

November 9, 2023

Item No. 9.3.

HWY 6 Condemnation of Public Utility Easements - Clarke & Wyndham, Inc., et. al.

Sponsor: Jennifer Cain, Director Capital Projects

Reviewed By CBC: City Council

Agenda Caption: Presentation, discussion, and possible action on a resolution of the City Council of the City of College Station, Texas, determining that a public utility easement containing approximately 0.449 acres of land is needed and needs to be acquired from Clarke & Wyndham, Inc.; Real Alchemy, L.P.; Real Alchemy 1, L.P.; and JPJ Investments for the construction, operation, and maintenance of a public utility easement, as a part of the utility relocations required by the upcoming widening of State Highway 6 by the Texas Department of Transportation ("TxDOT"); and authorizing the institution of eminent domain proceedings.

Relationship to Strategic Goals:

Core Services and Infrastructure

Recommendation(s): Staff recommends approval.

Summary: TxDOT is currently designing a project to widen State Highway 6, from State Highway 21 in Bryan to just north of State Highway 40 in College Station. Construction of the TxDOT project is planned to begin in July 2024 and utilities must be relocated as soon as possible to facilitate TxDOT's proposed construction schedule.

An initial offer of \$57,236.00, which was based on an appraisal report completed by Allen, Williford & Seale Inc., was made for the needed easement on April 26, 2023 and a final offer was made on October 23, 2023. The representative for the landowners is unwilling to enter into negotiations with the City. Therefore, acquisition by eminent domain is needed to acquire the easement in a timely manner.

Budget & Financial Summary: An approved budget is included for this project in the Electric Fund. There is a sufficient balance remaining for this easement acquisition and future costs.

Attachments:

1. Resolution Authorizing Eminent Domain - Clark & Wyndham Inc. et al.
2. Clarke & Wyndham, et al. easement exhibit 11-1-2023

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, DETERMINING THAT A PUBLIC UTILITY EASEMENT CONTAINING APPROXIMATELY 0.449 ACRES OF LAND IS NEEDED AND NEEDS TO BE ACQUIRED FROM CLARKE & WYNDHAM, INC., ET AL., FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A PUBLIC UTILITY EASEMENT AND AUTHORIZING THE INSTITUTION OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the City Council of the City of College Station now finds and determines that public convenience and necessity requires the City of College Station to acquire a permanent public utility easement over and across a tract of land totaling approximately 0.449 acres for the public purpose of the construction, operation, and maintenance of a public utility easement in the City of College Station, Texas. A more specific description of said public utility easement is attached hereto as Exhibit A and made a part hereof (herein after the “Land”); and

WHEREAS, the City of College Station, through its duly authorized representatives, has negotiated with the owner of the Land for the purchase of the Land for the purpose stated herein and has been unable to agree with such owner as to the fair cash market value thereof and damages, if any, to obtain the necessary property rights required by the City of College Station; and

WHEREAS, the City Council of the City of College Station has authorized the City Manager or his designee to make an offer to the owner of the Land for the purchase of the same based upon its appraised value, and such offer has been made and the owner has refused to accept such final offer; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

Section 1. The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

Section 2. The City Council of the City of College Station finds that, in compliance with Chapter 21 of the Texas Property Code, a bona fide offer has been made by duly authorized representatives of the City for the acquisition of a public utility easement over and across the herein described Land, and that said offer was not accepted, and that the only way for the City of College Station to acquire such interest in the Land is through the filing of eminent domain proceedings.

Section 3. The City Council hereby finds and determines that a public use and necessity exists for the City of College Station to construct, operate, and maintain a public utility easement and to acquire the necessary property rights in the Land as allowed by law, together with all necessary appurtenances, additions and improvements on, over, under, and through those certain lots, tracts or parcels of land.

Section 4. The City Attorney, or his designee, is hereby authorized to bring eminent domain proceedings on behalf of the City of College Station under applicable provisions of law, whether provided by §251.001 of the Texas Local Government Code, as amended, Chapter 21 of the Texas Property Code, or by any other provision of law, against the owner or owners of the Land, to-wit: Clarke & Wyndham, Inc.; Real Alchemy, L.P.; Real Alchemy 1, L.P.; JPJ Investments, a Texas general partnership; and any other person or entity who may have any interest in the Land.

PASSED, APPROVED, AND RESOLVED this _____ day of _____, 2023.

John Nichols
Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

Exhibit A

Proposed Easement
 Lots 4 & 5, Block One
 Sutton Place
 College Station, Texas
 October 2022

All of that certain tract or parcel of land lying and being situated in the Morgan Rector league, abstract no. 46, in College Station, Brazos County, Texas, being part of Lots 4 and 5, Block One of Sutton Place as described by the plat recorded in volume 401, page 402 of the Deed Records of Brazos County, Texas, generally being a variable-width strip of land across the northwest boundary of said Lots, and being more particularly described as follows:

Beginning at the west corner of said Lot 5, also being an inside corner of Lot 2, Block 2 of Post Oak Mall as described by the replat recorded in volume 517, page 689 of the Deed Records of Brazos County, Texas, from where a 1/2" iron rod with a red plastic cap stamped "M.McCLURE RPLS 2859" found in a southeast right-of-way line of Holleman Drive bears N 52° 49' W – 6.9 feet, and City of College Station GPS monument no. 127 bears N 75° 57' 53" E – 1696.5 feet;

Thence along the northwest boundary lines of said Lot 5, also being southeast lines of said Lot 2 of the Post Oak Mall subdivision, as follows:

