

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: _____
Courtney Anderson, President

Attest: _____
Ted Tredennick, 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 Courtney Anderson, President, and Ted Tredennick, 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: _____

Spring Branch ISD
Water Meter Easement
0.0086 Acre

R. Armstrong
A-1321

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 R. Armstrong Survey, Abstract No. 1321 in Harris County, Texas; being out of Block 1, Restricted Reserve "A" Spring Branch ISD Terrace Elementary School, recorded under Film Code No. 710697 of the Harris County Map Records (HCMR) conveyed to Spring Branch Independent School District (Spring Branch ISD) by instrument recorded in Volume 3389, Page 477 of the Harris County Deed Records (HCDR); 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 0.9998997151;

COMMENCING at a found 5/8-inch iron rod (with cap stamped "Quiddity Eng. Property Corner") (N: 13,861,602.42, E: 3,062,673.86) being in the east line of said Reserve "A" also being in the west line of Stetson Lane (based on a width of 60 feet) recorded under Film Code No. 710697, Volume 117, Page 59, HCMR and Clerk's File No. B391216, Harris County Official Public Records of Real Property (HCOPRRP) and the north line of Rothbury Street (based on a width of 60 feet) recorded under Volume 117, Page 59, HCMR, from which a found 5/8-inch iron rod (with cap stamped "Quiddity Eng. Property Corner") bears South 76°10'21" West, 75.77 feet;

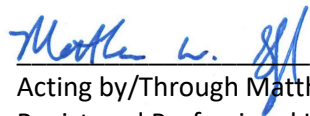
THENCE, North 03°04'09" West, 458.09 feet along said east line of Reserve "A" and west line of said Stetson Lane to a point for corner being the **POINT OF BEGINNING** (N:13,862,059.81, E:3,062,649.33) of the herein described tract of land;

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

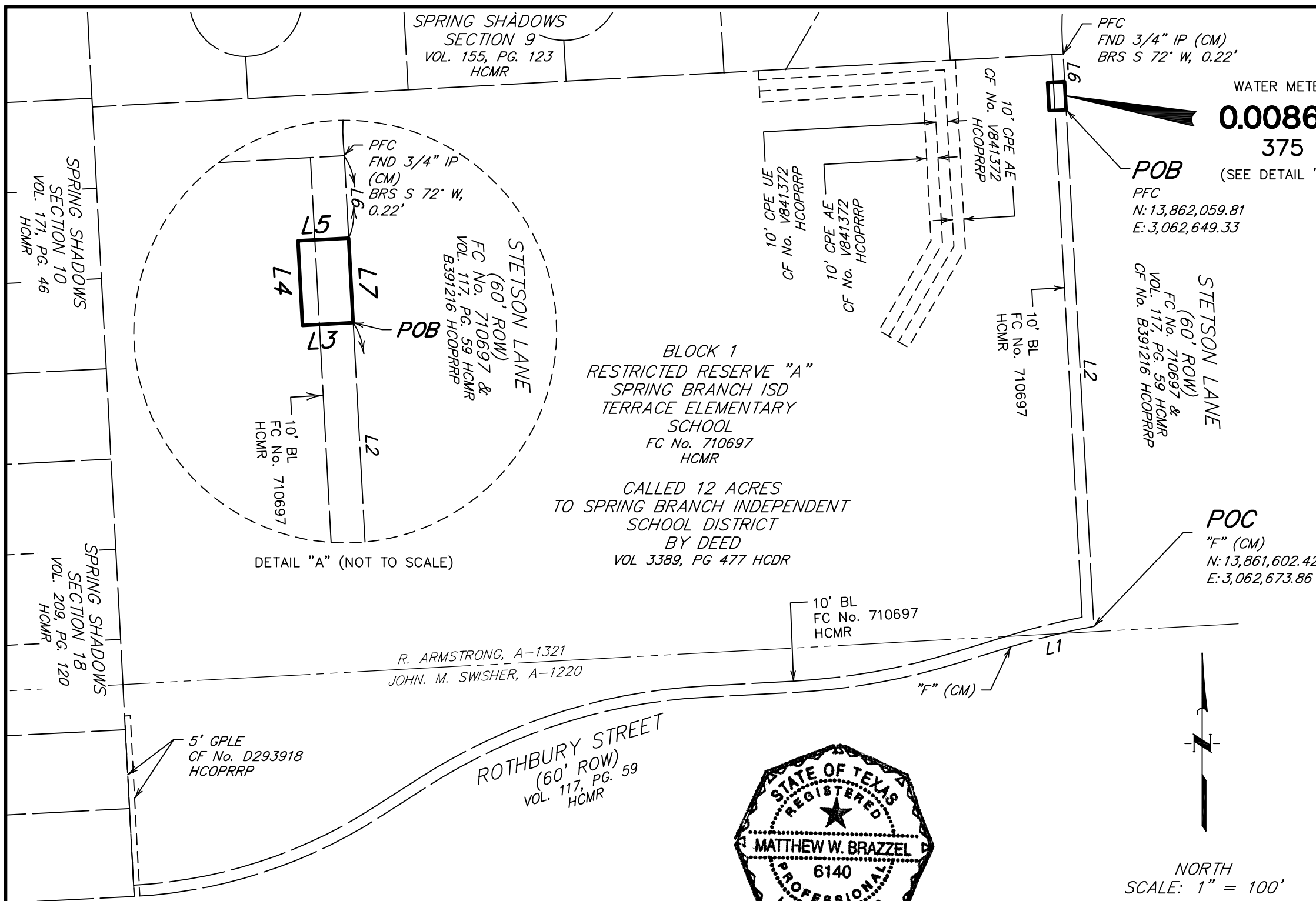
1. South 86°55'51" West, 15.00 feet to a point for corner;
2. North 03°04'09" West, 25.00 feet to a point for corner;
3. North 86°55'51" East, 15.00 feet to a point for corner being in the east line of said Reserve "A" and west line of said Stetson Lane, from which a point being the northeast corner of said Reserve "A" bears North 03°04'09" West, 24.35 feet, and from said corner, a found 3/4-inch iron pipe bears South 72° West, 0.22 feet;

