

# CITY OF BELLAIRE TEXAS

## PLANNING AND ZONING COMMISSION

NOVEMBER 10, 2015

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Council Chamber

Regular Session

6:00 PM

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7008 S. RICE AVENUE  
BELLAIRE, TX 77401



### Chairman

Mr. Winfred Frazier

### Commissioner

Christopher Butler

### Commissioner

Paul Simmons

### Vice Chairman

Dirk Stiggins

### Commissioner

Bill Thorogood

### Commissioner

Marc Steinberg

### Commissioner

S. Lynne Skinner

### Mission Statement:

*The City of Bellaire is dedicated to outstanding quality service and facilities to ensure an open, progressive, and secure community.*



**I. CALL TO ORDER AND ANNOUNCEMENT OF QUORUM****II. APPROVAL OF MINUTES FROM PAST MEETINGS**

1. Planning and Zoning Commission - Regular Session - Oct 13, 2015 6:00 PM

**III. REMINDER TO CITIZENS DESIRING TO ADDRESS THE COMMISSION****IV. GENERAL PUBLIC COMMENTS**

**Persons at the meeting who have indicated their desire to be heard on matters of general interest to the Commission by submitting the form provided shall have three minutes to present their comments. The Commission is not permitted to fully discuss, debate, or consider items that are not on the agenda. Questions presented to the Commission may be referred to staff.**

**V. CURRENT BUSINESS (ITEMS FOR DISCUSSION, CONSIDERATION, AND/OR POSSIBLE ACTION)**

1. Docket # AR-2015-09-Amending Plat of .6726 acres being a Replat of Lot 34 of Amending Plat of the east 60 feet of Lot 34 and the west 20 feet of Lot 33 of Willow Lane Place, and being a portion of Lot 23, Block 5 of the Amended First Subdivision of Westmoreland Farms. These properties are addressed as 4620 Oleander and 4629 Willow.

**VI. COMMITTEE REPORTS****VII. CORRESPONDENCE****VIII. REQUESTS FOR NEW BUSINESS, ANNOUNCEMENTS AND COMMENTS**

- A. Staff liaison report on the status of projects previously addressed by the commission as well as projects for future meetings.
- B. The Chairman shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter is appropriate for inclusion of a future Agenda of the Commission or for the referral to staff for investigation

**IX. ADJOURNMENT**





# CITY OF BELLAIRE TEXAS

## PLANNING AND ZONING COMMISSION

OCTOBER 13, 2015

Council Chamber

Regular Session

6:00 PM

7008 S. RICE AVENUE  
BELLAIRE, TX 77401

### I. CALL TO ORDER AND ANNOUNCEMENT OF QUORUM

Chairman Frazier called the meeting to order at 6:02 PM, and announced that a quorum was present, consisting of the following members:

Attendee Name	Title	Status	Arrived
Christopher Butler	Commissioner	Present	
Winfred Frazier	Chairman	Present	
Bill Thorogood	Commissioner	Present	
Paul Simmons	Commissioner	Present	
Marc Steinberg	Commissioner	Present	
Dirk Stiggins	Vice Chairman	Present	
S. Lynne Skinner	Commissioner	Present	
Scott Eidman	Attorney	Present	
John McDonald	Director	Present	
Ashley Parcus	Secretary	Present	

### II. APPROVAL OF MINUTES FROM PAST MEETINGS

1. Planning and Zoning Commission - Regular Session - Sep 8, 2015 6:00 PM

Commissioner Simmons made one minor correction.

**RESULT:** APPROVED AS CORRECTED [UNANIMOUS]  
**MOVER:** Paul Simmons, Commissioner  
**SECONDER:** Bill Thorogood, Commissioner  
**AYES:** Butler, Frazier, Thorogood, Simmons, Steinberg, Stiggins, Skinner

### III. REMINDER TO CITIZENS DESIRING TO ADDRESS THE COMMISSION

Chairman Frazier reminded the citizens who wished to address the Commission to fill out a sign in sheet.

### IV. GENERAL PUBLIC COMMENTS

**Persons at the meeting who have indicated their desire to be heard on matters of general interest to the Commission by submitting the form provided shall have three minutes to present their comments. The Commission is not permitted to fully discuss, debate, or consider items that are not on the agenda. Questions presented to the Commission may be referred to staff.**

There were no public comments.

Minutes Acceptance: Minutes of Oct 13, 2015 6:00 PM (Approval of Minutes from Past Meetings)



## V. CURRENT BUSINESS (ITEMS FOR DISCUSSION, CONSIDERATION, AND/OR POSSIBLE ACTION)

1. Consideration of the review of the Planning and Zoning Commission's Rules of Procedure, as required by Article VI, Administration of Rules of Procedure, Section C, Review.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dirk Stiggins, Vice Chairman
<b>SECONDER:</b>	Paul Simmons, Commissioner
<b>AYES:</b>	Butler, Frazier, Thorogood, Simmons, Steinberg, Stiggins, Skinner

2. Presentation and discussion by Commissioner Christopher Butler and John Monday on the long range planning approach of Citizens for ABeautiful Bellaire.

**John Monday, Member of Citizens for A Beautiful Bellaire**-Mr. Monday gave a brief overview of the purpose and goals of the group. He added that a presentation was given to Council portraying the unfavorable conditions of the City, in order to receive money to fund the group. In turn, the body was given a \$300,000 budget, that will be closely monitored by Council.

Commissioner Butler gave a presentation of pictures and diagrams, based on a recent study that he had completed for the City of Troup, Texas, to give examples of the options that the City has to improve the overall aesthetics of Bellaire. He explained that the group is conducting a survey to get feedback on what the residents want to see, and that the results of that survey will be used to determine the group's priorities.

To view Mr. Monday and Commissioner Butler's entire presentation, please use the link below:

<http://bellairecitytx.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=1409&Format=Minutes>

Commissioner Steinberg asked Commissioner Butler if the group plans on taking the survey results back to City Council to recommend a timeline of projects, and also if he plans on coming to the Planning and Zoning Commission to look into potential ordinance changes.

Commissioner Butler stated that all projects must be approved by Council. He added that it depends on what projects the group is looking into, but that bringing ordinance changes to the Commission would be a possibility.

Chairman Frazier mentioned that utilities were touched on during the presentation, and asked if the City has a mechanism to which a conversation can be started with the utility company as it relates to making the City more appealing. He added that the Commission is an important part of the process with regard to changes that might need to be made within the current ordinances.

Commissioner Butler explained that the group has kicked around the idea of having a workgroup that is a liaison to TxDOT and CenterPoint Energy in an effort to more efficiently communicate with those entities.



Vice Chairman Stiggins stated that he hoped that the group was trying to meld their ideas with the Comprehensive Plan. He added that an extensive amount of work was just completed for the plan, and it would be a shame to lose all of it.

Commissioner Butler mentioned that it is not the group's intention to do away with all of the work that has been done. However, he felt that details for the theme and character of the City are not fully understood.

Commissioner Skinner was concerned about the integration of the group's ideas and projects with City Staff. She mentioned that staff may not have enough manpower/budget to enforce the regulations and/or complete the necessary projects.

Commissioner Butler reiterated that the group does not have control over this money, and that everything must be approved by City Council. He added that getting those projects on the CIP is a critical element of the process in order to ensure that there is enough money budgeted, as well as a plan for completion of a project.

Commissioner Thorogood asked how the group plans to get to the property/business owners who may not live in Bellaire. He mentioned that the owner of Starbucks lives in Hawaii and might be hard to contact.

Commissioner Butler stated that GIS will help to accomplish that, and that there are certain ways to determine who are tenants and who are owners. He added that his interest lies with any stakeholders of the City, which is a bigger/more diverse group than just property owners.

