



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

TOPIC: Approval of Utility Easement for Center Point Energy at Muller Elementary
School.

SUBMITTED BY: Enrique Rangel *by Enrique Rangel* **OF:** Facilities Department

APPROVED FOR TRANSMITTAL TO SCHOOL BOARD: _____

DATE ASSIGNED FOR BOARD CONSIDERATION: _____

RECOMMENDATIONS:

The Administration recommends consideration for approval of Utility Easement to be granted to Center Point Energy to extend gas line at Muller Elementary School. See Attach Exhibit.

RATIONALE:

BUDGETARY INFORMATION:

BOARD POLICY REFERENCE AND COMPLIANCE CV



P. O. Box 1700
Houston, Texas 77251

March 12, 2014

United Independent School District
3501 E. Saunders
Laredo, Texas 78041

Re: Acquisition of Easement at Julia Bird Jones Muller Elementary, 4430 Muller Blvd.
Job No. 66361693A

Dear Mr. Enrique Rangel, P.E.:

During routine system evaluations it was found that the current pipelines servicing the area are not sufficient to keep up with the projected growth. It is CenterPoint Energy's desire to place new gas lines in an easement from United Independent School District to meet the projected demand and growth in the area.

Sincerely,

A handwritten signature in blue ink that reads "Matt Dowell".

Matt Dowell
Associate Right of Way Agent
Surveying & Right of Way Division
CenterPoint Energy Houston

MRD
Enclosures

EASEMENT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS }
 } KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF WEBB }

THAT, United Independent School District, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) CASH to Grantor paid by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, its successors and assigns, hereinafter referred to as "Grantee", whose principal address is P. O. Box 1700, Houston, Texas 77251-1700, has **GRANTED, SOLD AND CONVEYED** and by these presents, does **GRANT, SELL AND CONVEY** unto said Grantee, all or in part, an exclusive, perpetual easement, hereinafter referred to as the "Easement", for natural gas facilities and communications facilities, consisting of all necessary and desirable equipment and appurtenances, hereinafter referred to as "Facilities", located within a portion of the following described lands owned by Grantor, ("Grantor's Property"), to wit:

Lot 1 in Block 1 of U.I.S.D. La Bota Ranch School Plat, a subdivision out of the Porcion No. 17 Dolores Garcia Survey, Abstract 52, Webb County, Texas, according to the map or plat thereof recorded in Volume 18, Page 76 in the Map Records of Webb County, Texas.

The unobstructed easement area(s) herein granted, hereinafter referred to as the "Easement Area", whether one or more, are described as follows:

An Easement twelve (12) feet wide located westerly of and adjoining the easterly line of Lot 1 Block 1, the location of which is shown by the hatched area on Sketch No. 14-0036B, attached hereto and made a part hereof.

Sketch No. 14-0036 and 14-0036A attached hereto and made a part hereof for locative purposes only.

Grantor or its successors or assigns shall observe and exercise all notification laws as per the Underground Facility Damage Prevention and Safety Act, also known as "ONE CALL" & "CALL BEFORE YOU DIG", when working in or near the Easement Area.

To the extent that such laws and codes apply to Grantor, its successors or assigns, Grantor or its successors or assigns shall observe all safety codes and laws which apply to working along, within and or near the Easement Area and Facilities during construction activities and safe clearance from such Facilities, including, but not limited to, O.S.H.A.

Grantee shall also have reasonable rights of ingress and egress to and from said Easement Area, together with reasonable working space, for the purposes of erecting, installing, operating, maintaining, replacing, inspecting, and removing said Facilities, together with the additional right to remove from said Easement Area and Grantor's Property immediately adjoining thereto, all bushes, trees and parts thereof, or other structures or improvements which are within, protrude, bisect, encroach or overhang into said Easement Area and which, in the sole opinion of Grantee, endanger or may interfere with the efficient, safe and proper operation, and maintenance of said Facilities.

TO HAVE AND TO HOLD the above described Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee forever, and Grantor does hereby bind itself and its successors, heirs, assigns, and legal representatives, to fully warrant and forever defend all and singular the above described Easement and rights unto said Grantee, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. In the event of a deficiency in title or actions taken by others which results in the

relocation of Grantee's Facilities, the Grantor herein, its successors and assigns, will be responsible for all costs associated with the relocation and/or removal of Grantee's Facilities.

EXECUTED this _____ day of _____, 2014.

BY: _____
Signature

Name typed or printed

Title

STATE OF TEXAS }

COUNTY OF _____}

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ of United Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ()he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office this ___ day of _____, 2014.

