

## 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: \_\_\_\_\_  
Shannon Mahan, President

Attest: \_\_\_\_\_  
Walker Agnew Jr., 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 Shannon Mahan, President, and Walker Agnew, Jr., Secretary, of the Spring Branch Independent School District known to me to be the persons 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: \_\_\_\_\_

STATE OF TEXAS       §

COUNTY OF HARRIS     §

**A METES & BOUNDS** description of a certain 0.0017 acre tract of land (75 square feet based on the courses and distances contained herein) situated in the E. Williams Survey, Abstract No. 834 in Harris County, Texas; being out of Block 1, Restricted Reserve "A" Sherwood Elementary School, recorded under Film Code No. 529140 of the Harris County Map Records (HCMR) conveyed to Spring Branch Independent School District (SBISD) by instruments recorded in Clerk's File Nos. C491971 and W330156, of the Harris County Official Public Records of Real Property (HCOPRRP); said 0.0017 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone, all coordinates shown hereon are grid and may be brought to surface by applying a combined scale factor of 0.9998956537;

**COMMENCING** at a found 1/2-inch iron rod (N: 13,852,930.83, E: 3,053,210.98) being in the east right-of-way line of Sherwood Forest Street (based on a width of 60 feet) recorded under Volume 21, Page 13, HCMR, also being the southwest corner of said Reserve "A", also being the northwest corner of Woods of Camelot Condominiums recorded under Film Code No. 213249 of the Harris County Condominium Records (HCCR);

THENCE, North 01°57'16" West, 5.26 feet along said east right-of-way line and the west line of said Reserve "A" to a point for corner (N:13,852,936.08, E:3,053,210.81) being the **POINT OF BEGINNING** of the herein described tract of land;

THENCE, North 01°57'16" West, 5.00 feet along said east right-of-way and west line of said Reserve "A" to a point for corner, from which a found 5/8-inch iron rod (with cap stamped "Quiddity Eng. Property Corner) bears North 01°57'16" West, 937.74 feet;

THENCE, over and across said Reserve "A", the following three (3) courses and distances:

1. North 88°02'44" East, 15.00 feet to a point for corner;
2. South 01°57'16" East, 5.00 feet to a point for corner;
3. South 88°02'44" West, 15.00 feet to the **POINT OF BEGINNING, CONTAINING** 0.0017 acres of land in Harris County, Texas, as shown on Drawing No. 21355 in the office of Quiddity Engineering, LLC, in Bellaire Texas.

Quiddity Engineering, LLC  
6330 West Loop South  
Bellaire, TX 77401  
(713) 777-5337

*Texas Board of Professional Land Surveying  
Registration No. 10046100*

*Matthew W. Brazzel*

8-21-2025

Acting by/Through Matthew W. Brazzel  
Registered Professional Land Surveyor  
No. 6140  
mbrazzel@quiddity.com



k:\02576\02576-0045-01 SBISD- Sherwood Elementary School Easements\1 Surveying Phase\CAD Files\Final Dwg\21355 - 0.0017 AC WME.dwg Aug 20, 2025 - 10:18am WEJ