Commissioner Thorogood asked how Chevron, AT&T, UT Physicians, HISD, and the private schools would be engaged through the survey.

Commissioner Butler suggested taking the results from the survey to each of these entities to see how the results of the residents/smaller stakeholders compare with the ideas of the bigger companies.

Commissioner Thorogood mentioned that a lot could be learned from speaking to business owners as to why they chose the City of Bellaire to locate their company. He also asked that Citizens For A Beautiful Bellaire stay close to the Comprehensive Plan.

Chairman Frazier asked that the Commission be kept up to date on what the group is working on and how it may impact decisions that need to be made by the Commission.

## **VI. COMMITTEE REPORTS**

There were no committee reports.

## **VII. CORRESPONDENCE**

There was no correspondence.

## **VIII. REQUESTS FOR NEW BUSINESS, ANNOUNCEMENTS AND COMMENTS**

### **A. Staff liaison report on the status of projects previously addressed by the commission as well as projects for future meetings.**

No staff report was given.



**B. The Chairman shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter is appropriate for inclusion of a future Agenda of the Commission or for the referral to staff for investigation**

Vice Chairman Stiggins asked about the status of the housing development and medical building that are going in at Bissonnet and Newcastle.

Mr. McDonald stated that he did see several surveyors on the property recently, but that staff has not spoken to anyone about the developments.

Vice Chairman Stiggins asked if any building plans had been approved, and if so, whether there is an expiration on those plans.

Mr. McDonald explained that the medical office building's permits have been approved, and added that all building permits expire after 6 months.

Commissioner Skinner asked Attorney Eidman if he had a chance to confirm that the City of Bellaire is not impacted by the Affirmatively Furthering Fair Housing Rule.

Attorney Eidman informed the Commission that he had spoken about it with Attorney Petrov and it was confirmed that Bellaire is not impacted by this legislation.

Commissioner Butler reminded everyone to visit beautifulbellaire.com and take the survey that was created by the Citizens for A Beautiful Bellaire.

Chairman Frazier mentioned that October is Breast Cancer Awareness Month and urged everyone to do what they can to make donations and encourage others to do the same.

**IX. ADJOURNMENT**

**Motion:** a motion was made by Commissioner Butler and seconded by Commissioner Skinner to adjourn the Regular Meeting.

**Vote:** the motion passed on a unanimous vote of 7-0.

**The meeting was adjourned at 7:32 PM.**



## Planning and Zoning Commission

City Council Chambers, First Floor of  
City Hall  
Bellaire, TX 77401



Meeting: 11/10/15 06:00 PM  
Department: Development Services  
Category: Replat  
Department Head: John McDonald  
DOC ID: 1708

### SCHEDULED ACTION ITEM (ID # 1708)

#### **Item Title:**

Docket # AR-2015-09-Amending Plat of .6726 acres being a Replat of Lot 34 of Amending Plat of the east 60 feet of Lot 34 and the west 20 feet of Lot 33 of Willow Lane Place, and being a portion of Lot 23, Block 5 of the Amended First Subdivision of Westmoreland Farms. These properties are addressed as 4620 Oleander and 4629 Willow.

#### **Background/Summary:**

The applicant requests approval of an amending plat to relocate the rear lot line between two exiting lots. Both of the proposed lots will meet the minimum standards for the zoning district in terms of width, depth, and minimum lot size.

While amending plats are generally approved by staff per Sec. 23.5-8, Delegation of Authority, this proposal contains an irregularly shaped lot which is an exception to the authority delegated to staff, and therefore requires consideration by the Planning and Zoning Commission.

#### **Site Details:**

Applicant: Alicia Ramos, South Texas Surveying Associates, Inc.  
Property Owners: Scott and Dana George

Location: East side of West Loop 610 frontage road between Willow St and Oleander St.  
Addresses: 4629 Willow and 4620 Oleander

Zoning: R-3 Residential District, Single-family  
Minimum Lot Area: 7,400 square feet  
Minimum Lot Depth: 60 feet  
Minimum Lot Width: 100 feet

Application Date: September 9, 2015

#### **Recommendation:**

The Director of Development Services finds the proposed plat consistent with the regulations set forth in Chapter 23.5, Subdivisions, and Chapter 24, Planning and Zoning, and recommends approval.

#### **ATTACHMENTS:**

- Application-Oleander Place (PDF)
- Cover letter-Letter of affidavit (PDF)
- Amending Plat-Oleander Place (PDF)
- Survey (PDF)
- City Planning Letter (1) (PDF)
- Deed 1 (PDF)
- Deed 2 (PDF)



Action Item (ID # 1708)

Meeting of November 10, 2015

- Deed 3 (PDF)
- Deed 4 (PDF)
- Deed 5 (PDF)
- Deed 6 (PDF)



# Application for Commercial & Residential Plats

## FOR OFFICE USE ONLY

Date Application Submitted: <u>9/18/15</u>	Date Application Inventoried: <u>9/23/15</u>	Date Applicant Notified: <u>9/29/15</u>
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Applicant's name: Alicia Ramos

Phone #: 281-556-6918 E-mail: aliciar@stsurvey.com

Plat Name/Address: Oleander Place / 4620 Oleander - 4629 Willow

Legal Description of Property: a subdivision of

0.628 acres, being a replat of Lot 34 of

Property Owner: Scott and Dana George (Amending Plat.)

Phone #: 281-556-6918 E-mail:

Project Engineer/Surveyor or Firm Name: South Texas Surveying

Contact: Alicia Ramos

Phone #: 281-556-6918 E-mail: aliciar@stsurvey.com

Plat/Replat ☐ Preliminary ☐ Final  
☒ Minor Replat  
☐ Amending Plat  
☐ Vacating Plat

*This column is for applicant's use ✓ Item Enclosed N/A Not Applicable	*Items attached	Staff Inventory	Items Missing	Comments (FOR OFFICIAL USE ONLY)
3 copies of folded plat	<input checked="" type="checkbox"/>			
Environmental Assessment Form (if applicable)	<input checked="" type="checkbox"/> N/A			
City Planning Letter from Title Company	<input checked="" type="checkbox"/>			
Cover Letter	<input checked="" type="checkbox"/>			
3 copies of Original Survey	<input checked="" type="checkbox"/>			
Letter of Affidavit giving Agent Authority	<input checked="" type="checkbox"/>			
Filing Fee:	<input checked="" type="checkbox"/>			
Subdivision Replat with street & utilities = \$650 + \$15/lot + total cost of consultant review and inspection				
Minor Replat (no streets) = \$275 + \$15/lot + total cost of Construction review and Inspection				
Amending Plat (Residential) = \$275				
Amending Plat (Commercial) = \$275				
Consultant Review Fee = Actual cost plus 10%				
Vacating Plat = \$275				

CITY OF BELLAIRE  
RECEIVED  
SEP 08 2015  
COMMUNITY DEVELOPMENT

Alicia Ramos

Signature of Applicant





**South Texas Surveying Associates, Inc.**

**Firm Number:10045400**

11281 Richmond Avenue, Bldg. J, Suite 101, Houston, TX 77082

Phone: 281-556-6918 Website: [www.stsurvey.com](http://www.stsurvey.com) Fax: 281-556-9331

September 8, 2015

City of Bellaire  
7008 S. Rice Ave.  
Bellaire TX 77401

CITY OF BELLAIRE  
RECEIVED  
SEP 08 2015  
COMMUNITY DEVELOPMENT

**RE: Affidavit for Agent Authority**

To whom it may concern,

Please allow Alicia Ramos to be an authorized agent on behalf of the owners Scott George and Dana George, of the properties for 4620 Oleander and 4629 Willow. The two properties will be combined to form one reserve for residential use. Should you have any questions or concerns please contact the agent for all updates and information regarding the plat.