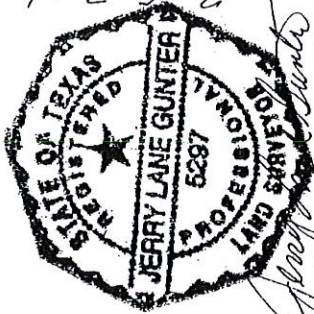
Notary's Signature

Name typed or printed

Commission Expires

**AFTER RECORDING RETURN TO:
SURVEYING & RIGHT OF WAY
CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC
P. O. BOX 1700
HOUSTON, TX 77251-1700**

2-5-2014



Bearing Basis:
Texas Coordinate System of
1983, South Zone (TXSC
Zone 4205; NAD 83



FARM TO MARKET 1472
(Old Mines Road)

Match Line to Sheet 3 of 3

Utility Trailer Sales
Southeast Texas, Inc.
Vol. 3308 Pg. 556
Called 29.9040 Ac.

PORCION No. 17 DOLORES GARCIA SURVEY A-52

LEGEND:

- = Cilled & Fnd. 1/2" Iron Rod unless otherwise noted
- ⊙ = Fnd. 4" Iron pipe in concrete
- ▨ = 12' Easement

La Bota Subd Unit VII
Paulita's Restaurant #3
Vol. 23 Pg. 4 M.R.

La Bota Development
Company, Inc.
Vol. 1504 Pg. 679
Residue 1,078.4639 Ac.

Road R.O.W.

Calculated
S 79°28'37" W
87.61'

MULLER MEMORIAL BLVD.
N 76°04'55" W - 350.00'
Calculated

Road R.O.W.

Calculated
L=504.30'
R=2110.02'
Δ=13°41'38"
Ch Brg=N82°47'04"W
Ch Dist=503.10'

