

EASEMENT

THE STATE OF TEXAS §
COUNTY OF HARRIS §

GRANTOR(S): Spring Branch Independent School District
(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, Texas 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)

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 **Water Meter** purposes, said easement being in, upon, under, over, across and along the Property.

Grantor(s) does hereby agree, bind, and obligate Grantor(s) and Grantors' heirs, successors, and assigns, that no fences, buildings or other improvements shall be placed in, on or along said easement, and further, that Grantee shall be and is hereby released from any and all liability from any damages occasioned by and in the reasonable exercise of its rights granted.

TO HAVE AND TO HOLD the Property and easement 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. The right and privilege being reserved to Grantee, its successors, assigns or agents, to go upon said Property at any time for the purpose of removing, repairing, or replacing any City improvements installed thereon or thereunder.

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

EXECUTED this _____ day of _____, 20____.

GRANTOR(S):
Spring Branch Independent School District

By: _____
Lisa Andrews Alpe, President

Attest: _____
Shannon Mahan, Secretary

Approved as to form:

Assistant City Attorney

THE STATE OF TEXAS §

COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Lisa Andrews Alpe, President and Shannon Mahan, Secretary, of the Spring Branch Independent School District known to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL, this _____ day of _____ 20____,

Signature: _____

Printed Name: _____

Notary Public in and for the State of Texas

Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF HARRIS §

(Individual)

This instrument was acknowledged before me on this _____ day of _____, 20____, by

_____.

(Seal)

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF HARRIS §

(Partnership acknowledged by partner or general partner)

This instrument was acknowledged before me on the _____ day of _____, 20____, by

_____, as _____ on behalf of
(Name of acknowledging partner) (Partner or General Partner)

_____, a _____.
(Name of Partnership that is Grantor) (Partnership or Texas Limited Partnership)

(Seal)

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF HARRIS §

(Partnership acknowledged by another business entity)

This instrument was acknowledged before me on the _____ day of _____, 20____, by

_____, as _____, of
(Name of acknowledging partner or officer) (Title -Partner, General Partner, Pres, VP)

_____, a _____, on behalf of
(Name of business entity that is the general partner) (Type of entity, ie., partnership, corporation, LLC or other)

said business entity and executed this instrument as partner on behalf of _____.
(Name of partnership that is Grantor)

(Seal)

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF HARRIS §

(Acknowledgment for Corporation)

This instrument was acknowledged before me on the _____ day of _____, 20____,

by _____, _____ of
(Name of acknowledging officer - Pres. or VP, or other if named by corporate resolution) (Title of Officer)

_____, a _____ corporation, on behalf of said corporation.
(Name of Corporation) (State of Incorporation)

(Seal)

Notary Public in and for the State of Texas

WATER METER EASEMENT

0.0086 ACRE
375 SQUARE FEET
J.M. SWISHER SURVEY
ABSTRACT NO. 1279
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 0.0086 acre (375 square foot) tract of land located in the J.M. Swisher Survey, Abstract Number 1279, City of Houston, Harris County, Texas and said 0.0086 acre tract of land being out of and a part of Restricted Reserve "A", Spring Branch ISD Guthrie Center, a subdivision recorded under Film Code Number (F.C. No.) 707595 Harris County Map Records (H.C.M.R.) and out of and a part of the remainder of a called 272.50 acre tract described in the deed to Spring Branch Independent School District, recorded under Harris County Clerk's File Number (H.C.C.F. No.) B450114, said 0.0086 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983. The coordinates shown herein are Texas South Central Zone No. 4204, State Plane Grid Coordinates [NAD 83] and may be converted to surface by dividing the depicted coordinates by the following combined scale factor of 0.99989797759 [X÷S.F.=surface value])

BEGINNING at a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found (X=3,059,592.15 Y=13,859,129.74) in the north Right-of-Way (R.O.W.) line of Hammerly Boulevard (based on a variable width) recorded under Volume 3246, Page 309 of the Harris County Deed Records and H.C.C.F. Nos. D165723 and M50331 marking the southwest corner of Restricted Reserve "B", Hammerly Acres Addition Section One, a subdivision recorded under F.C. No. 383061, H.C.M.R. and the southeast corner of said Restricted Reserve "A" and the herein described tract;

THENCE, South 88 degrees 18 minutes 41 seconds West, along the north R.O.W. line of said Hammerly Boulevard, a distance of 15.00 feet, to the southwest corner of the herein described tract;

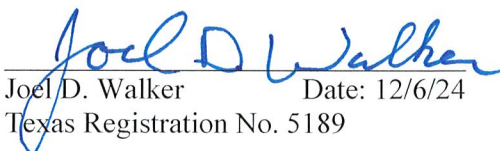
THENCE, North 01 degrees 42 minutes 58 seconds West, departing the north R.O.W. line of said Hammerly Boulevard and over and across aforesaid Restricted Reserve "A", a distance of 25.00 feet, to the northwest corner of the herein described tract;

THENCE, North 88 degrees 18 minutes 41 seconds East, continuing over and across said Restricted Reserve "A", a distance of 15.00 feet, to the west line of aforesaid Restricted Reserve "B" common with the east line of said Restricted Reserve "A" and the northeast corner of the herein described tract;

THENCE, South 01 degrees 42 minutes 58 seconds East, along said common line, a distance of 25.00 feet, to the POINT OF BEGINNING and containing a computed area of 0.0086 acre (375 square feet) of land as depicted on the Water Meter Easement Exhibit dated: December 6, 2024, prepared by West Belt Surveying, Inc., Project No. S725-0127C.