THENCE, South 03°04'09" East, 25.00 feet along the east line of said Reserve "A" and west line of said Stetson Lane to the **POINT OF BEGINNING, CONTAINING** 0.0086 acres of land in Harris County, Texas, as shown on Drawing No. 22276 in the office of Quiddity Engineering, LLC, in Bellaire Texas.

Quiddity Engineering, LLC
6330 West Loop South
Bellaire, TX 77401
Texas Board of Professional Land Surveying
Registration No. 10046100

 6-17-2026
Acting by/Through Matthew W. Brazzel
Registered Professional Land Surveyor
No. 6140
mbrazzel@quiddity.com





LINE	BEARING	DISTANCE
L1	S 76°10'21" W	75.77
L2	N 03°04'09" W	458.09
L3	S 86°55'51" W	15.00
L4	N 03°04'09" W	25.00
L5	N 86°55'51" E	15.00
L6	N 03°04'09" W	24.35
L7	S 03°04'09" E	25.00

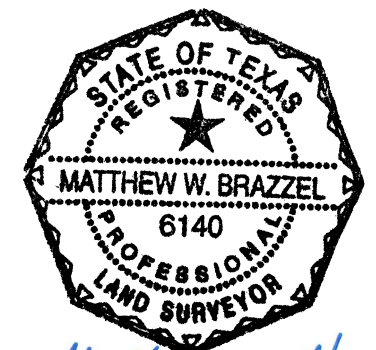
WATER METER EASEMENT
0.0086 ACRE
375 SQ FT
 (SEE DETAIL "A" THIS SHEET)

GENERAL NOTES:

1. This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certification and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Harris County, Texas regarding these easements or encumbrances was performed by Quiddity Engineering, LLC.
2. 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 0.9998997151.
3. Improvements exist in the subject tract which are not shown hereon.
4. Metes and Bounds descriptions of these tracts are located in the office of Quiddity Engineering, LLC in Bellaire, Texas.
5. This survey utilizes data based on previous surveys in this area performed by Quiddity Engineering, LLC.
6. All easement corners shown hereon are points for corner unless otherwise noted.
7. 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")	HCMR	HARRIS COUNTY MAP RECORDS
AE	AERIAL EASEMENT	HCOPRRP	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
BL	BUILDING LINE	IR	IRON ROD
CF	CLERK'S FILE	IP	IRON PIPE
CM	CONTROLLING MONUMENT	No.	NUMBER
CPE	CENTERPOINT ENERGY	PFC	POINT FOR CORNER
ESMT	EASEMENT	PG	PAGE
FC	FILM CODE	POB	POINT OF BEGINNING
FND	FOUND	POC	POINT OF COMMENCEMENT
GPL E	GAS PIPELINE EASEMENT	ROW	RIGHT OF WAY
HCDR	HARRIS COUNTY DEED RECORDS	SQ FT	SQUARE FEET
		UE	UTILITY EASEMENT
		VOL	VOLUME
		W/	WITH