Owner of Property's Signature: \_\_\_\_\_

Dana George

Authorized Agent Signature: \_\_\_\_\_

Alicia Ramos













# Integrity Title

## CITY PLANNING LETTER

October 2, 2015

Job No. 1517164A

Effective Date: September 25, 2015

STATE OF TEXAS:

COUNTY OF HARRIS:

THIS IS TO CERTIFY: That after a careful examination of the records in the offices of the Clerk of this County (excluding U. C. C. Records), as to the property described as follows:

**Tract 1:** Being Lot 34 of Amending Plat of the East 60' Feet (E 60') of Lot 34 and the west 20 Feet (W 20') of Lot 33 of Willow Lane Place, an addition in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 629066 of the Map Records of Harris County, Texas.

**Tract 2:** Being a 0.43 acre tract of land John Beldin 640 Acre Survey, Abstract No. 166, Harris County, Texas, being a portion of Lot 23, Block 5 of the Amended First Subdivision of Westmoreland Farms, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 3, Page 60 of the Map Records of Harris County, Texas.

**We find the record title to be apparently in:**

**SCOTT GEORGE AND DANA GEORGE**

By virtue of that certain General Warranty Deed dated May 9, 2013 from Bart Suminski and Sarah Suminski and recorded in Harris County Clerk's File No. 20130226304.  
(Tract 1)

By virtue of that certain General Warranty Deed dated June 29, 2015 from Srinivas Puppala and Lakshmi Puppala and recorded in Harris County Clerk's File No. 20150290157. (Tract 2)

**Subject to the following liens:**

Deed of Trust dated May 9, 2013 and payable to Network Funding, LP and recorded in Harris County Clerk's File No. 20130226305. (Tract 1)

Attachment: City Planning Letter (1) (1708 : Amending Plat-Oleander Place)





# Integrity Title

## Subject to the following easements and encumbrances:

5' HL&P Easement together with an unobstructed 5' aerial easement from a plane 20 above the ground as recorded in Volume 1839, Page 413 of the Deed Records of Harris County, Texas. (Tract 1)

5' Utility Easement as per plat recorded in Volume 27, Page 47 of the Map Records of Harris County, Texas. (Tract 1)

## Subject to the following restrictions:

Restrictions as set forth per plat recorded in Volume 27, Page 47 of the Map Records of Harris County, Texas. (Tract 1)

Restrictions as set forth per plat recorded in Film Code No. 629066 of the Map Records of Harris County, Texas. (Tract 1)

Restrictions as set forth in Volume 1800, Page 185 of the Deed Records of Harris County, Texas. (Tract 1)

Restrictions as set forth in Harris County Clerk's File No.'s P179559 and P300766. (Tract 1)

We have made no examination as to special assessments or conflicts.

*INTEGRITY TITLE COMPANY LLC*

Marco Lopez  
Abstractor

**LIMITATION OF LIABILITY:** THE LIABILITY OF EITHER PARTY WITH RESPECT TO THIS INFORMATION OR ANY ACT IN CONNECTION HEREWITH WHETHER IN CONTRACT, TORT, OR OTHERWISE, SHALL NOT EXCEED THE PRICE OF THE SERVICES OR PRODUCTS SOLD HEREUNDER OR THE PRICE OF THAT PORTION OF SUCH SERVICES OR PRODUCTS ON WHICH LIABILITY IS ASSERTED. INTEGRITY TITLE COMPANY LLC MAKES NO WARRANTY WHATSOEVER, EXPRESS, IMPLIED OR STATUTORY, AS TO THE QUALITY, FITNESS, SUITABILITY, CONFORMITY, OR MERCHANTABILITY OF THE SERVICES OR PRODUCTS SOLD.



201-1397-101

appeared Ben Taub, 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 set forth. Given under my hand and seal of office this 20th day of March, 1946.

Ben Sachs, Notary Public, in and for Harris County, Texas.(Seal)

This is to certify, that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision South half of Block 3 and North half of block 4 of "Oak Manor" as shown hereon. In testimony whereof, the official signature of the Chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this the 21 day of March, 1946.

Approved: Jesse Andrews, Chairman, Ralph S. Ellifrit, Eng-Secretary.(Seal)

This is to certify that I, L. B. Burchfield, a Civil Engineer and Licensed State Land Surveyor has surveyed and platted the above subdivision and all corners are properly marked with corner stakes and this plat is a true and correct copy of that survey and plat made by me.

L. B. Burchfield, Licensed State Land Surveyor (Seal)

Filed for record June 5, 1946, at 2.30 O'clock P.M. Recorded Oct. 16, 1946, at 1.55 O'clock P.M.

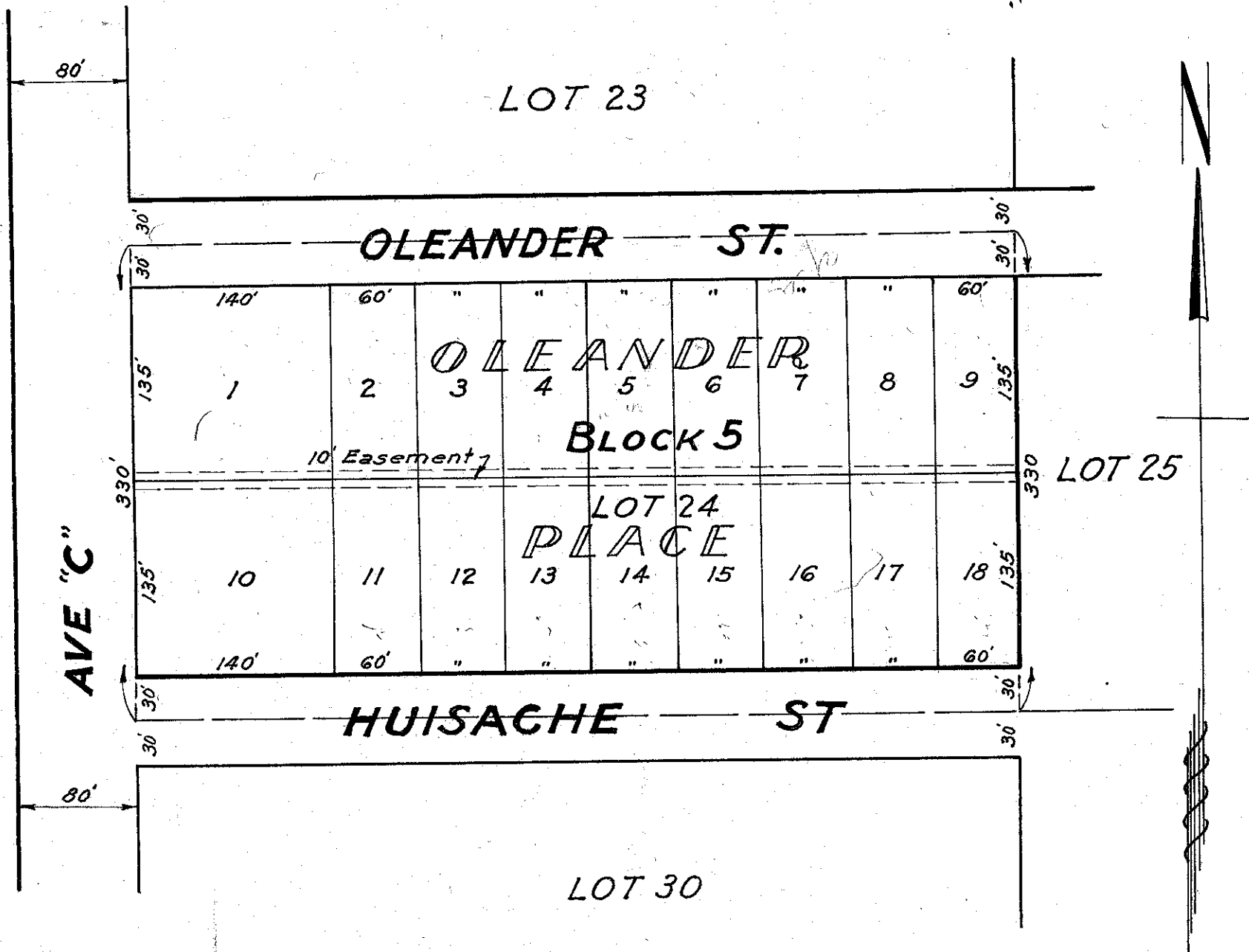
W. D. Miller, Clerk County Court, Harris County, Texas. By Olga Neubaus Deputy.