West Belt Surveying, Inc.
Certified Firm No. 10073800
21020 Park Row
Katy, Texas 77449
(281) 599-8288




Joel D. Walker Date: 12/6/24
Texas Registration No. 5189

ABBREVIATIONS:

F.C.—FILM CODE
 FND.—FOUND
 H.C.C.F.—HARRIS COUNTY CLERK'S FILE
 H.C.M.R.—HARRIS COUNTY MAP RECORDS
 I.R.—IRON ROD
 No.—NUMBER
 PG.—PAGE
 R.O.W.—RIGHT-OF-WAY
 SQ. FT.—SQUARE FEET
 VOL.—VOLUME

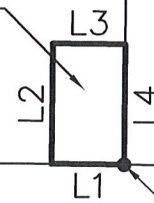
RESTRICTED RESERVE "A"
 SPRING BRANCH ISD GUTHRIE
 CENTER
 F.C. No. 707595 H.C.M.R.

REMAINDER OF A
 CALLED 272.50 ACRES
 SPRING BRANCH
 INDEPENDENT SCHOOL DISTRICT
 H.C.C.F. No. B450114

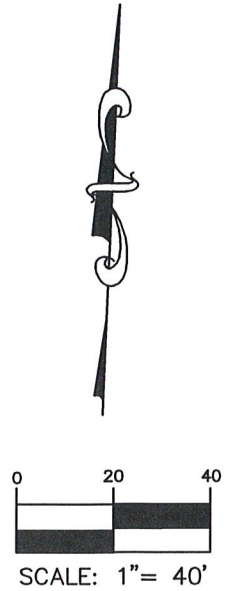
RESTRICTED RESERVE "B"
 HAMMERLY ACRES ADDITION
 SECTION ONE
 F.C. No. 383061 H.C.M.R.

ST. JOSEPH ORTHODOX
 CHRISTIAN CHURCH
 H.C.C.F. No. S375641

0.0086 ACRE
 (375 SQ. FT.)



POINT OF BEGINNING
 5/8" I.R. FND. W/ CAP
 "WEST BELT SURVEYING INC"
 X=3,059,592.15
 Y=13,859,129.74



LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°18'41"W	15.00'
L2	N01°42'58"W	25.00'
L3	N88°18'41"E	15.00'
L4	S01°42'58"E	25.00'

HAMMERLY BOULEVARD
 (R.O.W. VARIES)
 VOL. 3246, PG 309 H.C.D.R.
 H.C.C.F. No. D165723 & M503315

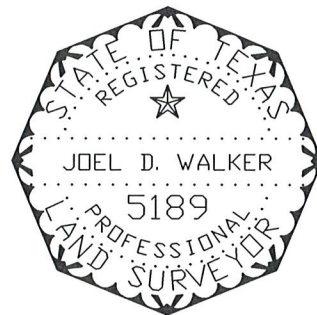
SURVEYOR'S NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD83) AND MAY BE CONVERTED TO SURFACE BY DIVIDING THE DEPICTED COORDINATE BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99989797759 (X÷S.F.=SURFACE VALUE).

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

2. THERE IS A METES & BOUNDS DESCRIPTION OF THE 0.0086 ACRE TRACT SHOWN HEREON, DATED: DECEMBER 6, 2024, THAT ACCOMPANIES THIS PLAT.

3. THIS EXHIBIT HAS NOT BEEN STAKED ON THE GROUND.



TO: CITY OF HOUSTON

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 3 SURVEY.

Joel D. Walker 12/6/24
 JOEL D. WALKER, R.P.L.S. DATE
 TEXAS REGISTRATION NO. 5189



HOUSTON PUBLIC WORKS

APPROVAL

DATE

SURVEY SECTION

RIGHT OF WAY SECTION

KEY MAP No. 449R

FACET MAP No. 4959A

PARCEL NO.

JOB NO.

WBS NO.

ILMS NO.



21020 PARK ROW PHONE: (281) 599-8288
 KATY, TX. 77449 FAX: (281) 492-0020
 CERTIFIED FIRM NO. 10073800

0.0086 ACRE (375 SQ. FT.)
 WATER METER EASEMENT
 J.M. SWISHER SURVEY, A-1279
 CITY OF HOUSTON
 HARRIS COUNTY, TEXAS

NO.	DATE	REVISIONS	BY

SCALE: 1" = 40' PROJ. NO. S725-0127C
 DRAWN BY: AN DATE: DECEMBER 6, 2024

EASEMENT

THE STATE OF TEXAS §
COUNTY OF HARRIS §

GRANTOR(S): Spring Branch Independent School District
(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, Texas 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)

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 **Water Meter** purposes, said easement being in, upon, under, over, across and along the Property.