Fence

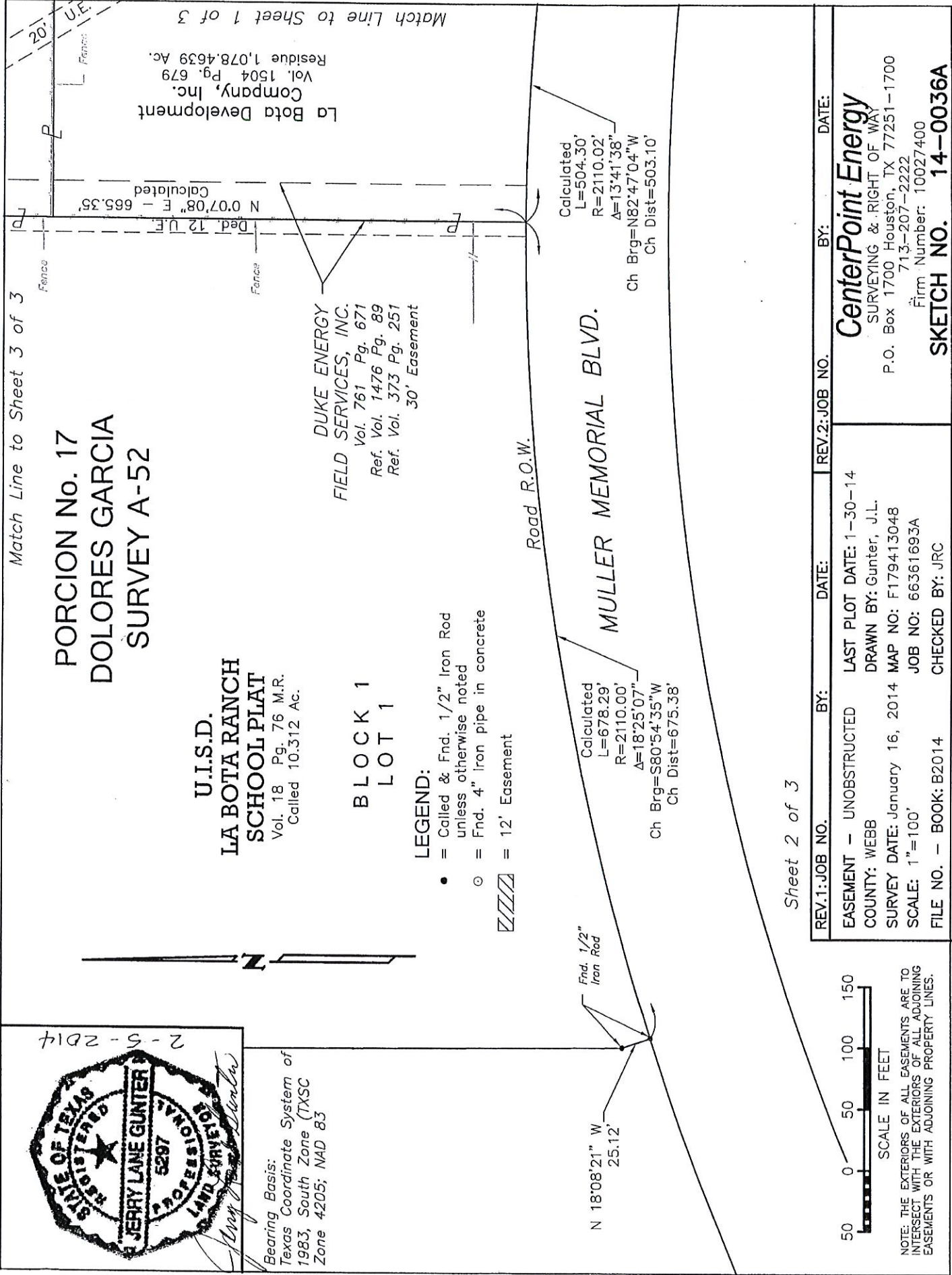
Match Line to Sheet 2 of 3

Sheet 1 of 3

REV.1:JOB NO.	BY:	DATE:	REV.2:JOB NO.	BY:	DATE:
EASEMENT - UNOBSTRUCTED	LAST PLOT DATE: 1-30-14		CenterPoint Energy		
COUNTY: WEBB	DRAWN BY: Gunter, J.L.		SURVEYING & RIGHT OF WAY		
SURVEY DATE: January 16, 2014	MAP NO: F179413048		P.O. Box 1700 Houston, TX 77251-1700		
SCALE: 1"=100'	JOB NO: 66361693A		713-207-2222		
FILE NO. - BOOK: B2014	CHECKED BY: JRC		Firm Number: 10027400		
			SKETCH NO. 14-0036		



NOTE: THE EXTERIORS OF ALL EASEMENTS ARE TO INTERSECT WITH THE EXTERIORS OF ALL ADJOINING EASEMENTS OR WITH ADJOINING PROPERTY LINES.



Match Line to Sheet 3 of 3

**PORCION No. 17
DOLORES GARCIA
SURVEY A-52**

**U.I.S.D.
LA BOTA RANCH
SCHOOL PLAT**
Vol. 18 Pg. 76 M.R.
Called 10.312 Ac.

**BLOCK 1
LOT 1**

LEGEND:

- = Called & Fnd. 1/2" Iron Rod unless otherwise noted
- = Fnd. 4" Iron pipe in concrete
- ▨ = 12' Easement

**DUKE ENERGY
FIELD SERVICES, INC.**
Vol. 761 Pg. 671
Ref. Vol. 1476 Pg. 89
Ref. Vol. 373 Pg. 251
30' Easement

Road R.O.W.

MULLER MEMORIAL BLVD.

La Bota Development
Company, Inc.
Vol. 1504 Pg. 679
Residue 1,078.4639 Ac.



Bearing Basis:
Texas Coordinate System of
1983, South Zone (TXSC
Zone 4205; NAD 83

Fnd. 1/2" Iron Rod

N 18°08'21" W
25.12'

Calculated
L=678.29'
R=2110.00'
Δ=18°25'07"
Ch Brg=S80°54'35"W
Ch Dist=675.38'

Calculated
L=504.30'
R=2110.02'
Δ=13°41'38"
Ch Brg=N82°47'04"W
Ch Dist=503.10'

Ded. 12 U.E.
N 0°07'08" E - 665.35'
Calculated

Match Line to Sheet 1 of 3

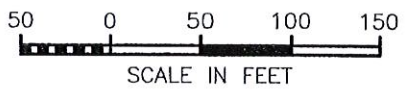
Sheet 2 of 3

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SCALE: 1"=100'			JOB NO: 66361693A		
FILE NO. - BOOK: B2014			CHECKED BY: JRC		
CenterPoint Energy			SURVEYING & RIGHT OF WAY		
P.O. Box 1700 Houston, TX 77251-1700			713-207-2222		
Firm Number: 10027400			SKETCH NO. 14-0036A		