- N 39° 33' 48" E – 331.02 feet to a 5/8" iron rod found at an angle point;
- and N 42° 06' 20" E – 74.76 feet to the northeast corner point of this easement tract, in the right-of-way arc (radius 50.00 ft.) of Sutton Place (public right-of-way), from where a 5/8" iron rod found (bent) at or near the northeast corner point of Lot 2 bears N 42° 33'E – 7.4 feet;

Thence along the said right-of-way arc, in a counter-clockwise direction, through a central angle of 93° 49' 53", the chord of which bears S 13° 19' 49" E – 73.04 feet, to the east corner of this described easement tract;

Thence S 42° 20' 40" W – 360.94 feet, through said Lots 4 and 5, to the south corner of this described easement tract in a southwest line of Lot 5 and northeast line of said Lot 2 of the Post Oak Mall subdivision;

Thence N 51° 54' 50" W – 44.06 feet, along the said common Lot line and subdivision boundary, to the Point of Beginning and containing 0.449 acre (19,568 sq. ft.) of land more or less.

Bearings are Texas State Plane, Central Zone, NAD-83(CORS) datum, based on City of College Station GPS control monuments no. 1 and no. 120 (N 63° 55' 14" E).

See separate survey plat dated October 2022.



BASELINE

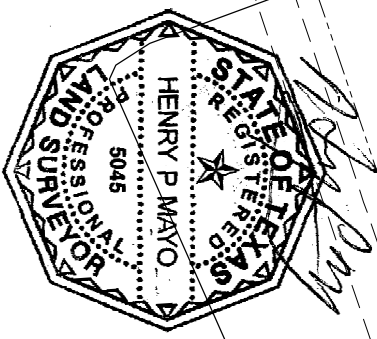
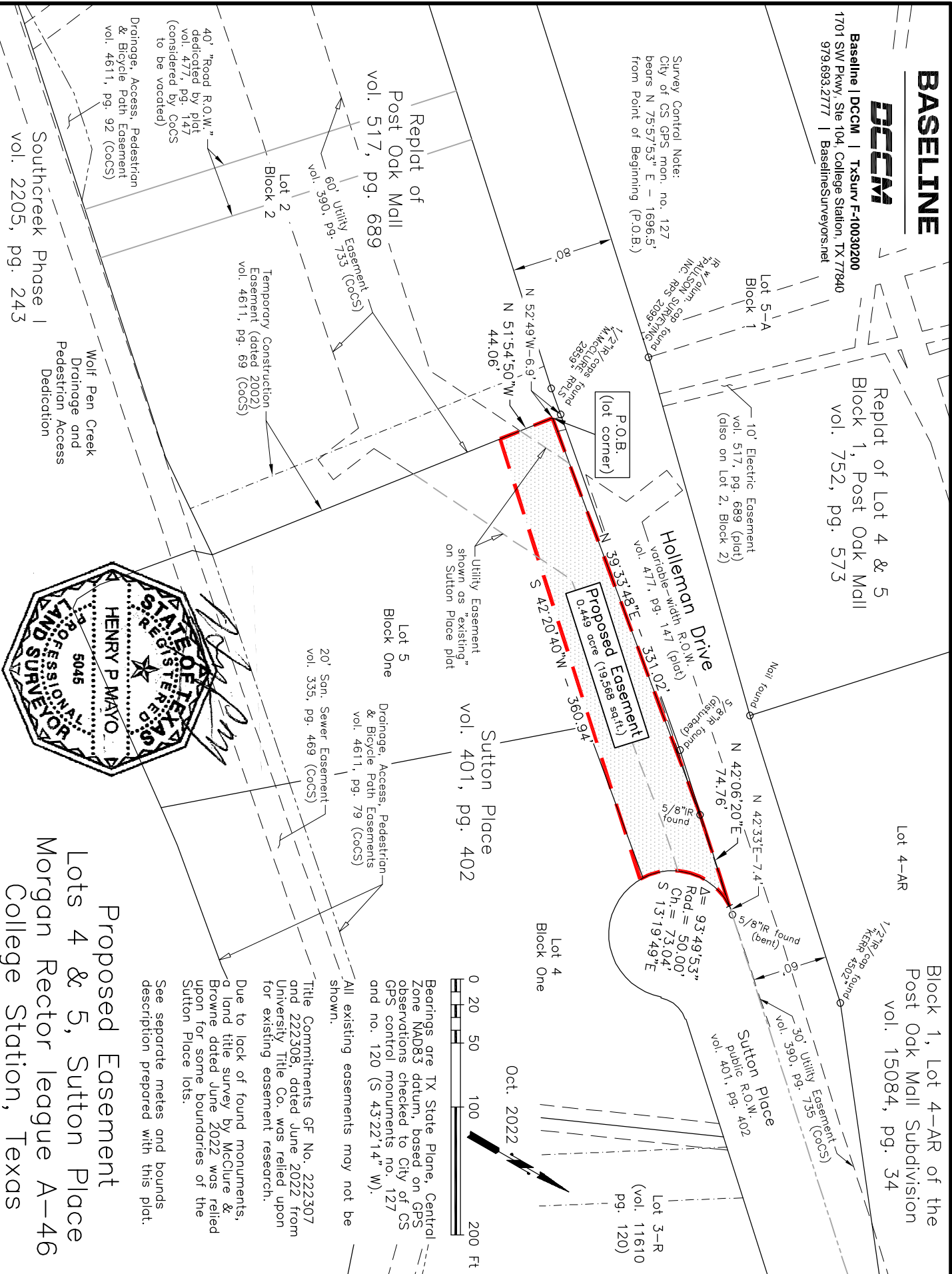
DCCM

Baseline | DCCM | TxSurv F-10030200
 1701 SW Pkwy, Ste 104, College Station, TX 77840
 979.693.2777 | BaselineSurveyors.net

Replat of Lot 4 & 5
 Block 1, Post Oak Mall
 Vol. 752, pg. 573

Block 1, Lot 4-AR of the
 Post Oak Mall Subdivision
 Vol. 15084, pg. 34

Survey Control Note:
 City of CS GPS mon. no. 127
 bears N 75°57'53" E - 1696.5'
 from Point of Beginning (P.O.B.)