Matthew W. Brazzel
 6-17-2026

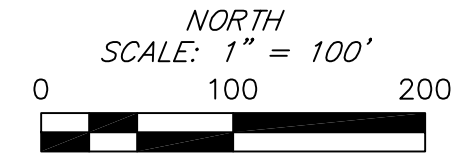

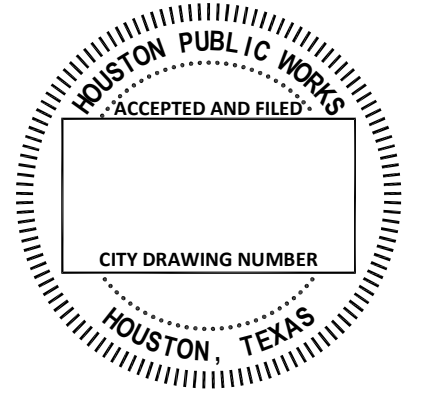


EXHIBIT OF A PROPOSED WATER METER EASEMENT BEING 0.0086 ACRE OUT OF THE R. ARMSTRONG, A-1321 HARRIS COUNTY, TEXAS JUNE 2026





HOUSTON PUBLIC WORKS

APPROVAL _____	DATE _____
SURVEY SECTION _____	RIGHT OF WAY SECTION _____
KEY MAP NO. 449R	FACET NO. 4959B
PARCEL NO.	
JOB NO.	
WBS NO.	
ILMS NO.	
IMAGE ID:	

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: _____
Courtney Anderson, President

Attest: _____
Ted Tredennick, 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 Courtney Anderson, President, and Ted Tredennick, 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: _____

Spring Branch ISD
Water Meter Easement
0.0006 Acre

R. Armstrong
A-1321

STATE OF TEXAS §

COUNTY OF HARRIS §

A METES & BOUNDS description of a certain 0.0006 acre tract of land (25 square feet based on the courses and distances contained herein) situated in the R. Armstrong Survey, Abstract No. 1321 in Harris County, Texas; being out of Block 1, Restricted Reserve "A" Spring Branch ISD Terrace Elementary School, recorded under Film Code No. 710697 of the Harris County Map Records (HCMR) conveyed to Spring Branch Independent School District (Spring Branch ISD) by instrument recorded in Volume 3389, Page 477 of the Harris County Deed Records (HCDR); said 0.0006 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 0.9998997151;

COMMENCING at a found 5/8-inch iron rod (with cap stamped "Quiddity Eng. Property Corner") (N: 13,861,602.42, E: 3,062,673.86) being in the east line of said Reserve "A" also being in the west line of Stetson Lane (based on a width of 60 feet) recorded under Film Code No. 710697, Volume 117, Page 59, HCMR and Clerk's File No. B391216, Harris County Official Public Records of Real Property (HCOPRRP) and the north line of Rothbury Street (based on a width of 60 feet) recorded under Volume 117, Page 59, HCMR, from which a found 5/8-inch iron rod (with cap stamped "Quiddity Eng. Property Corner") bears South 76°10'21" West, 75.77 feet;

THENCE, North 03°04'09" West, 453.09 feet along said east line of Reserve "A" and west line of said Stetson Lane to a point for corner being the **POINT OF BEGINNING** (N:13,862,054.81, E:3,062,649.60) of the herein described tract of land;