Grantor(s) does hereby agree, bind, and obligate Grantor(s) and Grantors' heirs, successors, and assigns, that no fences, buildings or other improvements shall be placed in, on or along said easement, and further, that Grantee shall be and is hereby released from any and all liability from any damages occasioned by and in the reasonable exercise of its rights granted.

TO HAVE AND TO HOLD the Property and easement 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. The right and privilege being reserved to Grantee, its successors, assigns or agents, to go upon said Property at any time for the purpose of removing, repairing, or replacing any City improvements installed thereon or thereunder.

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

EXECUTED this _____ day of _____, 20____.

GRANTOR(S):
Spring Branch Independent School District

By: _____
Lisa Andrews Alpe, President

Attest: _____
Shannon Mahan, Secretary

Approved as to form:

Assistant City Attorney

THE STATE OF TEXAS §

COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Lisa Andrews Alpe, President and Shannon Mahan, Secretary, of the Spring Branch Independent School District known to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL, this _____ day of _____ 20____,

Signature: _____

Printed Name: _____

Notary Public in and for the State of Texas

Commission Expires: _____

IRRIGATION WATER METER EASEMENT

0.0057 ACRE
250 SQUARE FEET
J.M. SWISHER SURVEY
ABSTRACT NO. 1279
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 0.0057 acre (250 square foot) tract of land located in the J.M. Swisher Survey, Abstract Number 1279, City of Houston, Harris County, Texas and said 0.0057 acre tract of land being out of and a part of Restricted Reserve "A", Spring Branch ISD Guthrie Center, a subdivision recorded under Film Code Number (F.C. No.) 707595 Harris County Map Records (H.C.M.R.) and out of and a part of the remainder of a called 272.50 acre tract described in the deed to Spring Branch Independent School District, recorded under Harris County Clerk's File Number (H.C.C.F. No.) B450114, said 0.0057 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983. The coordinates shown herein are Texas South Central Zone No. 4204, State Plane Grid Coordinates [NAD 83] and may be converted to surface by dividing the depicted coordinates by the following combined scale factor of 0.99989797759 [X=S.F.=surface value])

COMMENCING at a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found (X=3,059,592.15 Y=13,859,129.74) in the north Right-of-Way (R.O.W.) line of Hammerly Boulevard (based on a variable width) recorded under Volume 3246, Page 309 of the Harris County Deed Records and H.C.C.F. Nos. D165723 and M50331 marking the southwest corner of Restricted Reserve "B", Hammerly Acres Addition Section One, a subdivision recorded under F.C. No. 383061, H.C.M.R. and the southeast corner of said Restricted Reserve "A";

THENCE, South 88 degrees 18 minutes 41 seconds West, along the north R.O.W. line of said Hammerly Boulevard, a distance of 15.00 feet, to the POINT OF BEGINNING (X=3,059,577.16 Y=13,859,129.30) and the southeast corner of the herein described tract;

THENCE, South 88 degrees 18 minutes 41 seconds West, continuing along the north R.O.W. line of said Hammerly Boulevard, a distance of 10.00 feet, to the southwest corner of the herein described tract;

THENCE, North 01 degrees 42 minutes 58 seconds West, departing the north R.O.W. line of said Hammerly Boulevard and over and across aforesaid Restricted Reserve "A", a distance of 25.00 feet, to the northwest corner of the herein described tract;

THENCE, North 88 degrees 18 minutes 41 seconds East, continuing over and across said Restricted Reserve "A", a distance of 10.00 feet, to the northeast corner of the herein described tract;

THENCE, South 01 degrees 42 minutes 58 seconds East, continuing over and across said Restricted Reserve "A", a distance of 25.00 feet, to the POINT OF BEGINNING and containing a computed area of 0.0057 acre (250 square feet) of land as depicted on the Irrigation Water Meter Easement Exhibit dated: December 6, 2024, prepared by West Belt Surveying, Inc., Project No. S725-0127C.

West Belt Surveying, Inc.
Certified Firm No. 10073800
21020 Park Row
Katy, Texas 77449
(281) 599-8288


Joel D. Walker Date: 12/6/24
Texas Registration No. 5189



ABBREVIATIONS:

F.C.—FILM CODE
 FND.—FOUND
 H.C.C.F.—HARRIS COUNTY CLERK'S FILE
 H.C.M.R.—HARRIS COUNTY MAP RECORDS
 I.R.—IRON ROD
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 SQ. FT.—SQUARE FEET
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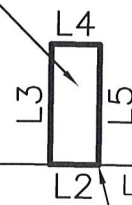
RESTRICTED RESERVE "A"
 SPRING BRANCH ISD GUTHRIE
 CENTER
 F.C. No. 707595 H.C.M.R.