Proposed Easement
 Lots 4 & 5, Sutton Place
 Morgan Rector league A-46
 College Station, Texas



Bearings are TX State Plane, Central Zone NAD83 datum, based on GPS observations checked to City of CS GPS control monuments no. 127 and no. 120 (S 43°22'14" W).
 All existing easements may not be shown.
 Title Commitments GF No. 222307 and 222308, dated June 2022 from University Title Co. was relied upon for existing easement research.
 Due to lack of found monuments, a land title survey by McClure & Browne dated June 2022 was relied upon for some boundaries of the Sutton Place lots.
 See separate metes and bounds description prepared with this plat.

**Utility Relocations for SH 6 Widening
Proposed Easement from
Clarke & Wyndham, Inc., et al**



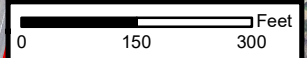
HOLLEMAN DR E

**Proposed Public
Utility Easement
0.449 ac (19,568 sf)**

EARL RUDDER FWS

OFF RAMP EARL RUDDER FWS

Notice: The accuracy of this data is limited to the validity and accuracy of available data, and therefore the City makes no representation or warranties as to the accuracy of the data. Any party using the data does so at their own risk. This data is produced pursuant to the Texas Public Information Act. Map created by Ashley Dorsett on 08/04/2023.



November 9, 2023

Item No. 9.4.

HWY 6 Widening Utility Relocates Condemnation of Public Utility Easements - Post Oak Mall

Sponsor: Jennifer Cain, Director Capital Projects

Reviewed By CBC: City Council

Agenda Caption: Presentation, discussion, and possible action on a resolution of the City Council of the City of College Station, Texas, determining that a public utility easement containing three parcels, totaling approximately 1.49 acres of land, is needed and needs to be acquired from POM-College Station, LLC, for the construction, operation, and maintenance of a public utility easement, as a part of the utility relocations required by the upcoming widening of State Highway 6 by the Texas Department of Transportation ("TxDOT"); and authorizing the institution of eminent domain proceedings.

Relationship to Strategic Goals:

Core Services and Infrastructure

Recommendation(s): Staff recommends approval.

Summary:

TxDOT is currently designing a project to widen State Highway 6, from State Highway 21 in Bryan to just north of State Highway 40 in College Station. Construction of the TxDOT project is planned to begin in July 2024 and utilities must be relocated as soon as possible to facilitate TxDOT's proposed construction schedule.

POM-College Station, LLC, the landowner, has requested condemnation of the needed easements to facilitate and expedite acquisition due to required lienholder consent, as well as the consent of multiple tenants. The landowner has indicated that they are agreeable to the initial offer of \$467,057, which was based on an appraisal report completed by Allen, Williford & Seale Inc., for the three easements.

Budget & Financial Summary:

A budget of \$1,480,000 is included in the Water Capital Improvement Project Fund (WA2205). A total of \$367,144 has been expended or committed to date, leaving a balance of \$1,112,856 for this easement acquisition (\$10,944 plus associated costs) and future costs.

An approved budget is included for this project in the Electric Fund. There is a sufficient balance remaining for this easement acquisition (\$456,113 plus associated costs) and future costs.

Attachments:

1. Resolution Authorizing Eminent Domain - POM College Station LLC
2. POM easement exhibit 11-1-2023

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, DETERMINING THAT A PUBLIC UTILITY EASEMENT CONTAINING THREE PARCELS, TOTALING APPROXIMATELY 1.49 ACRES OF LAND, IS NEEDED AND NEEDS TO BE ACQUIRED FROM POM-COLLEGE STATION, LLC, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A PUBLIC UTILITY EASEMENT AND AUTHORIZING THE INSTITUTION OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the City Council of the City of College Station now finds and determines that public convenience and necessity requires the City of College Station to acquire a permanent public utility easement over and across three tracts of land totaling approximately 1.49 acres for the public purpose of the construction, operation, and maintenance of a public utility easement in the City of College Station, Texas. More specific descriptions of said public utility easements are attached hereto as Exhibits A-1, A-2, and A-3 and made a part hereof (herein after the “Land”); and

WHEREAS, the City of College Station, through its duly authorized representatives, has negotiated with the owners of the Land for the purchase of the Land for the purpose stated herein and has been unable to agree with such owners as to the fair cash market value thereof and damages, if any, to obtain the necessary property rights required by the City of College Station; and

WHEREAS, the City Council of the City of College Station has authorized the City Manager or his designee to make an offer to the owners of the Land for the purchase of the same based upon its appraised value, and such offer has been made and the owner has refused to accept such final offer; now therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION,
TEXAS:**

Section 1. The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

Section 2. The City Council of the City of College Station finds that, in compliance with Chapter 21 of the Texas Property Code, a bona fide offer has been made by duly authorized representatives of the City for the acquisition of a public utility easement over and across the herein described Land, and that said offer was not accepted, and that the only way for the City of College Station to acquire such interest in the Land is through the filing of eminent domain proceedings.