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

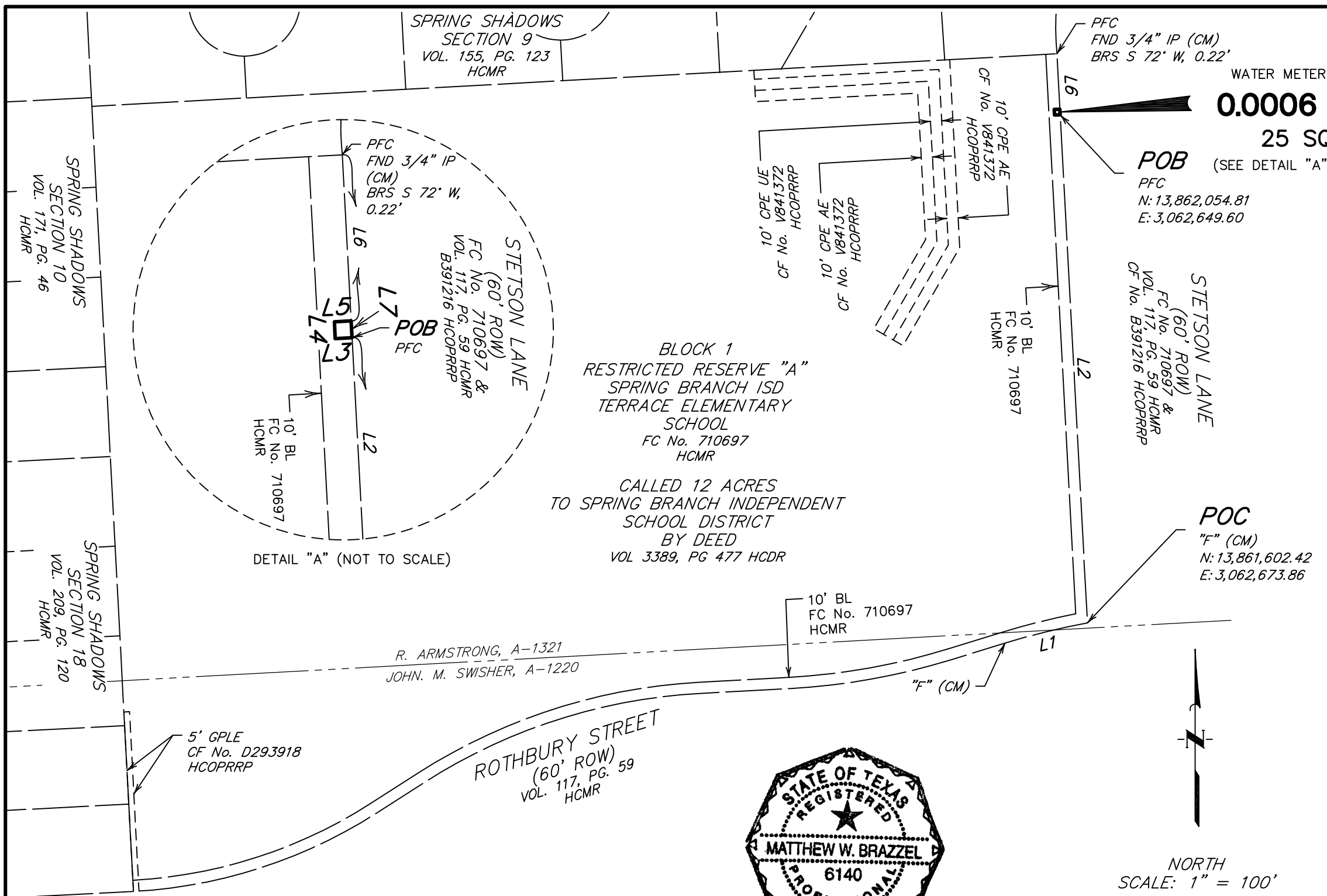
1. South 86°55'51" West, 5.00 feet to a point for corner;
2. North 03°04'09" West, 5.00 feet to a point for corner;
3. North 86°55'51" East, 5.00 feet to a point for corner being in the east line of said Reserve "A" and west line of said Stetson Lane, from which a point being the northeast corner of said Reserve "A" bears North 03°04'09" West, 49.35 feet, and from said northeast corner, a found 3/4-inch iron pipe bears South 72° West, 0.22 feet;

THENCE, South 03°04'09" East, 5.00 feet along the east line of said Reserve "A" and west line of said Stetson Lane to the **POINT OF BEGINNING, CONTAINING** 0.0006 acres of land in Harris County, Texas, as shown on Drawing No. 22275 in the office of Quiddity Engineering, LLC, in Bellaire Texas.