REMAINDER OF A
 CALLED 272.50 ACRES
 SPRING BRANCH
 INDEPENDENT SCHOOL DISTRICT
 H.C.C.F. No. B450114

RESTRICTED RESERVE "B"
 HAMMERLY ACRES ADDITION
 SECTION ONE
 F.C. No. 383061 H.C.M.R.

ST. JOSEPH ORTHODOX
 CHRISTIAN CHURCH
 H.C.C.F. No. S375641

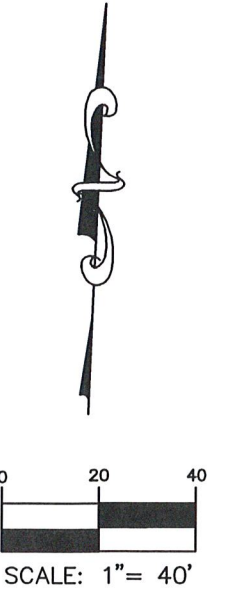
0.0057 ACRE
 (250 SQ. FT.)



POINT OF COMMENCING
 5/8" I.R. FND. W/ CAP
 "WEST BELT SURVEYING INC"
 X=3,059,592.15
 Y=13,859,129.74

POINT OF BEGINNING
 X=3,059,577.16
 Y=13,859,129.30

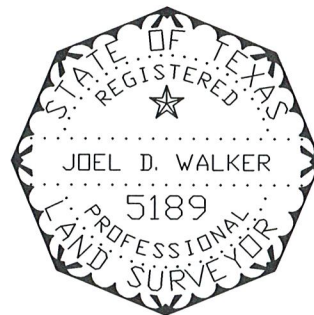
HAMMERLY BOULEVARD
 (R.O.W. VARIES)
 VOL. 3246, PG 309 H.C.D.R.
 H.C.C.F. No. D165723 & M503315



LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°18'41"W	15.00'
L2	S88°18'41"W	10.00'
L3	N01°42'58"W	25.00'
L4	N88°18'41"E	10.00'
L5	S01°42'58"E	25.00'

SURVEYOR'S NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD83) AND MAY BE CONVERTED TO SURFACE BY DIVIDING THE DEPICTED COORDINATE BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99989797759 (X÷S.F.=SURFACE VALUE).
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. THERE IS A METES & BOUNDS DESCRIPTION OF THE 0.0057 ACRE TRACT SHOWN HEREON, DATED: DECEMBER 6, 2024, THAT ACCOMPANIES THIS PLAT.
3. THIS EXHIBIT HAS NOT BEEN STAKED ON THE GROUND.



TO: CITY OF HOUSTON

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 3 SURVEY.

Joel D. Walker 12/6/24
 DATE
 JOEL D. WALKER, R.P.L.S.
 TEXAS REGISTRATION NO. 5189



APPROVAL	DATE
SURVEY SECTION	RIGHT OF WAY SECTION

KEY MAP No. 449R	FACET MAP No. 4959A
PARCEL NO.	
JOB NO.	
WBS NO.	
ILMS NO.	

WEST BELT SURVEYING, INC.
 21020 PARK ROW KATY, TX. 77449
 PHONE: (281) 599-8288 FAX: (281) 492-0026
 CERTIFIED FIRM NO. 10073800

0.0057 ACRE (250 SQ. FT.)
 IRRIGATION WATER METER EASEMENT
 J.M. SWISHER SURVEY, A-1279
 CITY OF HOUSTON
 HARRIS COUNTY, TEXAS

NO.	DATE	REVISIONS	BY
SCALE: 1" = 40'		PROJ. NO. S725-0127C	
DRAWN BY: AN		DATE: DECEMBER 6, 2024	

EASEMENT

THE STATE OF TEXAS §
COUNTY OF HARRIS §

GRANTOR(S): Spring Branch Independent School District
(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, Texas 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)

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Grantor(s) does hereby agree, bind, and obligate Grantor(s) and Grantors' heirs, successors, and assigns, that no fences, buildings or other improvements shall be placed in, on or along said easement, and further, that Grantee shall be and is hereby released from any and all liability from any damages occasioned by and in the reasonable exercise of its rights granted.

TO HAVE AND TO HOLD the Property and easement 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. The right and privilege being reserved to Grantee, its successors, assigns or agents, to go upon said Property at any time for the purpose of removing, repairing, or replacing any City improvements installed thereon or thereunder.

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

EXECUTED this _____ day of _____, 20_____.