Section 3. The City Council hereby finds and determines that a public use and necessity exists for the City of College Station to construct, operate, and maintain a public utility easement and to acquire the necessary property rights in the Land as allowed by law, together with all necessary appurtenances, additions and improvements on, over, under, and through those certain lots, tracts or parcels of land.

Section 4. The final offer heretofore made to the owner for the purchase of the Land is in all things hereby ratified and confirmed.

Section 5. The City Attorney, or his designee, is hereby authorized to bring eminent domain proceedings on behalf of the City of College Station under applicable provisions of law, whether provided by §251.001 of the Texas Local Government Code, as amended, Chapter 21 of the Texas Property Code, or by any other provision of law, against the owner or owners of the Land, to-wit: POM-College Station, LLC and any other person or entity who may have any interest in the Land.

PASSED, APPROVED, AND RESOLVED this _____ day of _____, 2023.

John Nichols
Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

EXHIBIT A-1

Proposed Easement
Lot 4-AR, Block 1
Post Oak Mall
College Station, Texas
December 2022

All of that certain tract or parcel of land lying and being situated in the Morgan Rector league, abstract no. 46, in College Station, Brazos County, Texas, being part of Lot 4-AR, Block 1 of Post Oak Mall Subdivision as described by the replat recorded in volume 15084, page 34 of the Official Public Records of Brazos County, Texas, generally being a triangular tract of land near the north corner of Lot 4-AR, contiguous with the proposed future right-of-way lines of State Highway Nos. 6 and 30, and being more particularly described as follows:

Beginning at point in the northeast boundary of said Lot 4-AR, where the said future right-of-way line of Highway no. 6 intersects with the current right-of-way line, from where a 1/2" iron rod with a yellow plastic cap stamped "KERR 4502" found at an angle point in the northeast boundary of Lot 4-AR bears N 30° 41' 20" W – 149.36 feet, and City of College Station GPS monument no. 127 bears S 44° 23' 25" E – 2829.4 feet;

Thence N 33° 32' 59" W – 104.74 feet, along the future southwest right-of-way line of Highway no. 6 through said Lot 4-AR, to the most northerly corner of this described easement tract;

Thence S 71° 41' 44" W – 30.09 feet, through said Lot 4-AR along another future right-of-way line, to the west corner of this described easement tract;

Thence S 48° 00' 00" E – 116.33 feet, through said Lot 4-AR, to the Point of Beginning and containing 1,520 sq. ft. (0.035 acre) of land more or less.

Bearings are Texas State Plane, Central Zone, NAD-83(CORS) datum, based on City of College Station GPS control monuments no. 127 and no. 120 (S 43° 22' 14" W).

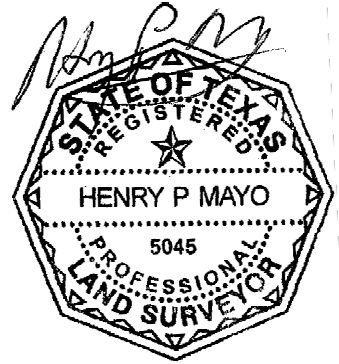
See separate survey plat dated December 2022.