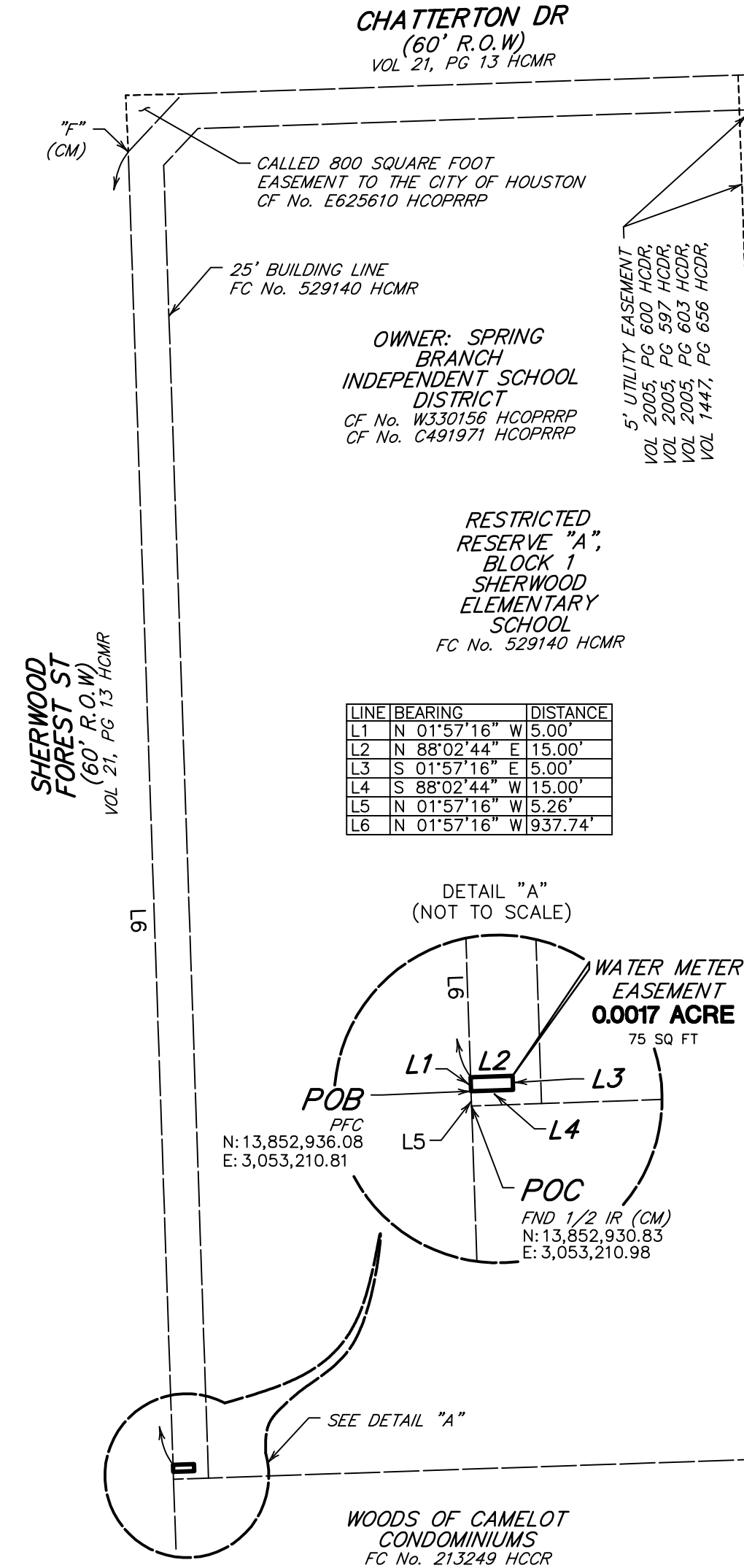


EXHIBIT  
OF A  
WATER METER EASEMENT  
BEING  
0.0017 OF AN ACRE  
(75 SQ FT)  
BEING OUT OF THE  
E. WILLIAMS SURVEY, A-834  
HARRIS COUNTY, TEXAS  
AUGUST 2025

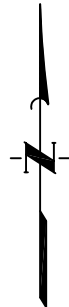


Matthew W. Brazzel  
8-21-2025



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100  
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337



NORTH  
SCALE: 1" = 100'



GENERAL NOTES:

- Reference an Abstractor's Certificate prepared by Title Houston Holdings, dated December 21, 2022, with a GF number of 7910-22-5082. No additional research for easements or encumbrances was performed by Quiddity Engineering, LLC.
- Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, NAD83. All coordinates shown hereon are GRID and may be scaled to SURFACE using a combined scale factor of 0.9998956537.
- Improvements exist in the subject tract which are not shown hereon.
- Metes and Bounds descriptions of these tracts are located in the office of Quiddity Engineering, LLC in Bellaire, Texas.
- This survey utilizes data based on previous surveys in this area performed by Quiddity Engineering, LLC.
- All easement corners shown hereon are points for corner unless otherwise noted.
- The square footage or acreage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to position accuracy of the boundary monuments shown hereon.