X No. 334065

Seymour Lieberman, et al

-To-

Dedication & Map.



State of Texas. County of Harris. We, Seymour Lieberman and William E. Ladin, owners of the property subdivided in the above and foregoing map of Oleander Place, do hereby make subdivision of said property according to the lines, streets, lots, building lines and easements therein shown, and designate said subdivision as Oleander Place in the first subdivision of Westmoreland Farms in the J. Beldin Survey, Harris County, Texas, said property being all of Lot 24, Block 5, Westmoreland Farms, and dedicate to public use as such the streets, alleys, parks and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and do hereby bind ourselv

Attachment: Deed 1 (1708 : Amending Plat-Oleander Place)



our heirs and assigns to warrant and forever defend the title to the land so dedicated.

Witness our hands in Houston, Harris County, Texas, this 27 day of May, A. D. 1946.

Seymour Lieberman, William E. Ladin,

State of Texas. County of Harris.

Before me, the undersigned authority, on this day personally appeared Seymour Lieberman and William E. Ladin, 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 consideration therein set forth.

Given under my hand and seal of office this 27 day of May, A. D. 1946.

Audrey J. Schultz, Notary Public in and for Harris County, Texas. (Seal)

This is to certify that I, J. B. Dannenbaum, a registered engineer of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all block corners are properly marked with iron pipes 1" in diameter, and that this plat correctly represents that survey made by me. J. B. Dannenbaum, Engineer Texas Registration No. 1746 (Seal)

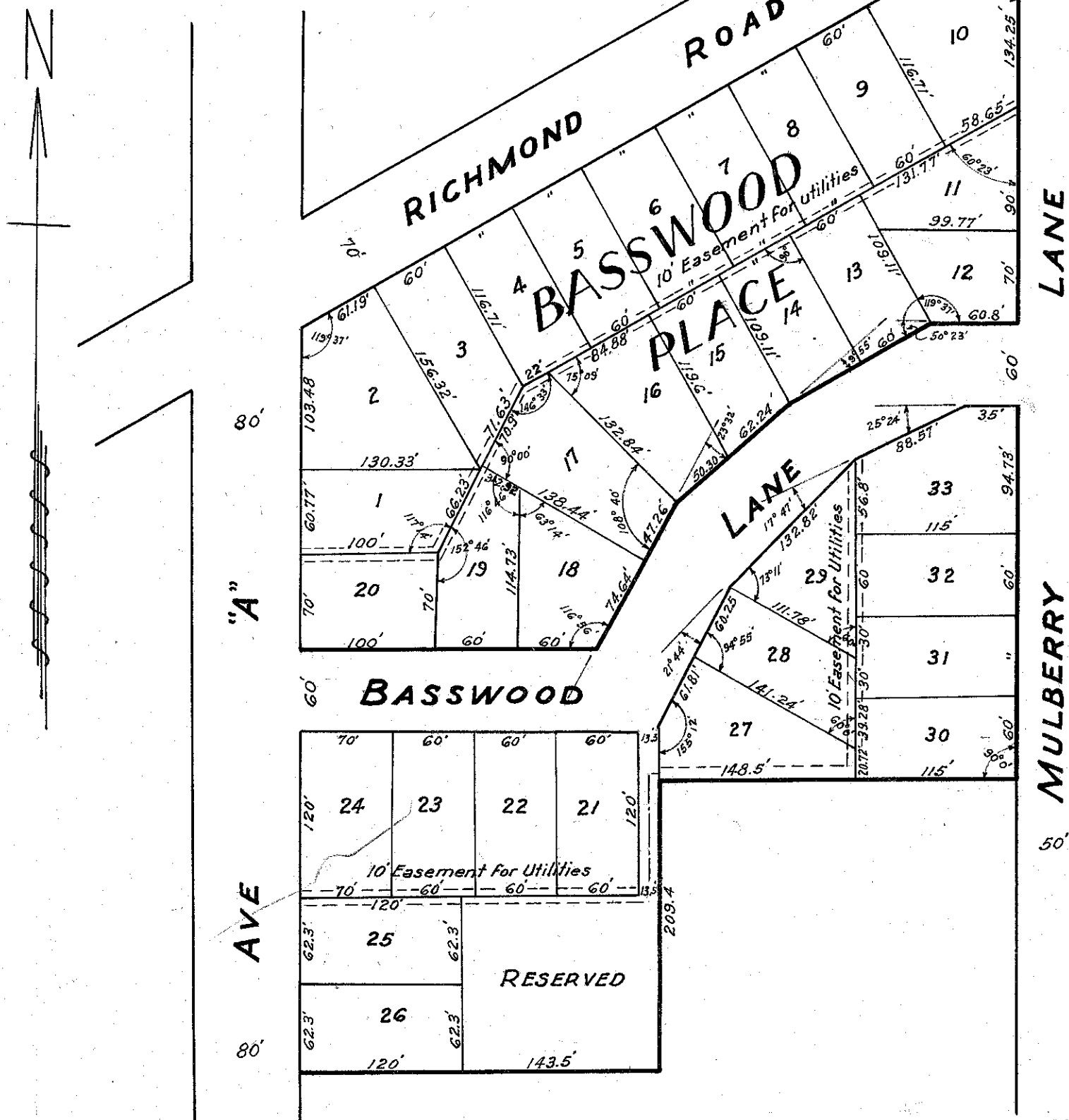
This is to certify that the City Planning Commission of the City of Bellaire, Texas, has approved this plat and subdivision of Oleander Place as shown hereon. In testimony whereof, witness the official signature of the Secretary of the City Planning Commission of Bellaire, Texas, this 4th day of June, A. D. 1946. K. Mattison, Secretary. (Seal)

Filed for record June 6, 1946, at 10.50 O'clock A. M. Recorded Oct. 16, 1946, at 2.15 O'clock P.M.

W. D. MILLER, Clerk County Court, Harris County, Texas. By Olga Newhaus Deputy.

No. 335072

Edmonds Lumber-Building & Real Estate Co. -To- Dedication & Map.