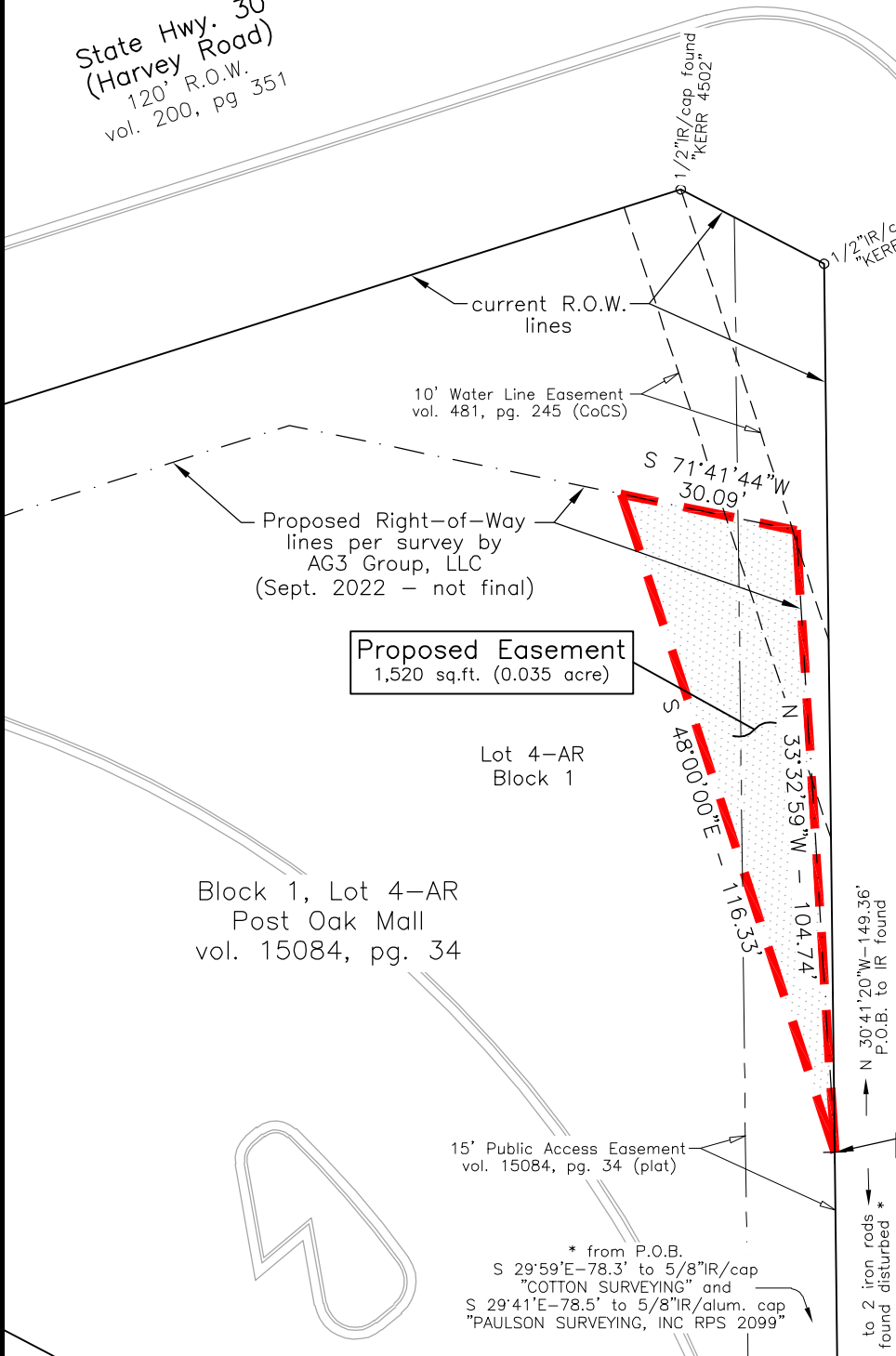
BASELINE



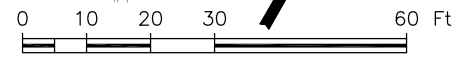
Baseline | DCCM | TxSurv F-10030200
1701 SW Pkwy, Ste 104, College Station, TX 77840
979.693.2777 | BaselineSurveyors.net



State Hwy. 30
(Harvey Road)
120' R.O.W.
vol. 200, pg 351



Dec. 2022



Bearings are TX State Plane, Central Zone NAD83 datum, based on GPS observations checked to City of CS GPS control monuments no. 127 and no. 120 (S 43'22'14" W).

All existing easements may not be shown.

Title Commitment GF No. 222304 dated June 2022 from University Title Co. was relied upon for existing easement research. No existing easements listed with defined locations fall within the limits of this exhibit plat, other than those shown and labeled.

See separate metes and bounds description prepared with this plat.

Proposed Easement
1,520 sq.ft. (0.035 acre)

Lot 4-AR
Block 1

Block 1, Lot 4-AR
Post Oak Mall
vol. 15084, pg. 34

15' Public Access Easement
vol. 15084, pg. 34 (plat)

P.O.B.

* from P.O.B.
S 29°59'E-78.3' to 5/8"IR/cap
"COTTON SURVEYING" and
S 29°41'E-78.5' to 5/8"IR/alum. cap
"PAULSON SURVEYING, INC RPS 2099"

to 2 iron rods
found disturbed *

State Hwy. 6
(Earl Rudder Fwy.)
variable R.O.W.
vol. 270, pg. 133

Survey Control Note:
City of CS GPS mon. no. 127
bears S 44'23'25" E - 2829.4'
from Point of Beginning (P.O.B.)

Proposed Easement
Block 1, Lot 4-AR, Post Oak Mall
Morgan Rector league A-46
College Station, Texas

Lot 1
Block 1

EXHIBIT A-2

Proposed Easement
Lot 4-AR, Block 1
Post Oak Mall
College Station, Texas
November 2022

All of that certain tract or parcel of land lying and being situated in the Morgan Rector league, abstract no. 46, in College Station, Brazos County, Texas, being part of Lot 4-AR, Block 1 of Post Oak Mall Subdivision as described by the replat recorded in volume 15084, page 34 of the Official Public Records of Brazos County, Texas, generally being a variable-width strip of land in the east corner of Lot 4-AR, contiguous with the right-of-way lines of Holleman Drive and State Highway No. 6, and being more particularly described as follows:

Beginning at 1/2" iron rod with a yellow plastic cap stamped "KERR 4502" found at the east corner of said Lot 4-AR, at the intersection of a southwest right-of-way line of State Highway No. 6 and the northwest right-of-way boundary of Holleman Drive as dedicated by the said replat of Post Oak Mall Subdivision, from where City of College Station GPS monument no. 127 bears S 60° 11' 00" E – 1015.2 feet;

Thence S 14° 17' 45" W – 8.33 feet, along a northwest right-of-way line of Holleman Drive to its intersection with the northwest line of that existing 30 ft. wide Utility Easement described in volume 390, page 735 of the Deed Records of Brazos County, Texas;

Thence S 42° 13' 03" W – 506.43 feet, through said Lot 4-AR, along the said northwest line of the existing 30 ft. wide easement tract to its intersection with a southeast line of Lot 4-AR, being another northwest right-of-way line of Holleman Drive as dedicated by the said replat of Post Oak Mall Subdivision, from where a 1/2" iron rod with a yellow plastic cap stamped "KERR 4502" found at a point of curvature in the said right-of-way boundary bears N 51° 54' 41" E – 94.2 feet;