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			CenterPoint Energy SURVEYING & RIGHT OF WAY P.O. Box 1700 Houston, TX 77251-1700 713-207-2222 Firm Number: 10027400 SKETCH NO. 14-0036B		



Sheet 3 of 3



PORCION No. 17 DOLORES GARCIA SURVEY A-52

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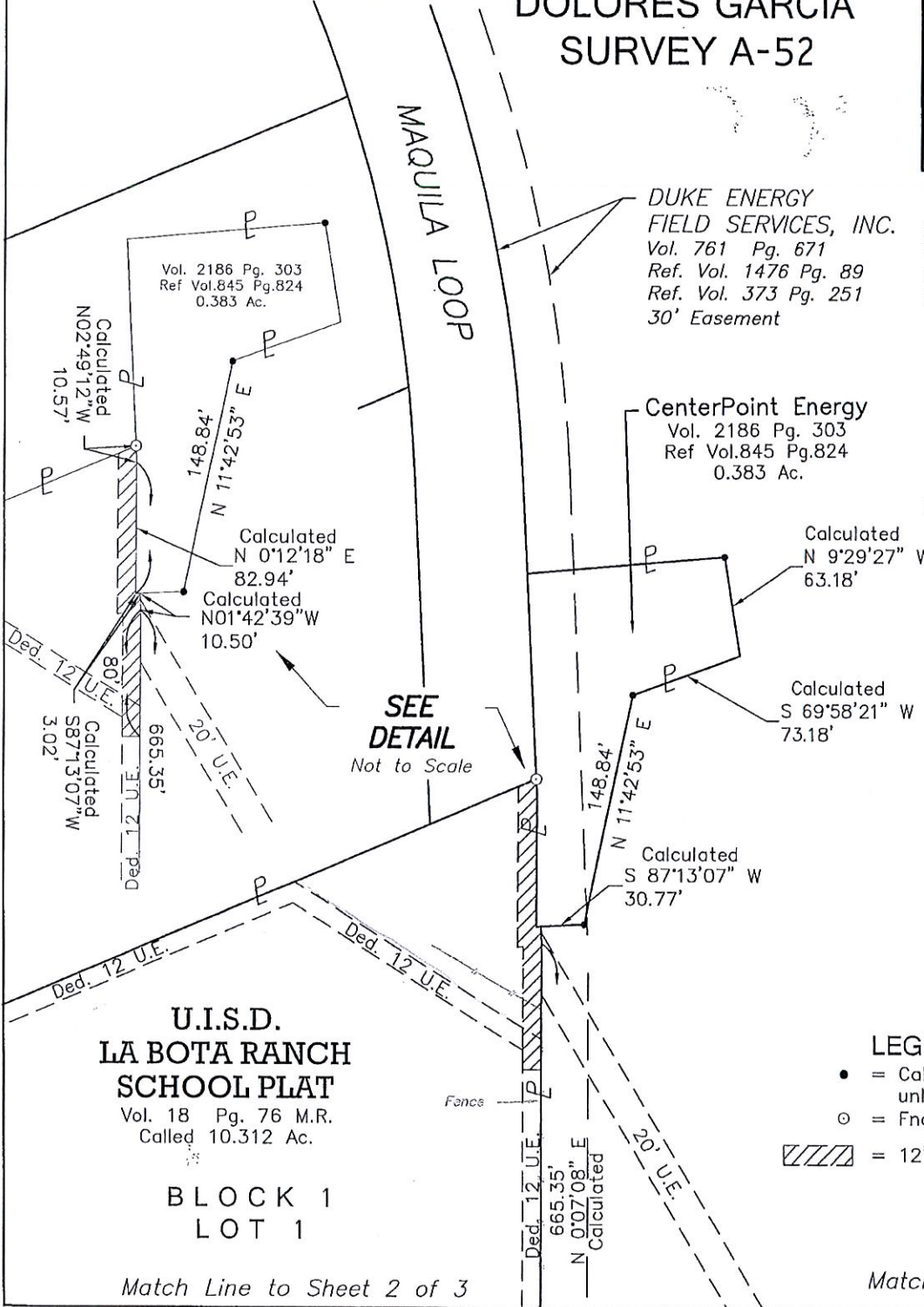
MAQUILLA LOOP

**DUKE ENERGY
FIELD SERVICES, INC.**
Vol. 761 Pg. 671
Ref. Vol. 1476 Pg. 89
Ref. Vol. 373 Pg. 251
30' Easement

Bearing Basis:
Texas Coordinate System of
1983, South Zone (TXSC
Zone 4205; NAD 83

CenterPoint Energy
Vol. 2186 Pg. 303
Ref Vol.845 Pg.824
0.383 Ac.