Attachment: Deed 1 (1708 : Amending Plat-Oleander Place)



97  
12-10-10  
Texas Highway Department  
Form D-15-11-

BEN:sgw

## DEED

### CONTROLLED ACCESS HIGHWAY FACILITY

STATE OF TEXAS

03103B

County of HARRIS

WHEREAS, the State Highway Commission has been authorized under House Bill 179, Acts of the 55th Legislature, Regular Session, 1957, to purchase land and such other property rights deemed necessary for the purposes of facilitating the construction, maintenance and operation of Controlled Access Highways; and,

WHEREAS, the purchase of the hereinafter described premises has been deemed necessary by the State Highway Commission for the purposes of facilitating the construction, maintenance and operation of a Controlled Access Highway facility;

KNOW ALL MEN BY THESE PRESENTS:

That We, Harry E. Conley and wife, Dorothy L. Conley

of the County of Harris, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Sixteen Thousand Six Hundred and No/100 (\$16,600.00)-----DOLLARS, to Grantors in hand paid by the State of Texas, acting by and through the State Highway Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day sold, and do by these presents grant, bargain, sell and convey unto the State of Texas, all that certain tract or parcel of land, situate in the County of Harris, State of Texas, and being more particularly described as follows, to-wit:

Being out of and a part of Lot No. 23 in Block No. 5 of Westmoreland Farms Amended First Subdivision in the City of Bellaire, Harris County, Texas, situated in the J. Belden Survey, Abstract No. 166, according to a map thereof recorded in Volume 3, Page 60, of the Map Records of Harris County, Texas, and the said tract of land being the same tract of land as conveyed to Harry E. Conley by deed from T. R. Allen and wife recorded in Volume 1759, Page 284, of the Deed Records of Harris County, Texas, reference to which is here made for all purposes; said tract of land being more particularly described as follows, all bearings given are based on the Texas Plane Coordinate System of the South Central Zone:



538

COMMENCING at the point of intersection of the East line of Post Oak Road and the North line of Oleander Street, THENCE North 87° 41' 09" East along the North line of Oleander Street 224.00 feet to a point for corner, said point being the South east corner of a tract of land owned by Chester E. Ledbetter, also being the south west corner of the herein described tract of land;

THENCE North 2° 23' 07" West along the East line of the above mentioned Ledbetter tract of land also along the east line of a tract of land owned by W. O. Shands 299.86 feet to a point for corner in the North line of Lot No. 23 in Block 5 of the said Westmoreland Farms Amended First Subdivision; said point also being in the South line of Lot No. 36 of Willow Lane Place;

THENCE North 87° 41' 09" East along the North line of Lot No. 23 of the said Westmoreland Farms Amended First Subdivision, also along the South line of the said Willow Lane Place Subdivision 70.00 feet to a point for corner, said point being South 87° 41' 09" West 1.00 foot from the Southeast corner of Lot No. 35 of the said Willow Lane Place;

THENCE South 2° 23' 07" East 299.86 feet to a point for corner in the North line of Oleander Street;

THENCE South 87° 41' 09" West along the North line of Oleander Street 70.00 feet to the place of beginning.

The Grantors reserve all of the oil, gas and sulphur in and under said land, but waive all rights of ingress and egress for the purpose of exploring, developing, mining or drilling for the same; however, nothing in this reservation shall affect the title and rights of the State to take and use, without additional compensation, all other minerals and materials thereon, therein or thereunder.

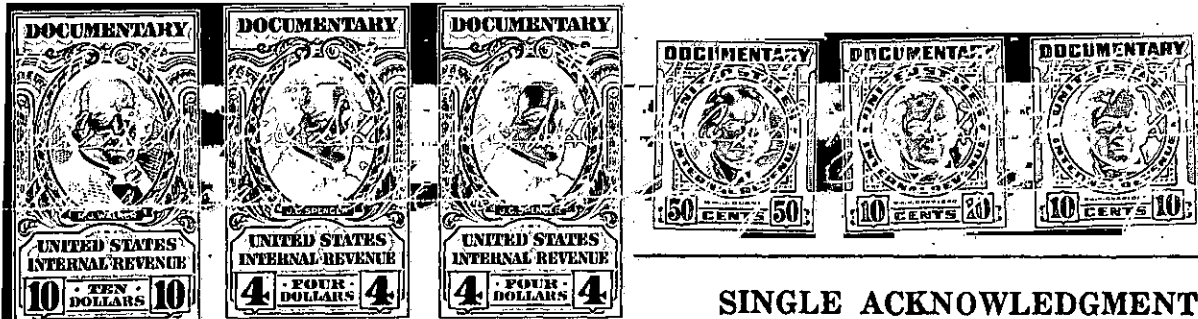
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said State of Texas and its assigns, forever. And the Grantors, whether one or more, do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises, unto the said State of Texas, and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is expressly understood that nothing contained herein shall be a limitation of any type on the fee-simple title conveyed by this instrument.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 24 day of March, 1959.

Harry E. Conley  
Harry E. Conley

Dorothy L. Conley  
Dorothy L. Conley



SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
County of HARRIS }

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared Harry E. Conley

, known to me (or proved to me on the oath of), ~~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.

Given under my hand and seal of office, this the 24 day of March, 1959.

Thomas F. Gilston

Notary Public in and for Harris County, Texas  
My Commission Expires: June 1, 1959.

Attachment: Deed 2 (1708 : Amending Plat-Oleander Place)



## WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS,

County of HARRIS

Before me, the undersigned \_\_\_\_\_, a notary public in and for said County and State, on this day personally appeared Dorothy L. Conley, wife of Harry E. Conley, known to me (~~or proved to me on the oath of~~ ~~exposed to my witness~~) to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said Dorothy L. Conley acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 24 day of March 1959

Thomas F. Clifton

Notary Public in and for Harris County, Texas.  
My Commission Expires: June 1, 1960

Filed for record Ap-11 28, 1959, at 9:30 o'clock P M.

Recorded Ap-11 30, 1959, at 8:36 o'clock a M.

R. E. TURRENTINE, JR., Clerk County Court, Harris County, Texas.

By Marianne Kendrick Deputy.



208  
130  
Texas Highway Department  
Form D-15-11  
dnp

JUL-17-59

41003

S

LS B PD

1.50

101  
12-10-10  
BEN:sgw

DEED

VOL 3754 PAGE 540

CONTROLLED ACCESS HIGHWAY FACILITY

DEEDS

STATE OF TEXAS

County of HARRIS

WHEREAS, the State Highway Commission has been authorized under House Bill 179, Acts of the 55th Legislature, Regular Session, 1957, to purchase land and such other property rights deemed necessary for the purposes of facilitating the construction, maintenance and operation of Controlled Access Highways; and,

WHEREAS, the purchase of the hereinafter described premises has been deemed necessary by the State Highway Commission for the purposes of facilitating the construction, maintenance and operation of a Controlled Access Highway facility;

KNOW ALL MEN BY THESE PRESENTS:

That We, W. O. Shands and wife, Margery N. Shands

of the County of Harris, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Twenty Two Thousand and No/100 (\$22,000.00)-----DOLLARS, to Grantors in hand paid by the State of Texas, acting by and through the State Highway Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day sold, and do by these presents grant, bargain, sell and convey unto the State of Texas, all that certain tract or parcel of land, situate in the County of Harris, State of Texas, and being more particularly described as follows, to-wit:

Being a tract of land out of and a part of Lot No. 23 in Block No. 5 of Westmoreland Farms Amended First Subdivision in the City of Bellaire, Harris County, Texas, situated

130  
Pm  
R. L. J. JUN.  
CLERK, COM.  
W. O. Shands  
DEED  
PROOF READ

STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me, and was duly RECORDED, in the Volume and Page of the named RECORDS



in the J. Belden Survey, Abstract No. 166 according to a map thereof recorded in Volume 3, Page 60 of the Map Records of Harris County, Texas, and the said tract being the same tract of land as conveyed to W. O. Shands and wife by deed from Joseph H. Watkins et al, recorded in Volume 1994, Page 239 of the Deed Records of Harris County, Texas, reference to which is here made for all purposes, and the said tract of land being more particularly described as follows, all bearings given are based on the Texas Plane Co-ordinate System, South Central Zone:

Beginning at a point in the east line of Post Oak Road at the northwest corner of the above mentioned Lot No. 23 in Block 5 of the said Westmoreland Farms Amended First Subdivision, said point also being the southwest corner of Lot No. 38 of Willow Lane Place, thence N 87° 41' 09" E along the north line of the above mentioned Lot No. 23, also being along the south line of the said Willow Lane Place Subdivision, 224.00 feet to a point for corner, said point being the northwest corner of a tract of land owned by Harry E. Conley, also being in the south line of Lot No. 36 of the said Willow Lane Place Subdivision;

Thence S 2° 23' 07" E along the west line of the above mentioned Conley tract of land 164.86 feet to a point for corner, said point being the northeast corner of a tract of land owned by Chester E. Ledbetter;

Thence S 87° 41' 09" W 224.00 feet to point for corner in the east line of Post Oak Road, said point also being the northwest corner of a tract of land owned by Charles W. Kahlden;

Thence N 2° 23' 07" W along the east line of Post Oak Road 164.86 feet to the place of beginning.