Thence S 51° 54' 41" W – 98.91 feet, along the said common Lot and right-of-way line, to the west corner point of this described easement tract, from where a 1/2" iron rod with a yellow plastic cap stamped "KERR 4502" found at an angle point bears S 51° 54' 41" W – 78.2 feet;

Thence N 38° 18' 05" E – 576.34 feet, through said Lot 4-AR, to an angle point of this described easement tract;

Thence N 30° 42' 15" W – 84.00 feet, through said Lot 4-AR parallel and 50 feet from its northeast boundary and the said southwest right-of-way line of State Highway No. 6, to a corner of this described easement tract;

Thence N 59° 17' 45" E – 50.00 feet, through said Lot 4-AR, to the most northerly corner of this described easement tract in the said common Lot and highway right-of-way line;

Thence S 30° 42' 15" E – 123.16 feet, along the said common Lot and highway right-of-way line, to the Point of Beginning and containing 0.605 acre (26,334 sq. ft.) of land more or less.

Bearings are Texas State Plane, Central Zone, NAD-83(CORS) datum, based on City of College Station GPS control monuments no. 127 and no. 120 (S 43° 22' 14" W).

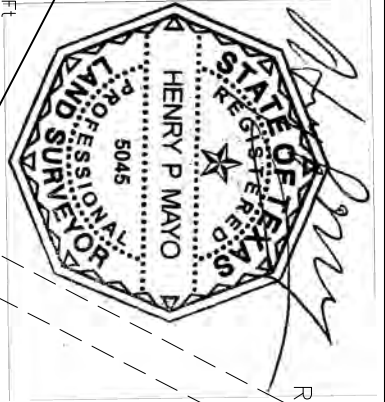
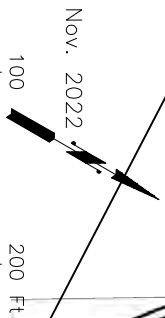
See separate survey plat dated November 2022.



BASELINE



Baseline | DCCM | TxSurv F-10030200
 1701 SW Pkwy, Ste 104, College Station, TX 77840
 979.693.2777 | BaselineSurveyors.net



Replat of Lots 3 and 4 - Block 1
 Post Oak Mall Subdivision
 vol. 529, pg. 17

Lot 3
 Block 1

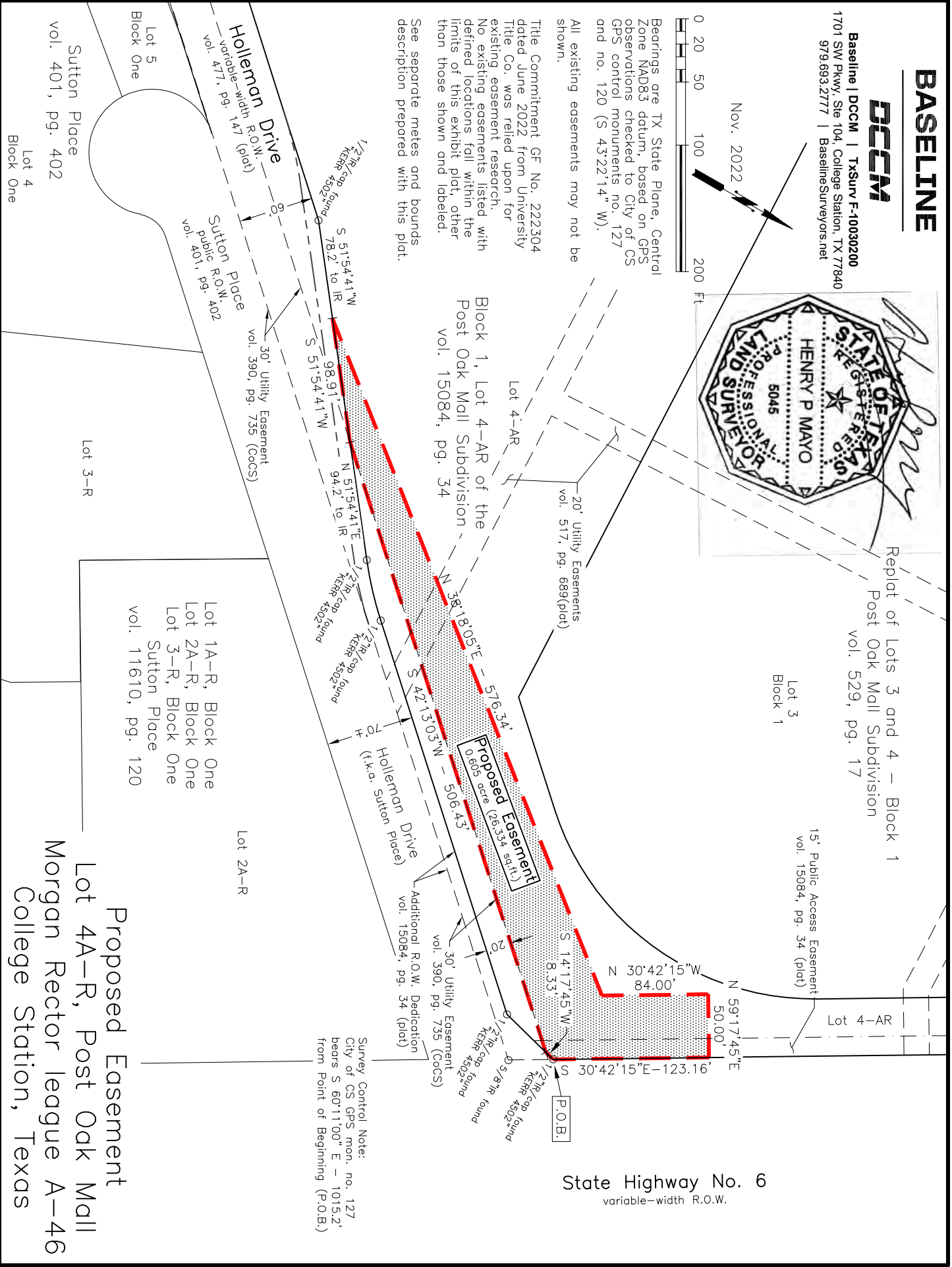
15' Public Access Easement
 vol. 15084, pg. 34 (plat)