GRANTOR(S):
Spring Branch Independent School District

By: _____
Lisa Andrews Alpe, President

Attest: _____
Shannon Mahan, Secretary

Approved as to form:

Assistant City Attorney

THE STATE OF TEXAS §

COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Lisa Andrews Alpe, President and Shannon Mahan, Secretary, of the Spring Branch Independent School District known to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL, this _____ day of _____ 20____,

Signature: _____

Printed Name: _____

Notary Public in and for the State of Texas

Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF HARRIS §

(Individual)

This instrument was acknowledged before me on this _____ day of _____, 20____, by

(Seal)

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF HARRIS §

(Partnership acknowledged by partner or general partner)

This instrument was acknowledged before me on the _____ day of _____, 20____, by

(Name of acknowledging partner)

(Partner or General Partner)

on behalf of

(Name of Partnership that is Grantor)

(Partnership or Texas Limited Partnership)

(Seal)

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF HARRIS §

(Partnership acknowledged by another business entity)

This instrument was acknowledged before me on the _____ day of _____, 20____, by

(Name of acknowledging partner or officer)

(Title -Partner, General Partner, Pres, VP)

, as _____, of

(Name of business entity that is the general partner)

(Type of entity, ie., partnership, corporation, LLC or other)

, a _____, on behalf of

said business entity and executed this instrument as partner on behalf of _____.

(Name of partnership that is Grantor)

(Seal)

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF HARRIS §

(Acknowledgment for Corporation)

This instrument was acknowledged before me on the _____ day of _____, 20____,

by _____, _____ of
(Name of acknowledging officer - Pres. or VP, or other if named by corporate resolution) (Title of Officer)

(Name of Corporation), a _____ Texas _____ corporation, on behalf of said corporation.
(State of Incorporation)

(Seal)

Notary Public in and for the State of Texas

DOMESTIC WATER METER EASEMENT

0.0046 ACRE
200 SQUARE FEET
J.M. SWISHER SURVEY
ABSTRACT NO. 1279
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 0.0046 acre (200 square foot) tract of land located in the J.M. Swisher Survey, Abstract Number 1279, City of Houston, Harris County, Texas and said 0.0046 acre tract of land being out of and a part of Restricted Reserve "A", Spring Branch ISD Guthrie Center, a subdivision recorded under Film Code Number (F.C. No.) 707595 Harris County Map Records (H.C.M.R.) and out of and a part of the remainder of a called 272.50 acre tract described in the deed to Spring Branch Independent School District, recorded under Harris County Clerk's File Number (H.C.C.F. No.) B450114, said 0.0046 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983. The coordinates shown herein are Texas South Central Zone No. 4204, State Plane Grid Coordinates [NAD 83] and may be converted to surface by dividing the depicted coordinates by the following combined scale factor of 0.99989797759 [$X \div S.F. = \text{surface value}$])

COMMENCING at a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found (X=3,058,518.57 Y=13,859,120.27) in the north Right-of-Way (R.O.W.) line of Hammerly Boulevard (based on a variable width) recorded under Volume 3246, Page 309 of the Harris County Deed Records and H.C.C.F. Nos. D165723 and M503315 marking the southeast corner of Reserve "A", Hammerly Beltway Place, a subdivision recorded under F.C. No. 355109, H.C.M.R. and the southwest corner of said Restricted Reserve "A";

THENCE, South 76 degrees 27 minutes 20 seconds East, along the north R.O.W. line of said Hammerly Boulevard, a distance of 84.38 feet, to an angle in the said north R.O.W. line, from which a brass disc stamped "TXDOT" found bears, South 39 degrees 28 minutes East, 1.40 feet;

THENCE, North 88 degrees 18 minutes 41 seconds East, continuing along the north R.O.W. line of said Hammerly Boulevard, a distance of 17.16 feet, to the POINT OF BEGINNING (X=3,058,617.74 Y=13,859,101.02) and the southwest corner of the herein described tract;

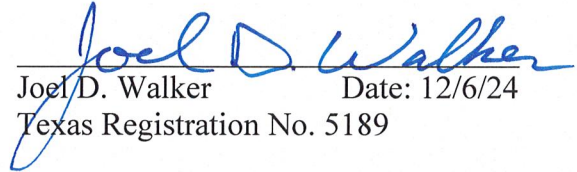
THENCE, North 01 degrees 41 minutes 19 seconds West, departing the north R.O.W. line of said Hammerly Boulevard and over and across aforesaid Restricted Reserve "A", a distance of 20.00 feet, to the northwest corner of the herein described tract;

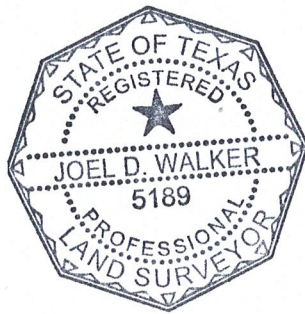
THENCE, North 88 degrees 18 minutes 41 seconds East, continuing over and across said Restricted Reserve "A", a distance of 10.00 feet, to the northeast corner of the herein described tract;

THENCE, South 01 degrees 41 minutes 19 seconds East, continuing over and across said Restricted Reserve "A", a distance of 20.00 feet, to the north R.O.W. line of aforesaid Hammerly Boulevard and being the southeast corner of the herein described tract;

THENCE, South 88 degrees 18 minutes 41 seconds West, along the north R.O.W. line of said Hammerly Boulevard, a distance of 10.00 feet, to the POINT OF BEGINNING and containing a computed area of 0.0046 acre (200 square feet) of land as depicted on the Domestic Water Meter Easement Exhibit dated: December 6, 2024, prepared by West Belt Surveying, Inc., Project No. S725-0127C.