The Grantors reserve all of the oil, gas and sulphur in and under said land, but waive all rights of ingress and egress for the purpose of exploring, developing, mining or drilling for the same; however, nothing in this reservation shall affect the title and rights of the State to take and use, without additional compensation, any other minerals and materials thereon, therein or thereunder.



The Grantors reserve all of the oil, gas and sulphur in and under said land, but waive all rights of ingress and egress for the purpose of exploring, developing, mining or drilling for the same; however, nothing in this reservation shall affect the title and rights of the State to take and use, without additional compensation, all other minerals and materials thereon, therein or thereunder.

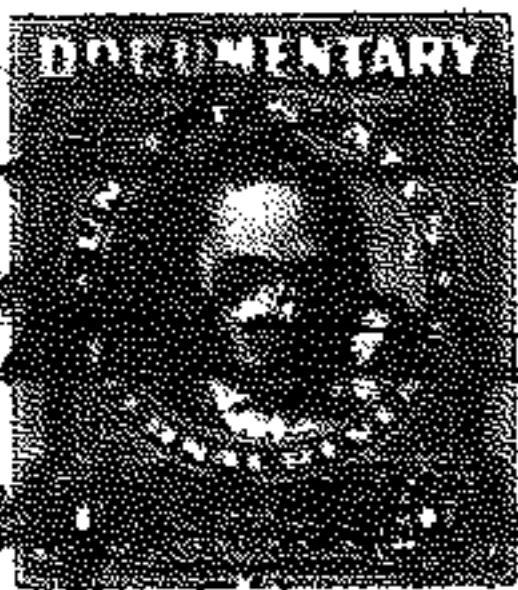
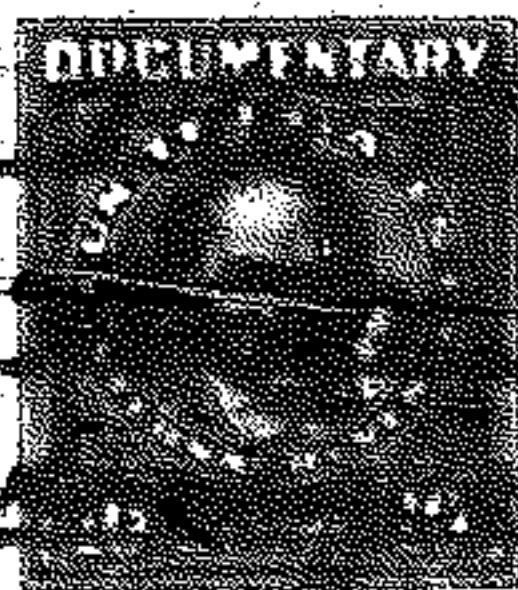
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said State of Texas and its assigns, forever. And the Grantors, whether one or more, do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises, unto the said State of Texas, and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is expressly understood that nothing contained herein shall be a limitation of any type on the fee-simple title conveyed by this instrument.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 15<sup>th</sup> day of June, 19 59.

W. O. Shands  
W. O. Shands

Margery D. Shands  
Margery D. Shands



#### SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

County of HARRIS

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared W. O. Shands

XXXXXX, known to me (or XXXXXXXXXX) 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.

Given under my hand and seal of office, this the 15 day of June, 19 59.

J. W. Rogers

Notary Public in and for Harris County, Texas  
My Commission Expires: June 1, 1960

Form D-15-11



WIFE'S SEPARATE ACKNOWLEDGMENT  
THE STATE OF TEXAS, Vol. 3754 Page 543  
County of HARRIS

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared Margery N. Shands, wife of W. O. Shands, known to me (or proved to me on the oath of ~~XXXXXX~~) to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said Margery N. Shands acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.  
Given under my hand and seal of office, this the 15<sup>th</sup> day of June 1959

Notary Public in and for Harris County, Texas.  
My Commission Expires: June 1, 1960

Parcel No.	101
County	Harris
Highway No.	I. 610 (W)
Control	9012 Sec. 10 Job 10
Account or Federal No.	I-1057
Between	Grays Bayou
and	
U. S.	90 W

DEED  
CONTROLLED ACCESS HIGHWAY FACILITY  
BY  
W. O. Shands et ux  
TO  
THE STATE OF TEXAS

Filed for Record	
This day of	
A. D. 19	at o'clock M.
Recorded	
This day of	
A. D. 19	in

County, Texas, Records of Deeds,  
Book Page  
Clerk.  
Deputy.  
Return to: Urban Right of Way Engineer  
P. O. Box 2161  
Houston 1, Texas

ENDORSEMENTS  
THE STATE OF TEXAS,  
County of

STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Harris County, Texas, as stamped hereon by me, on

JUL 17 1959



County Clerk,  
HARRIS COUNTY, TEXAS

cas,  
nty.



AUG-20-59 56914 -W

LS D PO

1.80

Texas Highway Department  
Form D-15-11 DEED RECORDS

FILED

mjt  
ent

VOL 3786 PAGE 113

DEED

59 AUG 20 PM 2:29

CONTROLLED ACCESS HIGHWAY FACILITY

STATE OF TEXAS

County of HARRIS

*Recurrent Jr.*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

WHEREAS, the State Highway Commission has been authorized under House Bill 179, Acts of the 55th Legislature, Regular Session, 1957, to purchase land and such other property rights deemed necessary for the purposes of facilitating the construction, maintenance and operation of Controlled Access Highways; and,

WHEREAS, the purchase of the hereinafter described premises has been deemed necessary by the State Highway Commission for the purposes of facilitating the construction, maintenance and operation of a Controlled Access Highway facility;

KNOW ALL MEN BY THESE PRESENTS:

That Mary Glyn McCarthy Wilson joined pro Forma by her husband, J. S. Wilson,

Jr.

of the County of Brazoria, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of FOURTEEN THOUSAND AND NO/100 (\$14,000.00) DOLLARS, to Grantors in hand paid by the State of Texas, acting by and through the State Highway Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day sold, and do by these presents grant, bargain, sell and convey unto the State of Texas, all that certain tract or parcel of land, situate in the County of HARRIS, State of Texas, and being more particularly described as follows, to-wit:

Being a part of Lot No. Twenty Three (23) in Block No. Five (5) of Westmoreland Farms Amended First Subdivision in the City of Bellaire, Harris County, Texas,



DEED RECORDS

Vol 3786 PAGE 114

situated in the J. Beldin Survey, Abstract No. 186, according to a map thereof recorded in Volume 3, Page 60, of the Map Records of Harris County, Texas, being the same tract of land as conveyed to MARY GLYN MCCARTHY by devise under the will of WILLIAM FRANCIS MCCARTHY probated under No. 61448 in County Court of Harris County, Texas, being more particularly described as follows, all bearings given are based on The Texas Plane Coordinate System, South Central Zone:

COMMENCING at the point of intersection of the East line of Post Oak Road and the North line of Oleander Street THENCE North  $87^{\circ} 41' 09''$  East along the North line of Oleander Street 104.00 feet to a point for corner, said point being the Southeast corner of a tract of land owned by Charles W. Kahlden, also being the Southwest corner and place of beginning of the herein described tract of land;

THENCE North  $20^{\circ} 23' 07''$  West along the East line of the above mentioned Kahlden's tract of land 135.00 feet to a point for corner in the South line of a tract of land owned by W. O. Shands; said point also being the Northwest corner of the herein described tract of land;

THENCE North  $87^{\circ} 41' 09''$  East along the South line of the above mentioned Shand's tract of land 60.00 feet to a point for corner, said point being the Northwest corner of a tract of land owned by Chester E. Ledbetter;

THENCE South  $20^{\circ} 23' 07''$  East along the West line of the above mentioned Ledbetter tract of land 135.00 feet to a point for corner in the North line of Oleander Street, said point also being the Southwest corner of the above mentioned Ledbetter tract of land;

THENCE South  $87^{\circ} 41' 09''$  West along the North line of Oleander Street 60.00 feet to the place of beginning.