Lot 4-AR

Bearings are TX State Plane, Central Zone NAD83 datum, based on GPS observations checked to City of CS GPS control monuments no. 127 and no. 120 (S 43°22'14" W).
 All existing easements may not be shown.

Title Commitment GF No. 222304 dated June 2022 from University Title Co. was relied upon for existing easement research. No existing easements listed within defined locations fall within the limits of this exhibit plat, other than those shown and labeled. See separate metes and bounds description prepared with this plat.

State Highway No. 6
 variable-width R.O.W.



Survey Control Note:
 City of CS GPS mon. no. 127
 bears S 60°11'00" E - 1015.2'
 from Point of Beginning (P.O.B.)

Proposed Easement
 Lot 4A-R, Post Oak Mall
 Morgan Rector league A-46
 College Station, Texas

EXHIBIT A-3

Proposed Easement
 Lot 5-A, Block 1
 Post Oak Mall
 College Station, Texas
 November 2022

All of that certain tract or parcel of land lying and being situated in the Morgan Rector league, abstract no. 46, in College Station, Brazos County, Texas, being part of Lot 5-A, Block 1 of Post Oak Mall Subdivision as described by the replat recorded in volume 752, page 573 of the Official Records of Brazos County, Texas, generally being an L-shaped, variable-width strip of land in the southwest corner of Lot 5-A, contiguous with boundary lines of that 6.50 acre tract described in the deed to the City of College Station recorded in volume 389, page 28 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at 1/2" iron rod found at a west corner of said Lot 5-A, also being the inside corner of the said 6.50 acre tract, from where City of College Station GPS monument no. 127 bears N 82° 34' 40" E – 2924.7 feet;

Thence N 42° 45' 30" E – 350.15 feet, along a common line of said Lot 5-A and the 6.50 acre tract, to a 1/2" iron rod found at an east corner of the 6.50 acre tract;

Thence S 47° 14' 30" E – 37.50 feet, through said Lot 5-A, to an east corner of this described easement tract;

Thence S 42° 45' 30" W – 323.13 feet, through said Lot 5-A, parallel and 37.50 feet southeast of a previously-described line, to an inside corner of this described easement tract;

Thence S 48° 27' 17" E – 333.00 feet and S 47° 35' 09" E – 503.14 feet, through said Lot 5-A, to the southeast corner of this described easement tract in the southeast boundary of Lot 5-A and northwest right-of-way boundary of Holleman Drive;

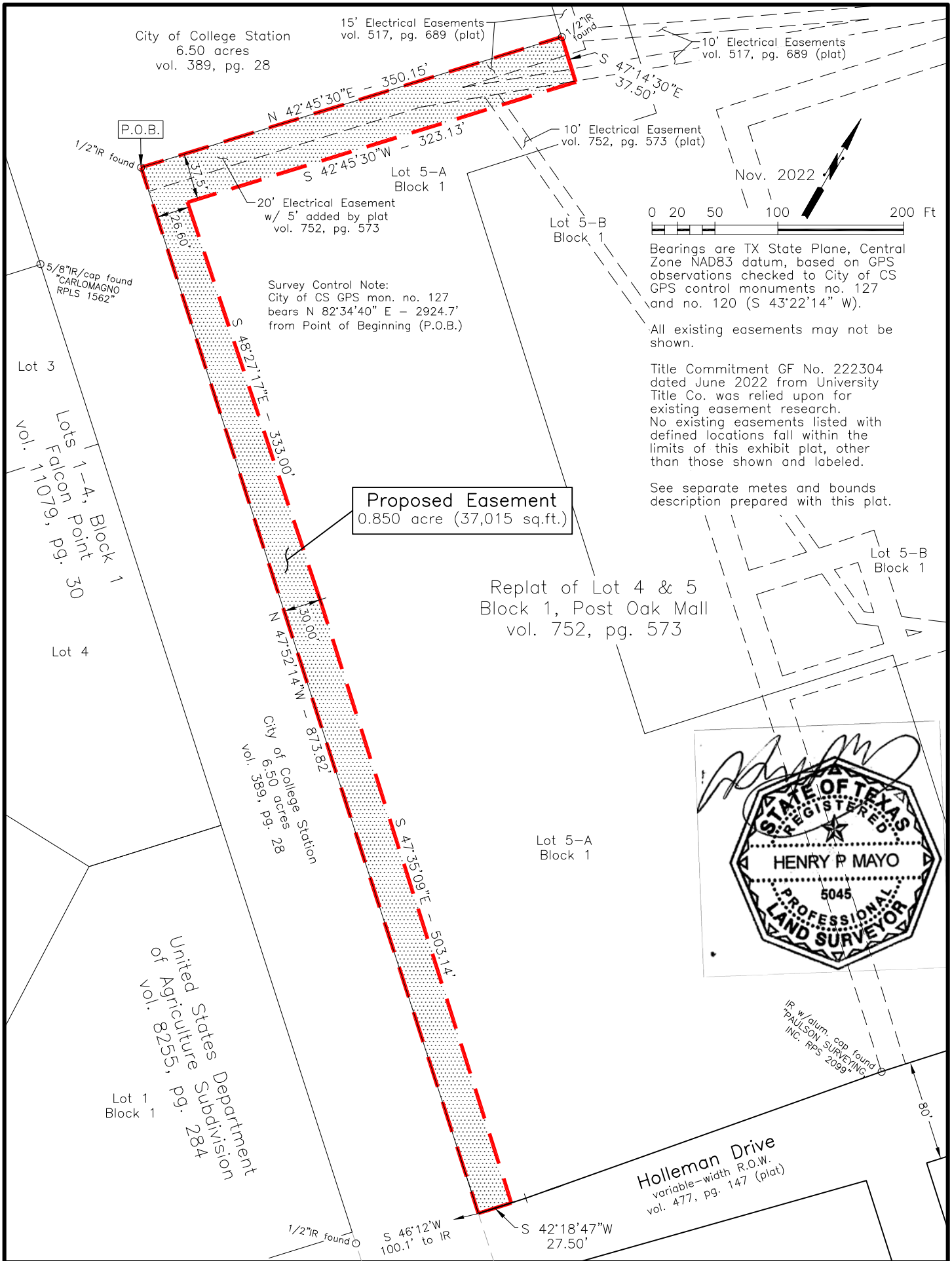
Thence S 42° 18' 47" W – 27.50 feet, along said common Lot and right-of-way line, to the most southerly corner of Lot 5-A and this described easement tract, from where a 1/2" iron rod found at the east corner of the U.S.D.A. Subdivision, as described by plat recorded in volume 8255, page 284 of the Official Public Records of Brazos County, Texas, bears S 46° 12' W – 100.1 feet;