Quiddity Engineering, LLC
6330 West Loop South
Bellaire, TX 77401
Texas Board of Professional Land Surveying
Registration No. 10046100

 6-17-2026
Acting by/Through Matthew W. Brazzel
Registered Professional Land Surveyor
No. 6140
mbrazzel@quiddity.com





LINE	BEARING	DISTANCE
L1	S 76°10'21" W	75.77
L2	N 03°04'09" W	453.09
L3	S 86°55'51" W	5.00
L4	N 03°04'09" W	5.00
L5	N 86°55'51" E	5.00
L6	N 03°04'09" W	49.35
L7	S 03°04'09" E	5.00

WATER METER EASEMENT
0.0006 ACRE
25 SQ FT

POB (SEE DETAIL "A" THIS SHEET)
 PFC
 N: 13,862,054.81
 E: 3,062,649.60

POC
 "F" (CM)
 N: 13,861,602.42
 E: 3,062,673.86

GENERAL NOTES:

1. This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certification and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Harris County, Texas regarding these easements or encumbrances was performed by Quiddity Engineering, LLC.
2. 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 0.9998997151.
3. Improvements exist in the subject tract which are not shown hereon.
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5. This survey utilizes data based on previous surveys in this area performed by Quiddity Engineering, LLC.
6. All easement corners shown hereon are points for corner unless otherwise noted.
7. 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.

DETAIL "A" (NOT TO SCALE)

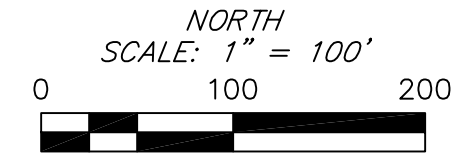
BLOCK 1
 RESTRICTED RESERVE "A"
 SPRING BRANCH ISD
 TERRACE ELEMENTARY
 SCHOOL
 FC No. 710697
 HCMR
 CALLED 12 ACRES
 TO SPRING BRANCH INDEPENDENT
 SCHOOL DISTRICT
 BY DEED
 VOL 3389, PG 477 HCDR

R. ARMSTRONG, A-1321
 JOHN. M. SWISHER, A-1220

ROTHBURY STREET
 (60' ROW)
 VOL. 117, PG. 59
 HCMR



Matthew W. Brazzel
 6-17-2026

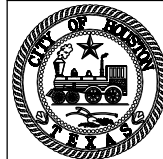


**EXHIBIT OF A PROPOSED
 WATER METER EASEMENT
 BEING
 0.0006 ACRE
 OUT OF THE
 R. ARMSTRONG, A-1321
 HARRIS COUNTY, TEXAS
 JUNE 2026**

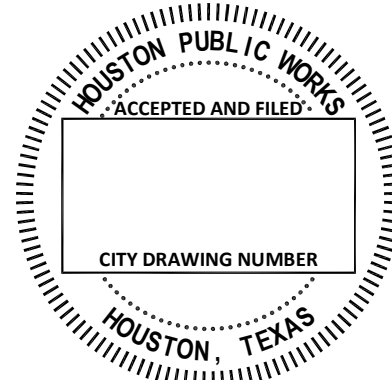
LEGEND	HCMR	HARRIS COUNTY MAP RECORDS
"F"	HCOPRRP	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
AE	IR	IRON ROD
BL	IP	IRON PIPE
CF	No.	NUMBER
CM	PFC	POINT FOR CORNER
CPE	PG	PAGE
ESMT	POB	POINT OF BEGINNING
FC	POC	POINT OF COMMENCEMENT
FND	ROW	RIGHT OF WAY
GPL	SQ FT	SQUARE FEET
HCDR	UE	UTILITY EASEMENT
	VOL	VOLUME
	W/	WITH



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



HOUSTON PUBLIC WORKS

APPROVAL _____	DATE _____
SURVEY SECTION _____	RIGHT OF WAY SECTION _____
KEY MAP NO. 449R	FACET NO. 4959B
PARCEL NO.	
JOB NO.	
WBS NO.	
ILMS NO.	
IMAGE ID:	

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

AFFIDAVIT OF BOARD PRESIDENT COURTNEY ANDERSON

BEFORE ME, the undersigned Notary Public, this day personally appeared Courtney Anderson, who being by me duly sworn on her oath, deposed and stated the following:

1. My name is Courtney Anderson. I am over eighteen (18) years of age, fully competent to testify to the matters stated in this Affidavit, and have never been convicted of a felony or a crime of moral turpitude. The facts stated in this Affidavit are within my personal knowledge and are true and correct.

2. I am the President for the Board of Trustees of Spring Branch Independent School District.

3. As Board President, I am authorized by Texas Education Code § 45.082 to transfer and convey real property owned by Spring Branch Independent School District.

4. I signed the June 22, 2026 Terrace Elementary School Water Meter Easement to the City of Houston in my capacity as President for the Board of Trustees of Spring Branch Independent School District.

Courtney Anderson

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority on this the ____ day of _____, 20____.

Notary Public in and for
The State of TEXAS

Name: _____

My Commission Expires: _____