The Grantors reserve all of the oil, gas and sulphur in and under said land, but waive all rights of ingress and egress for the purpose of exploring, developing, mining, or drilling for the same; however, nothing in this reservation shall affect the title and rights of the State to take and use, without additional compensation, all other minerals and materials thereon, therein or thereunder.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said State of Texas and its assigns, forever. And the Grantors, whether one or more, do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises, unto the said State of Texas, and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is expressly understood that nothing contained herein shall be a limitation of any type on the fee-simple title conveyed by this instrument.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 27 day of JUNE 1959.

Mary Glyn McCarthy Wilson  
Mary Glyn McCarthy Wilson

J. S. Wilson, Jr.  
J. S. Wilson, Jr.



#### SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS.

County of BRAZORIA

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared J. S. Wilson, Jr.

known to me ~~(XXXXXXXXXXXX)~~ to be the person ~~(XXXXXXXXXXXX)~~

whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 27 day of JUNE 1959.

Leo R. Libbey

Notary Public in and for BRAZORIA County, Texas  
My Commission Expires:

Form D-15-11

VOL 3786 PAGE 115

DEED RECORDS



WIFE'S SEPARATE ACKNOWLEDGMENT  
DEED RECORDS

THE STATE OF TEXAS,

County of BRAZORIA

VOL 3786 PAGE 116

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared Mary Glyn McCarthy Wilson, wife of J. S. Wilson, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said Mary Glyn McCarthy Wilson acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 27 day of JUNE 1959

Notary Public in and for BRAZORIA County, Texas.

Notary Public in and for BRAZORIA County, Texas.

DEED

CONTROLLED ACCESS HIGHWAY FACILITY

BY

MARY GLYN MCCARTHY WILSON ET VIR

TO

THE STATE OF TEXAS

Filed for Record

This day of

A. D. 19, at o'clock M.

Recorded

This day of

A. D. 19, in

County, Texas, Records of Deeds,

Book Page

Clerk

Deputy

Return to:

Urban Right of Way Engineer

Texas Highway Department

1000 North Loop West P. O. Box 2161

Houston 1, Texas

ENDORSEMENTS

THE STATE OF TEXAS,

STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Harris County, Texas, as stamped hereon by me, on

AUG 20 1959



*Ret. Curran*

COUNTY CLERK  
HARRIS COUNTY, TEXAS



NOV-23-59 101712 -K •

LS D PD

2.45

**DEED**  
**CONTROLLED ACCESS HIGHWAY FACILITY**

DEED RECORDS

VOL 3861 PAGE 481

STATE OF TEXAS

County of HARRIS

WHEREAS, the State Highway Commission has been authorized under House Bill 179, Acts of the 55th Legislature, Regular Session, 1957, to purchase land and such other property rights deemed necessary for the purposes of facilitating the construction, maintenance and operation of Controlled Access Highways; and,

WHEREAS, the purchase of the hereinafter described premises has been deemed necessary by the State Highway Commission for the purposes of facilitating the construction, maintenance and operation of a Controlled Access Highway facility;

KNOW ALL MEN BY THESE PRESENTS:

That I, Charles W. Kahlden

of the County of Harris, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Six Thousand Eight Hundred Forty and Fifty/100 (\$6,840.50) DOLLARS, to Grantors in hand paid by the State of Texas, acting by and through the State Highway Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day sold, and do by these presents grant, bargain, sell and convey unto the State of Texas, all that certain tract or parcel of land, situate in the County of Harris, State of Texas, and being more particularly described as follows, to-wit:

An undivided one-half (1/2) interest being out of and a part of Lot No. 23 in Block No. 5 of Westmoreland Farms Amended First Subdivision in the City of Bellaire, Harris County, Texas, situated in the J. Beldin Survey, Abstract No. 166, according to a map

John W. Kahlden  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

NOV 23 PM 3:54

FILED



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DEED RECORDS  
Vol 3861 pg 482

thereof recorded in Volume 3, Page 60 of the Map Records of Harris County, Texas, and the said tract being the same tract of land as conveyed to Charles W. Kahlden and wife by deed from Robertson Building Company of Houston recorded in Volume 2514, Page 560 of the Deed Records of Harris County, Texas, reference to which is here made for all purposes, and being more particularly described as follows, all bearings given are based on the Texas Plane Co-ordinate System, South Central Zone:

BEGINNING at the point of intersection of the East line of Post Oak Road and the North line of Oleander Street, THENCE North  $2^{\circ} 23' 07''$  West along the East line of Post Oak Road 135.00 feet to a point for corner, said point being the Northwest corner of the herein described tract of land also being the Southwest corner of a tract of land owned by W. O. Shands;

THENCE North  $87^{\circ} 41' 09''$  East along the South line of the above mentioned Shands tract of land 104.00 feet to a point for corner, said point being the Northwest corner of a tract of land owned by Mary Glyn McCarthy, also being the northeast corner of the herein described tract of land;

THENCE South  $2^{\circ} 23' 07''$  East along the West line of the above mentioned McCarthy tract of land 135.00 feet to a point for corner in the north line of Oleander Street, said point being the southwest corner of the above mentioned McCarthy tract of land, also being the southeast corner of the herein described tract of land;

THENCE South  $87^{\circ} 41' 09''$  West along the North line of Oleander Street 104.00 feet to the place of beginning.



The Grantors reserve all of the oil, gas and sulphur in and under said land, but waive all rights of ingress and egress for the purpose of exploring, developing, mining or drilling for the same; however, nothing in this reservation shall affect the title and rights of the State to take and use, without additional compensation, all other minerals and materials thereon, therein or thereunder.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said State of Texas and its assigns, forever. And the Grantors, whether one or more, do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises, unto the said State of Texas, and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is expressly understood that nothing contained herein shall be a limitation of any type on the fee-simple title conveyed by this instrument.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 10th day of September 1957.

Charles W. Kahlden  
Charles W. Kahlden

W 3861 Mc 483

DEED RECORDS

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

County of Harris

Before me, th undersigned, a notary public in and for said County and State, on this day personally appeared Charles W. Kahlden

known to me (or known to me by the person whose name is subscribed to the foregoing instrument and acknowledged to me) to be the person

whose name is subscribed to the foregoing instrument and acknowledged to me executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 10th day of September



Notary Public in and for Harris County, Texas  
My Commission Expires: JUNE 1, 1961



WIFE'S SEPARATE ACKNOWLEDGMENT  
DEED RECORDS  
THE STATE OF TEXAS.