West Belt Surveying, Inc.
Certified Firm No. 10073800
21020 Park Row
Katy, Texas 77449
(281) 599-8288


Joel D. Walker Date: 12/6/24
Texas Registration No. 5189



ABBREVIATIONS:

BRS.—BEARS
 ESMT.—EASEMENT
 F.C.—FILM CODE
 FND.—FOUND
 H.C.C.F.—HARRIS COUNTY CLERK'S FILE
 H.C.M.R.—HARRIS COUNTY MAP RECORDS
 I.R.—IRON ROD
 No.—NUMBER
 PG.—PAGE
 R.O.W.—RIGHT-OF-WAY
 SQ. FT.—SQUARE FEET
 VOL.—VOLUME

RESERVE "B"
 HAMMERLY BELTWAY PLACE
 F.C. No. 355109 H.C.M.R.

CALLED 1.3758 ACRES
 ALLSTATE BK REAL ESTATE
 HOLDINGS, LTD
 H.C.C.F. No. RP-2021-528808

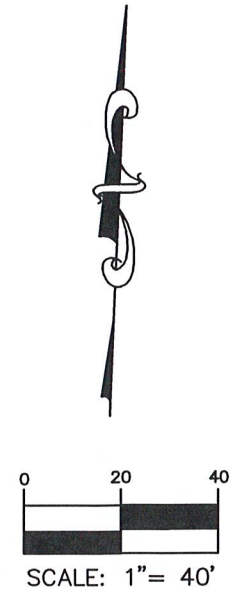
RESERVE "A"
 HAMMERLY BELTWAY PLACE
 F.C. No. 355109 H.C.M.R.

TEXAS CONFERENCE ASSOCIATION
 OF SEVENTH DAY ADVENTIST
 H.C.C.F. No. P148079

RESTRICTED RESERVE "A"
 SPRING BRANCH ISD GUTHRIE
 CENTER
 F.C. No. 707595 H.C.M.R.

REMAINDER OF A
 CALLED 272.50 ACRES
 SPRING BRANCH
 INDEPENDENT SCHOOL DISTRICT
 H.C.C.F. No. B450114

LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°27'20"E	84.38'
L2	N88°18'41"E	17.16'
L3	N01°41'19"W	20.00'
L4	N88°18'41"E	10.00'
L5	S01°41'19"E	20.00'
L6	S88°18'41"W	10.00'



NON-EXCLUSIVE
 VEHICULAR ACCESS ESMT.
 H.C.C.F. No. S563482

POINT OF COMMENCING
 5/8" I.R. FND. W/ CAP
 "WEST BELT SURVEYING INC"
 X=3,058,518.57
 Y=13,859,120.27

BRASS DISC FND.
 TXDOT
 BRS. S39°28'E, 1.40'

0.0046 ACRE
 (200 SQ. FT.)



POINT OF BEGINNING
 X=3,058,617.74
 Y=13,859,101.02

HAMMERLY BOULEVARD
 (R.O.W. VARIES)
 VOL. 3246, PG 309 H.C.D.R.
 H.C.C.F. No. D165723 & M503315

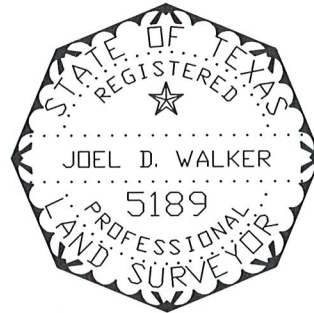
SURVEYOR'S NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD83) AND MAY BE CONVERTED TO SURFACE BY DIVIDING THE DEPICTED COORDINATE BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99989797759 (X÷S.F.=SURFACE VALUE).

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

2. THERE IS A METES & BOUNDS DESCRIPTION OF THE 0.0046 ACRE TRACT SHOWN HEREON, DATED: DECEMBER 6, 2024, THAT ACCOMPANIES THIS PLAT.

3. THIS EXHIBIT HAS NOT BEEN STAKED ON THE GROUND.



TO; CITY OF HOUSTON

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 3 SURVEY.

Joel D. Walker 12/6/24
 JOEL D. WALKER, R.P.L.S. DATE
 TEXAS REGISTRATION NO. 5189



HOUSTON PUBLIC WORKS

APPROVAL

DATE

SURVEY SECTION

RIGHT OF WAY SECTION

KEY MAP No. 449R

FACET MAP No. 4959A

PARCEL NO.

JOB NO.

WBS NO.

ILMS NO.