LEGEND

"F"	FOUND 5/8-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG. PROPERTY CORNER")
CF	CLERK'S FILE
CM	CONTROLLING MONUMENT
FC	FILM CODE
FND	FOUND
HCCR	HARRIS COUNTY CONDOMINIUM RECORDS
HCDR	HARRIS COUNTY DEED RECORDS
HCMR	HARRIS COUNTY MAP RECORDS
HCOPRRP	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
IR	IRON ROD
No.	NUMBER
PG	PAGE
R.O.W.	RIGHT OF WAY
VOL	VOLUME
W/	WITH



HOUSTON PUBLIC WORKS

APPROVAL

DATE

SURVEY SECTION

RIGHT OF WAY SECTION

KEY MAP No. 449T/449X FACET MAP No. 4858/4859

PARCEL NO.

JOB NO.

WBS NO.

ILMS NO.

## 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: \_\_\_\_\_  
Shannon Mahan, President

Attest: \_\_\_\_\_  
Walker Agnew Jr., 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 Shannon Mahan, President, and Walker Agnew, Jr., Secretary, of the Spring Branch Independent School District known to me to be the persons 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: \_\_\_\_\_

STATE OF TEXAS       §

COUNTY OF HARRIS   §

**A METES & BOUNDS** description of a certain 0.0086 acre tract of land (375 square feet based on the courses and distances contained herein) situated in the E. Williams Survey, Abstract No. 834 in Harris County, Texas; being out of Block 1, Restricted Reserve "A" Sherwood Elementary School, recorded under Film Code No. 529140 of the Harris County Map Records (HCMR) conveyed to Spring Branch Independent School District (SBISD) by instruments recorded in Clerk's File Nos. C491971 and W330156, of the Harris County Official Public Records of Real Property (HCOPRRP); said 0.0086 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone, all coordinates shown hereon are grid and may be brought to surface by applying a combined scale factor of 0.9998956537;

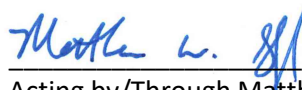
**BEGINNING** at a found 5/8-inch iron rod (with cap stamped "Quiddity Eng. Property Corner" (N:13,853,878.18 E:3,053,178.65) being the southwestern end of a cut back located at the southeast corner of the intersection of Sherwood Forest Street (based on a width of 60 feet) and Chatterton Drive (based on a width of 60 feet), both streets recorded under Volume 21, Page 13, HCMR, also being the southern-most northwest corner of said Reserve "A";

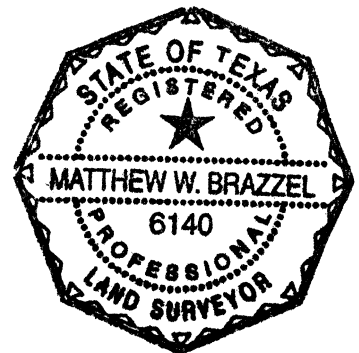
THENCE, over and across said Reserve "A", the following three (3) courses and distances:

1. North 88°02'44" East, 15.00 feet to a point for corner;
2. South 01°57'16" East, 25.00 feet to a point for corner;
3. South 88°02'44" West, 15.00 feet to a point for corner being in the common line of the east right of way of said Sherwood Forest Street and the west line of said Reserve "A", from which a found 1/2-inch iron rod being the southwest corner of said Reserve "A" bears South 01°57'16" East, 923.00 feet;

THENCE North 01°57'16" West, 25.00 feet along said common line to the **POINT OF BEGINNING**, **CONTAINING** 0.0086 acres of land in Harris County, Texas, as shown on Drawing No. 21357 in the office of Quiddity Engineering, LLC, in Bellaire Texas.