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County of \_\_\_\_\_

Before me, \_\_\_\_\_, a notary public in and for said County and State, on this day personally appeared \_\_\_\_\_, wife of \_\_\_\_\_, known to me (or proved to me on the oath of \_\_\_\_\_, a credible witness) to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said \_\_\_\_\_ acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Notary Public in and for \_\_\_\_\_ County, Texas.

Parcel No. 100	County Harris	Highway No. I Hwy 610 W	Control 9012 Sec. 10 Job 10	Account or Federal No. I-610-7(23)777	Between	U. S. 90	and	Brays Bayou
<b>DEED</b>								
CONTROLLED ACCESS HIGHWAY FACILITY								
by Charles Kahlden								
TO THE STATE OF TEXAS								
Filed for Record								
This _____ day of _____								
A. D. 19____, at _____ o'clock _____ M.								
Recorded								
This _____ day of _____								
A. D. 19____, in _____								
County, Texas, Records of Deeds.								
Book _____ Page _____								
Clark _____ Deputy _____								
Urban Right of Way Engineer								
Return to: P. O. Box 2161								
Houston 1, Texas								

STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED on the \_\_\_\_\_ day of \_\_\_\_\_ at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Harris County, Texas, as stamped hereon by me, on

NOV 23 1959



*P. J. Carrington*  
COUNTY CLERK,  
HARRIS COUNTY, TEXAS

Texas, the day and year last above written.

Form D-15-11

Clerk of Court, \_\_\_\_\_ County, Texas.  
By \_\_\_\_\_ Deputy.



WD  
354

Texas Highway Department  
Form D-15-11

RSV:bb

NOV-23-59 101713 -K •

LS D PD

2.75

## DEED

CONTROLLED ACCESS HIGHWAY FACILITY

DEED RECORDS

STATE OF TEXAS

Vol 3861 Page 485

County of HARRIS

WHEREAS, the State Highway Commission has been authorized under House Bill 179, Acts of the 55th Legislature, Regular Session, 1957, to purchase land and such other property rights deemed necessary for the purposes of facilitating the construction, maintenance and operation of Controlled Access Highways; and,

WHEREAS, the purchase of the hereinafter described premises has been deemed necessary by the State Highway Commission for the purposes of facilitating the construction, maintenance and operation of a Controlled Access Highway facility;

KNOW ALL MEN BY THESE PRESENTS:

That I, Charles W. Kahlden, Guardian of the Estate and persons of Charles Travers Kahlden, Claude William Kahlden, and Madeliene Marie Kahlden, minors, pursuant to a confirmation decree entered by the Court in Cause No. 65,879 and dated September 8, 1959, in the Probate Court of Harris County, Texas.

of the County of HARRIS, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Six Thousand Eight Hundred Forty & 50/100 (\$6,840.50) DOLLARS, to Grantors in hand paid by the State of Texas, acting by and through the State Highway Commission, receipt which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day sold, and do by these presents grant, bargain, sell and convey unto the State of Texas, all that certain tract or parcel of land, situate in the County of HARRIS, State of Texas, and being more particularly described as follows, to-wit:

An undivided One Half ( $\frac{1}{2}$ ) interest being out of and a part of Lot No. 23 in Block No. 5 of Westmoreland Farms Amended First Subdivision in the City of Bellaire,

Rebecca J. Smith  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

NOV 23 PM 3:54

FILED



DEED RECORDS

Vol 3861 pg 486

Harris County, Texas, situated in the J. Beldin Survey, Abstract No. 166, according to a map thereof recorded in Volume 3, Page 60, of the Map Records of Harris County, Texas, and being the same tract of land as conveyed to Charles W. Kahlden and wife by deed from Robertson Building Company of Houston recorded in Volume 2514, Page 560 of the Deed Records of Harris County, Texas, reference to which is here made for all purposes, being more particularly described as follows, all bearings given are based on The Texas Plane Coordinate System, South Central Zone:

Beginning at the point of intersection of the East line of Post Oak Road and the North line of Oleander Street, Thence North  $2^{\circ} 23' 07''$  East along the East line of Post Oak Road 135.00 feet to a point for corner, said point being the Northwest corner of the herein described tract of land also being the Southwest corner of a tract of land owned by W. O. Shands;

Thence North  $87^{\circ} 41' 09''$  East along the South line of the above mentioned Shands tract of land 104.00 feet to a point for corner, said point being the Northwest corner of a tract of land owned by Mary Glyn McCarthy, also being the northeast corner of the herein described tract of land;

Thence South  $2^{\circ} 23' 07''$  East along the West line of the above mentioned McCarthy tract of land 135.00 feet to a point for corner in the north line of Oleander Street, said point being the southwest corner of the above mentioned McCarthy tract of land, also being the southeast corner of the herein described tract of land;

Thence South  $87^{\circ} 41' 09''$  West along the North line of Oleander Street, 104.00 feet to the place of beginning.



The Grantors reserve all of the oil, gas and sulphur in and under said land, but reserve all rights of ingress and egress for the purpose of exploring, developing, mining or drilling for the same; however, nothing in this reservation shall affect the title and rights of the State to take and use, without additional compensation, all other minerals and materials thereon, therein or thereunder.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said State of Texas and its assigns, forever. And the Grantors, whether one or more, do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises, unto the said State of Texas, and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is expressly understood that nothing contained herein shall be a limitation of any type on the fee-simple title conveyed by this instrument.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this

10<sup>th</sup> day of September, 1959.

Charles W. Kahlden  
Charles W. Kahlden, Guardian of the  
Estate and persons of Charles Travers  
Kahlden, Claude William Kahlden, and  
Madeline Marie Kahlden, minors



SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned, a notary public in and for said County and State, on this day personally appeared Charles W. Kahlden, Guardian of the Estate and persons of Charles Travers Kahlden, Claude William Kahlden, and Madeline Marie Kahlden, minors, 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, and in the capacity therein stated.

Given under my hand and seal of office, this the 10<sup>th</sup> day of September,

W. L. Davis

Notary Public in and for Harris County, Texas.

My commission expires 6-1-61.



RECORDED  
IN 3881  
MAR 18 1961



WIFE'S SEPARATE ACKNOWLEDGMENT  
THE STATE OF TEXAS,

DEED RECORDS

County of \_\_\_\_\_

Vol 3881 pg 488

Before me, \_\_\_\_\_, a notary public in and for said County and State, on this day personally appeared \_\_\_\_\_, wife of \_\_\_\_\_, known to me (or proved to me on the oath of \_\_\_\_\_, a credible witness) to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said \_\_\_\_\_ acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Notary Public in and for \_\_\_\_\_ County, Texas.

Parcel No. 100	
County HARRIS	
Highway No. I. Hwy. 610 (W)	
Sec. 10	Job 10
Account or Federal No. I 610-7(23)777	
Between Brays Bayou	
and	
U. S. Hwy. 90 W (Katy Rd.)	
DEED	
CONTROLLED ACCESS HIGHWAY FACILITY	
BY	
Charles W. Kahlden, et al	
TO	
THE STATE OF TEXAS	
Filed for Record	
This _____ day of _____	
A. D. 19____, at _____ o'clock _____ M.	
Recorded	
This _____ day of _____	
A. D. 19____, in _____	
County, Texas, Records of Deeds.	
Book _____ Page _____	
Clerk _____	
Deputy _____	
Return to: Urban Right of Way Engineer	
P. O. Box 2161	
Houston 1, Texas	

STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Harris County, Texas, as stamped hereon by me, on

NOV 23 1959



*P. J. Curran*  
COUNTY CLERK,  
HARRIS COUNTY, TEXAS

Form D-15-11

Clerk of Court, \_\_\_\_\_ County, Texas.

By \_\_\_\_\_ Deputy.