21020 PARK ROW PHONE: (281) 590-8288
 KATY, TX. 77449 FAX: (281) 492-6026
 CERTIFIED FIRM NO. 10073800

0.0046 ACRE (200 SQ. FT.)
 DOMESTIC WATER METER EASEMENT
 J.M. SWISHER SURVEY, A-1279
 CITY OF HOUSTON
 HARRIS COUNTY, TEXAS

NO.	DATE	REVISIONS	BY
SCALE: 1" = 40'		PROJ. NO. S725-0127C	
DRAWN BY: AN		DATE: DECEMBER 6, 2024	

EASEMENT

THE STATE OF TEXAS §
COUNTY OF HARRIS §

GRANTOR(S): Spring Branch Independent School District
(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, Texas 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)

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 **Water Meter** purposes, said easement being in, upon, under, over, across and along the Property.

Grantor(s) does hereby agree, bind, and obligate Grantor(s) and Grantors' heirs, successors, and assigns, that no fences, buildings or other improvements shall be placed in, on or along said easement, and further, that Grantee shall be and is hereby released from any and all liability from any damages occasioned by and in the reasonable exercise of its rights granted.

TO HAVE AND TO HOLD the Property and easement 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. The right and privilege being reserved to Grantee, its successors, assigns or agents, to go upon said Property at any time for the purpose of removing, repairing, or replacing any City improvements installed thereon or thereunder.

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

EXECUTED this _____ day of _____, 20____.

GRANTOR(S):
Spring Branch Independent School District

By: _____
Lisa Andrews Alpe, President

Attest: _____
Shannon Mahan, Secretary

Approved as to form:

Assistant City Attorney

THE STATE OF TEXAS §

COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Lisa Andrews Alpe, President and Shannon Mahan, Secretary, of the Spring Branch Independent School District known to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL, this _____ day of _____ 20____,

Signature: _____

Printed Name: _____

Notary Public in and for the State of Texas

Commission Expires: _____

IRRIGATION WATER METER EASEMENT

0.0046 ACRE
200 SQUARE FEET
J.M. SWISHER SURVEY
ABSTRACT NO. 1279
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 0.0046 acre (200 square foot) tract of land located in the J.M. Swisher Survey, Abstract Number 1279, City of Houston, Harris County, Texas and said 0.0046 acre tract of land being out of and a part of Restricted Reserve "A", Spring Branch ISD Guthrie Center, a subdivision recorded under Film Code Number (F.C. No.) 707595 Harris County Map Records (H.C.M.R.) and out of and a part of the remainder of a called 272.50 acre tract described in the deed to Spring Branch Independent School District, recorded under Harris County Clerk's File Number (H.C.C.F. No.) B450114, said 0.0046 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983. The coordinates shown herein are Texas South Central Zone No. 4204, State Plane Grid Coordinates [NAD 83] and may be converted to surface by dividing the depicted coordinates by the following combined scale factor of 0.99989797759 [X=S.F.=surface value])

COMMENCING at a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found (X=3,058,518.57 Y=13,859,120.27) in the north Right-of-Way (R.O.W.) line of Hammerly Boulevard (based on a variable width) recorded under Volume 3246, Page 309 of the Harris County Deed Records and H.C.C.F. Nos. D165723 and M503315 marking the southeast corner of Reserve "A", Hammerly Beltway Place, a subdivision recorded under F.C. No. 355109, H.C.M.R. and the southwest corner of said Restricted Reserve "A";

THENCE, South 76 degrees 27 minutes 20 seconds East, along the north R.O.W. line of said Hammerly Boulevard, a distance of 84.38 feet, to an angle in the said north R.O.W. line, from which a brass disc stamped "TXDOT" found bears, South 39 degrees 28 minutes East, 1.40 feet;

THENCE, North 88 degrees 18 minutes 41 seconds East, continuing along the north R.O.W. line of said Hammerly Boulevard, a distance of 7.16 feet, to the POINT OF BEGINNING (X=3,058,607.75 Y=13,859,100.72) and the southwest corner of the herein described tract;


THENCE, North 01 degrees 41 minutes 19 seconds West, departing the north R.O.W. line of said Hammerly Boulevard and over and across aforesaid Restricted Reserve "A", a distance of 20.00 feet, to the northwest corner of the herein described tract;

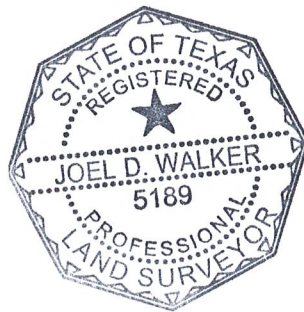
THENCE, North 88 degrees 18 minutes 41 seconds East, continuing over and across said Restricted Reserve "A", a distance of 10.00 feet, to the northeast corner of the herein described tract;

THENCE, South 01 degrees 41 minutes 19 seconds East, continuing over and across said Restricted Reserve "A", a distance of 20.00 feet, to the north R.O.W. line of aforesaid Hammerly Boulevard and being the southeast corner of the herein described tract;

THENCE, South 88 degrees 18 minutes 41 seconds West, along the north R.O.W. line of said Hammerly Boulevard, a distance of 10.00 feet, to the POINT OF BEGINNING and containing a computed area of 0.0046 acre (200 square feet) of land as depicted on the Irrigation Water Meter Easement Exhibit dated: December 6, 2024, prepared by West Belt Surveying, Inc., Project No. S725-0127C.