Thence N 47° 52' 14" W – 873.82 feet, along a southwest line of said Lot 5-A and a northeast line of said 6.50 acre tract, to the Point of Beginning and containing 0.850 acre (37,015 sq. ft.) of land more or less.

Bearings are Texas State Plane, Central Zone, NAD-83(CORS) datum, based on City of College Station GPS control monuments no. 127 and no. 120 (S 43° 22' 14" W).

See separate survey plat dated November 2022.





City of College Station
6.50 acres
vol. 389, pg. 28

15' Electrical Easements
vol. 517, pg. 689 (plat)

10' Electrical Easements
vol. 517, pg. 689 (plat)

P.O.B.

1/2" IR found

N 42°45'30"E - 350.15'
S 42°45'30"W - 323.13'

10' Electrical Easement
vol. 752, pg. 573 (plat)

Lot 5-A
Block 1

20' Electrical Easement
w/ 5' added by plat
vol. 752, pg. 573

Nov. 2022

0 20 50 100 200 Ft

Bearings are TX State Plane, Central Zone NAD83 datum, based on GPS observations checked to City of CS GPS control monuments no. 127 and no. 120 (S 43°22'14" W).

All existing easements may not be shown.

Title Commitment GF No. 222304 dated June 2022 from University Title Co. was relied upon for existing easement research. No existing easements listed within the limits of this exhibit plat, other than those shown and labeled.

See separate metes and bounds description prepared with this plat.

Survey Control Note:
City of CS GPS mon. no. 127
bears N 82°34'40" E - 2924.7'
from Point of Beginning (P.O.B.)

Proposed Easement
0.850 acre (37,015 sq.ft.)

Lot 3
Lots 1-A, Block 1
Falcon Point
vol. 11079, pg. 30

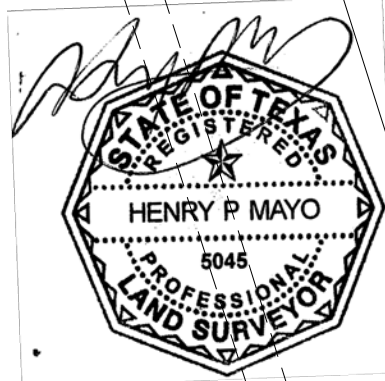
Replat of Lot 4 & 5
Block 1, Post Oak Mall
vol. 752, pg. 573

Lot 5-B
Block 1

Lot 4

City of College Station
6.50 acres
vol. 389, pg. 28

Lot 5-A
Block 1



United States Department
of Agriculture
Division of
Soil Conservation
vol. 8255, pg. 284

Lot 1
Block 1

Holleman Drive
variable-width R.O.W.
vol. 477, pg. 147 (plat)

1/2" IR found
S 46°12'W
100.1' to IR

S 42°18'47"W
27.50'

Notice: The accuracy of this data is limited to the validity and accuracy of available data, and therefore the City makes no representation or warranties as to the accuracy of the data. Any party using the data does so at their own risk. This data is produced pursuant to the Texas Public Information Act. Map created by Ashley Dorsett on 08/16/2023.



HARVEY RD

Proposed Public Utility Easement
0.035 ac (1,520 sf)
POM ESMT #1

**Utility Relocations for SH 6 Widening
Proposed Easements from
POM-College Station, LLC**

Proposed Public Utility Easement
0.850 ac (37,015 sf)
POM ESMT #2

Proposed Public Utility Easement
0.605 ac (26,334 sf)
POM ESMT #3

HOLLEMAN DR E

OFF RAMP EARL RUDDER FW S
EARL RUDDER FW S
ON RAMP EARL RUDDER FW S