**Utility Trailer Sales
Southeast Texas, Inc.**
Vol. 3308 Pg. 556
Called 29.9040 Ac.



LEGEND:

- = Called & Fnd. 1/2" Iron Rod unless otherwise noted
- = Fnd. 4" Iron pipe in concrete
- ▨ = 12' Easement

**U.S.D.
LA BOTA RANCH
SCHOOL PLAT**

Vol. 18 Pg. 76 M.R.
Called 10.312 Ac.

**BLOCK 1
LOT 1**

Match Line to Sheet 2 of 3

Match Line to Sheet 1 of 3

A.E. Miller Blvd

Industry Ave

Investment Ave

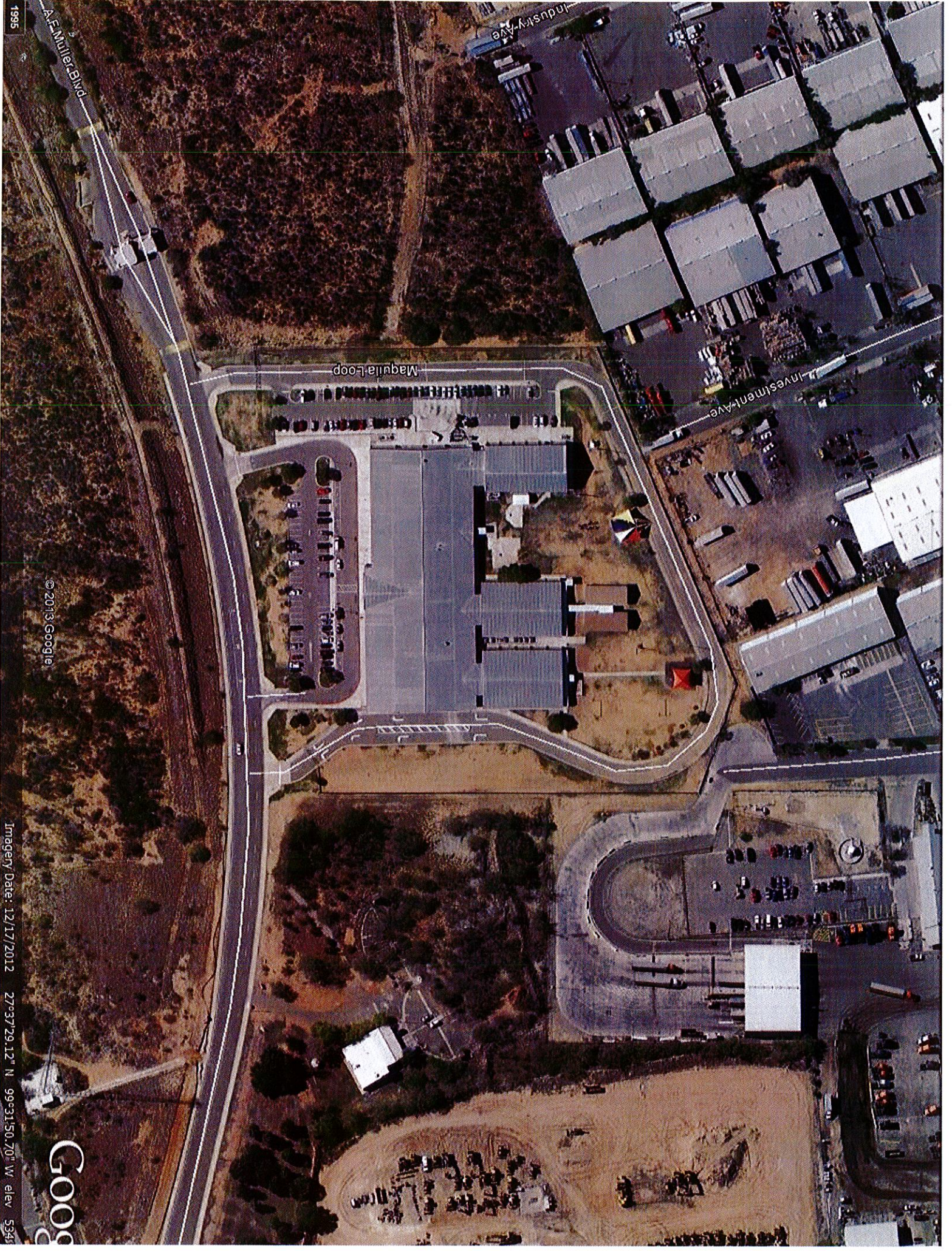
Maquila Loop

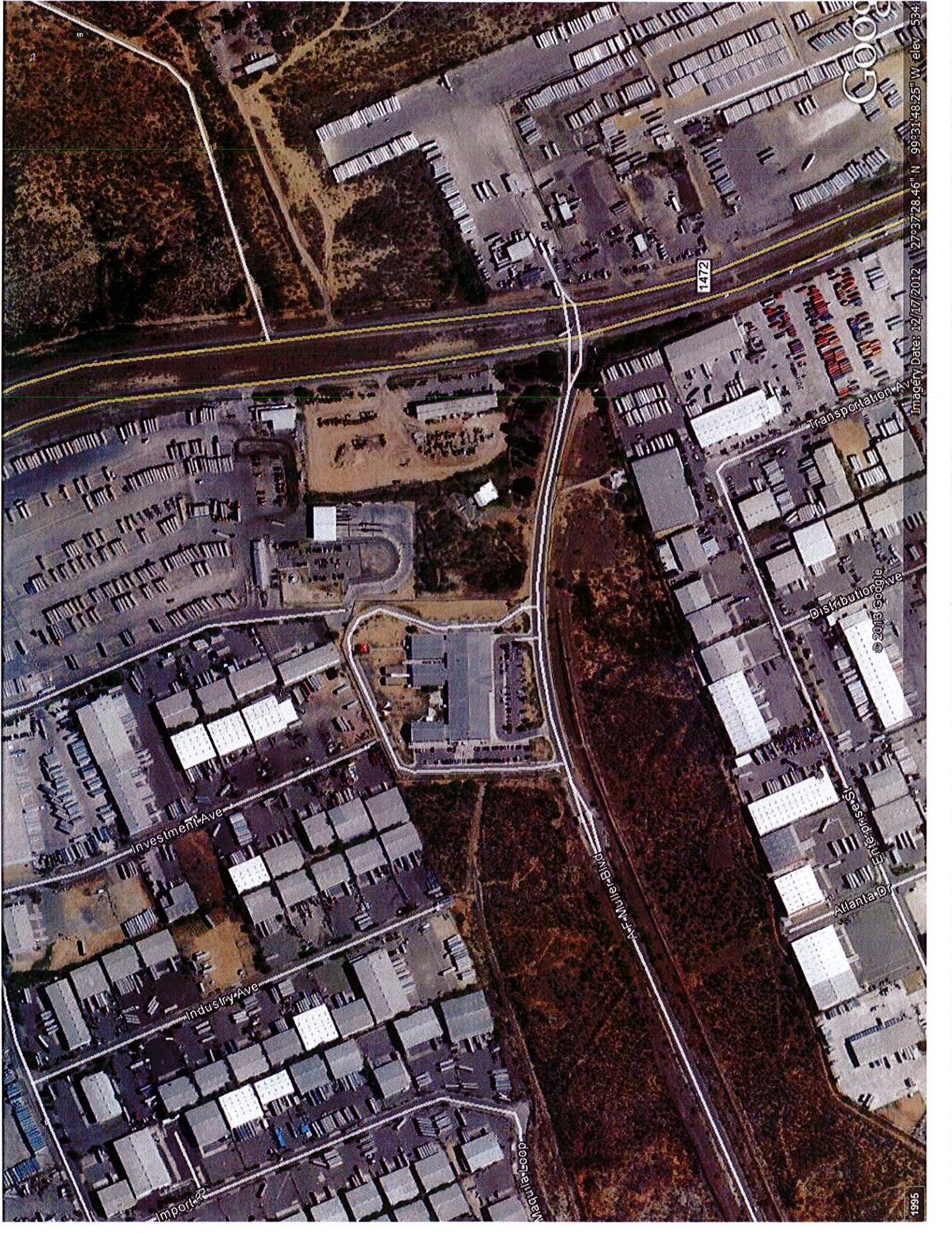
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Imagery Date: 12/17/2012

27°37'29.12" N 99°31'50.70" W elev 5345

Google





Google

1472

Investment Ave

Industry Ave

Import St

Doerflinger Blvd

Transportation Ave

Distribution Ave

Enterprise St

Atlanta Dr

Imagery Date: 12/17/2012 27°37'28.46" N 99°31'48.25" W elev: 594

1995