West Belt Surveying, Inc.
Certified Firm No. 10073800
21020 Park Row
Katy, Texas 77449
(281) 599-8288


Joel D. Walker Date: 12/6/24
Texas Registration No. 5189



ABBREVIATIONS:

BRS.—BEARS
 ESMT.—EASEMENT
 F.C.—FILM CODE
 FND.—FOUND
 H.C.C.F.—HARRIS COUNTY CLERK'S FILE
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 I.R.—IRON ROD
 No.—NUMBER
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 SQ. FT.—SQUARE FEET
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RESERVE "B"
 HAMMERLY BELTWAY PLACE
 F.C. No. 355109 H.C.M.R.

 CALLED 1.3758 ACRES
 ALLSTATE BK REAL ESTATE
 HOLDINGS, LTD
 H.C.C.F. No. RP-2021-528808

NON-EXCLUSIVE
 VEHICULAR ACCESS ESMT.
 H.C.C.F. No. S563482

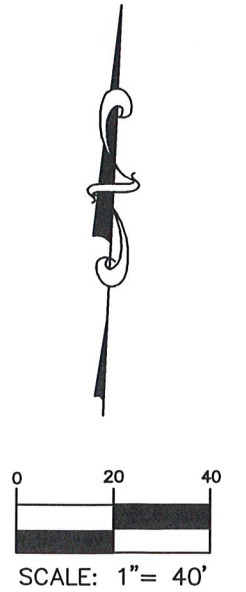
RESERVE "A"
 HAMMERLY BELTWAY PLACE
 F.C. No. 355109 H.C.M.R.

 TEXAS CONFERENCE ASSOCIATION
 OF SEVENTH DAY ADVENTIST
 H.C.C.F. No. P148079

RESTRICTED RESERVE "A"
 SPRING BRANCH ISD GUTHRIE
 CENTER
 F.C. No. 707595 H.C.M.R.

 REMAINDER OF A
 CALLED 272.50 ACRES
 SPRING BRANCH
 INDEPENDENT SCHOOL DISTRICT
 H.C.C.F. No. B450114

LINE TABLE		
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L2	N88°18'41"E	7.16'
L3	N01°41'19"W	20.00'
L4	N88°18'41"E	10.00'
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POINT OF COMMENCING
 5/8" I.R. FND. W/ CAP
 "WEST BELT SURVEYING INC"
 X=3,058,518.57
 Y=13,859,120.27

BRASS DISC FND.
 TXDOT
 BRS. S39°28'E, 1.40'

0.0046 ACRE
 (200 SQ. FT.)

POINT OF BEGINNING
 X=3,058,607.75
 Y=13,859,100.72

HAMMERLY BOULEVARD
 (R.O.W. VARIES)
 VOL. 3246, PG 309 H.C.D.R.
 H.C.C.F. No. D165723 & M503315

SURVEYOR'S NOTES:

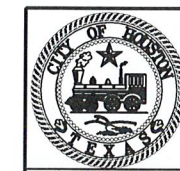
1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD83) AND MAY BE CONVERTED TO SURFACE BY DIVIDING THE DEPICTED COORDINATE BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99989797759 (X÷S.F.=SURFACE VALUE).
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. THERE IS A METES & BOUNDS DESCRIPTION OF THE 0.0046 ACRE TRACT SHOWN HEREON, DATED: DECEMBER 6, 2024, THAT ACCOMPANIES THIS PLAT.
3. THIS EXHIBIT HAS NOT BEEN STAKED ON THE GROUND.



TO; CITY OF HOUSTON

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 3 SURVEY.

Joel D. Walker 12/6/24
 JOEL D. WALKER, R.P.L.S. DATE
 TEXAS REGISTRATION NO. 5189



HOUSTON PUBLIC WORKS

APPROVAL _____ DATE _____
 SURVEY SECTION _____ RIGHT OF WAY SECTION _____

KEY MAP No. 449R FACET MAP No. 4959A

PARCEL NO. _____

JOB NO. _____
 WBS NO. _____
 ILS NO. _____

WEST BELT

SURVEYING, INC.
 21020 PARK ROW PHONE: (281) 590-8288
 KATY, TX. 77449 FAX: (281) 492-6026
 CERTIFIED FIRM NO. 10073800

0.0046 ACRE (200 SQ. FT.)
 IRRIGATION WATER METER EASEMENT
 J.M. SWISHER SURVEY, A-1279
 CITY OF HOUSTON
 HARRIS COUNTY, TEXAS

NO.	DATE	REVISIONS	BY

SCALE: 1" = 40' PROJ. NO. S725-0127C
 DRAWN BY: AN DATE: DECEMBER 6, 2024