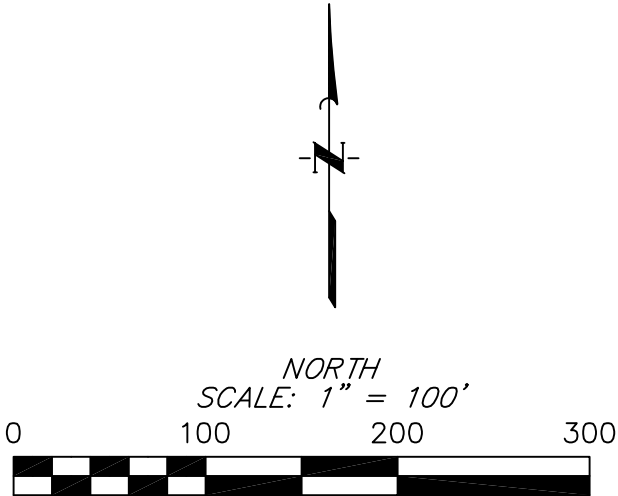
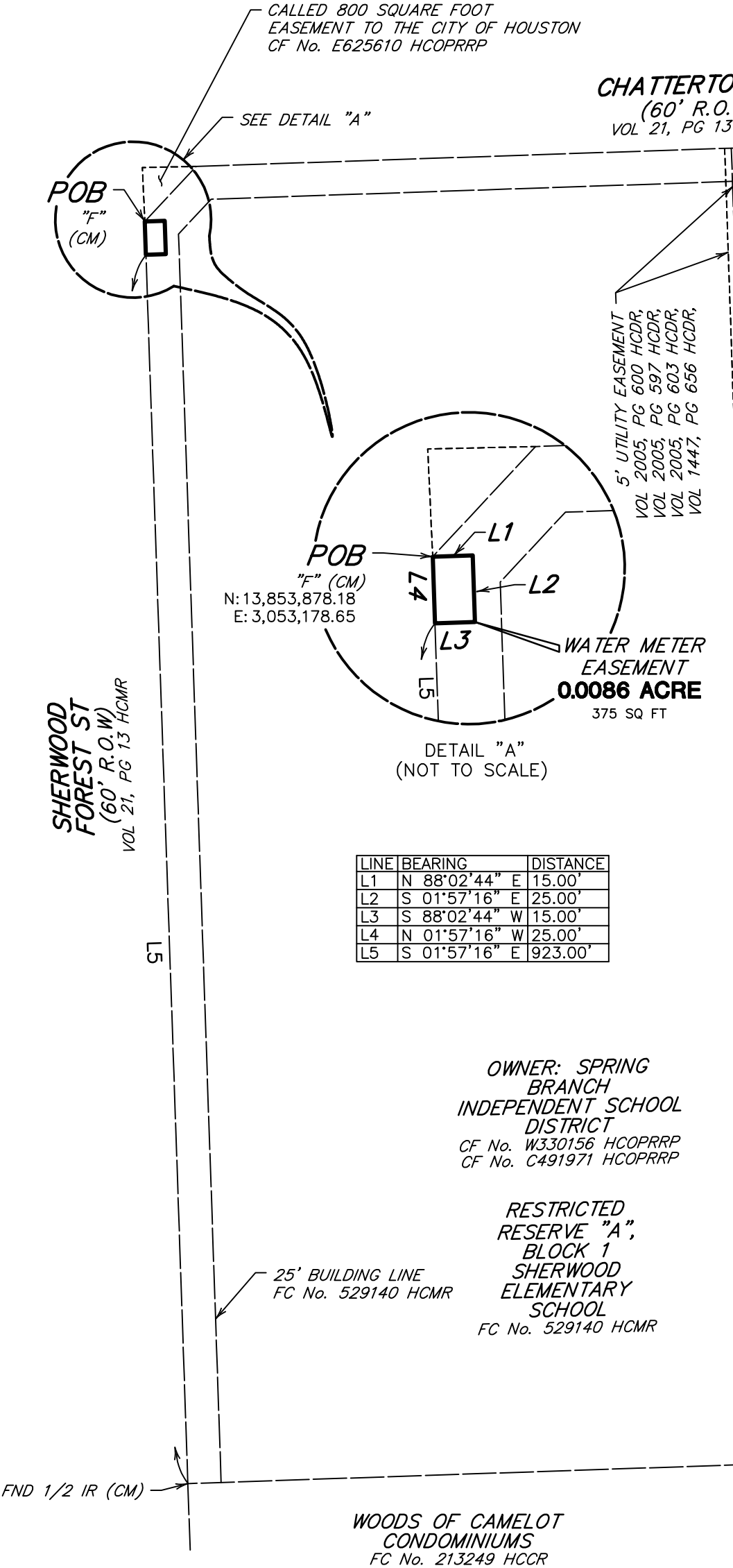
Quiddity Engineering, LLC  
6330 West Loop South  
Bellaire, TX 77401  
(713) 777-5337  
*Texas Board of Professional Land Surveying*  
*Registration No. 10046100*

