhibit
Aerial of subject area
Site Photos/Photo Legend
Recorded Easement H.C.C. No. 20070318153
HCAD Map/Detail Sheets
City Planning Letter
Current General Plan
Copy of the CPC 101 Form/Markup
GIMS Map
Previous GP Exhibit from 2007*