 8-21-2025  
Acting by/Through Matthew W. Brazzel  
Registered Professional Land Surveyor  
No. 6140  
mbrazzel@quiddity.com





K:\02576\02576-0045-01 SBISD- Sherwood Elementary School Easements\1 Surveying Phase\CAD Files\Final Dwg\21357 - 0.0086 AC WME.dwg Aug 20,2025 -- 11:02am WEJ



GENERAL NOTES:

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IR	IRON ROD
No.	NUMBER
PG	PAGE
R.O.W.	RIGHT OF WAY
VOL	VOLUME
W/	WITH



HOUSTON PUBLIC WORKS

APPROVAL

DATE

SURVEY SECTION

RIGHT OF WAY SECTION

KEY MAP No. 449T/449X FACET MAP No. 4858/4859

PARCEL NO.

JOB NO.

WBS NO.

ILMS NO.

EXHIBIT  
OF A  
WATER METER EASEMENT  
BEING  
0.0086 OF AN ACRE  
(375 SQ FT)  
BEING OUT OF THE  
E. WILLIAMS SURVEY, A-834  
HARRIS COUNTY, TEXAS  
AUGUST 2025



Matthew W. Brazzel  
8-21-2025



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100  
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337



## EASEMENT

**THE STATE OF TEXAS                   §**  
**COUNTY OF HARRIS                   §**

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**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**GRANTOR(S):**  
**Spring Branch Independent School District**

By: \_\_\_\_\_  
Shannon Mahan, President

Attest: \_\_\_\_\_  
Walker Agnew Jr., 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 Shannon Mahan, President, and Walker Agnew, Jr., Secretary, of the Spring Branch Independent School District known to me to be the persons 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: \_\_\_\_\_

STATE OF TEXAS       §

COUNTY OF HARRIS   §

**A METES & BOUNDS** description of a certain 0.0092 acre tract of land (400 square feet based on the courses and distances contained herein) situated in the E. Williams Survey, Abstract No. 834 in Harris County, Texas; being out of Block 1, Restricted Reserve "A" Sherwood Elementary School, recorded under Film Code No. 529140 of the Harris County Map Records (HCMR) conveyed to Spring Branch Independent School District (SBISD) by instruments recorded in Clerk's File Nos. C491971 and W330156, of the Harris County Official Public Records of Real Property (HCOPRRP); said 0.0092 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone, all coordinates shown hereon are grid and may be brought to surface by applying a combined scale factor of 0.9998956537;

**COMMENCING** at a found 1/2-inch iron rod (N: 13,852,930.83, E: 3,053,210.98) being in the east right-of-way line of Sherwood Forest Street (based on a width of 60 feet) recorded under Volume 21, Page 13, HCMR, also being the southwest corner of said Reserve "A", also being the northwest corner of Woods of Camelot Condominiums recorded under Film Code No. 213249 of the Harris County Condominium Records (HCCR);

THENCE, North 01°57'16" West, 10.26 feet along said east right-of-way line and the west line of said Reserve "A" to a point for corner (N:13,852,941.08, E:3,053,210.63) being the **POINT OF BEGINNING** of the herein described tract of land;

THENCE, North 01°57'16" West, 20.00 feet along said east right-of-way and west line of said Reserve "A" to a point for corner, from which a found 5/8-inch iron rod (with cap stamped "Quiddity Eng. Property Corner) bears North 01°57'16" West, 917.74 feet;

THENCE, over and across said Reserve "A", the following three (3) courses and distances:

1. North 88°02'44" East, 20.00 feet to a point for corner;
2. South 01°57'16" East, 20.00 feet to a point for corner;
3. South 88°02'44" West, 20.00 feet to the **POINT OF BEGINNING, CONTAINING** 0.0092 acres of land in Harris County, Texas, as shown on Drawing No. 21356 in the office of Quiddity Engineering, LLC, in Bellaire Texas.

Quiddity Engineering, LLC  
6330 West Loop South  
Bellaire, TX 77401  
(713) 777-5337

*Texas Board of Professional Land Surveying  
Registration No. 10046100*

 8-21-2025  
Acting by/Through Matthew W. Brazzel  
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