



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District E

Item Creation Date: 4/1/2025

HPW20WSB02/24-INCH WATER LINE ALONG HIGHWAY 3 PROJECT (from Fuqua Street to Dixie Farm Road)

Agenda Item#:

Background:

SUBJECT: PROPERTY: Recommendation that an ordinance be passed approving the Purchase and Sale Agreement between ExxonMobil Corporation and the City of Houston, and authorizing payment of the purchase price for the acquisition of Parcels AY21-050, AY23-003, KY20-171, KY20-173, KY21-172, and TCY21-012 located at 300 Choate Road for the 24-INCH WATER LINE ALONG HIGHWAY 3 PROJECT (from Fuqua Street to Dixie Farm Road).

RECOMMENDATION: (Summary) An ordinance be passed approving the Purchase and Sale Agreement between ExxonMobil Corporation and the City of Houston, and authorizing payment of the purchase price for the acquisition of Parcels AY21-050, AY23-003, KY20-171, KY20-173, KY21-172, and TCY21-012.

SPECIFIC EXPLANATION:

The 24-INCH WATER LINE ALONG HIGHWAY 3 PROJECT (from Fuqua Street to Dixie Farm Road) (the "Project") is required to comply with the Harris-Galveston Subsidence District requirement and to implement the City's regionalization plan. This program is part of the City's long-range water supply plan. The project program provides for the design and construction of transmission and distribution lines to convey treated water from surface water facilities.

The City will acquire 13,372 square feet in permanent access easement on Parcel AY21-050, 7,936 square feet in permanent access easement on Parcel AY23-003, 200 square feet in water meter easement on Parcel KY21-172, 1,250 square feet in water line easement on Parcel KY20-173, 63,772 square feet in a water line easement on Parcel KY20-171, and 63,443 square feet in a temporary construction easement on Parcel TCY21-012. The City's offers were based on an appraisal by Gary S. Brown, MAI, AI-GRS. The valuation was reviewed and recommended for approval by a senior staff appraiser of this department. The terms of the purchases include the following:

Parcel AY21-050 (Permanent Access Easement)	
13,372 SF @ \$4.50 PSF X 50%.....	\$ 30,087.00
Parcel AY23-003 (Permanent Access Easement)	
7,936 SF @ \$4.50 PSF x 50%.....	\$ 17,856.00
Parcel KY21-172 (Water Meter Easement)	
200 SF @ \$4.50 PSF x 99%	\$ 891.00
Parcel KY20-171 (Water Line Easement)	
63,772 SF @ \$4.50 PSF x 50%.....	\$ 143,487.00
Parcel KY20-173 (Water Line Easement)	
1,250 SF @ \$4.50 PSF x 50%.....	\$ 2,813.00
Parcel TCY21-012 (Temporary Construction Easement)	
63,443 SF @ \$4.50 PSF x 10% x 1.5 years	\$ 42,824.00
TOTAL COMPENSATION ALL PARCELS.....	\$ 237,958.00
TITLE POLICY AND SERVICES.....	\$ 3,050.00
TOTAL AMOUNT	\$ 241,008.00

Parcel AY21-050 contains a 0.3070 acre (13,372 square feet) tract of land situated in the Luke Hemenway Survey, Abstract No. 801, Harris County, Texas, and being out of and a part of a called 131.9130 acre tract, conveyed to Exxon Mobil Corporation, recorded under volume (Vol.)1103, page (PG) 690 Harris County Deed of Records (H.C.D.R), dated December 29,1938, Vol, 3215, PG. 534. H.C.D.R., dated August 13, 1956, Harris County Clerk File Number (H.C.C.R. No. D788624, dated December 19, 1972, and H.C.C.F. No. 20110399075, dated September 22, 2011, and further being part of Old Choate Road, conveyed to Exxon Mobil Corporation, by a quitclaim deed recorded under Vol. 3215, PG. 534. H.C.D.R., Texas, according to City of Houston approved field notes.

Parcel AY23-003 contains a 0.1822 acre (7,936 square feet) tract of land situated in the Luke Hemenway Survey, Abstract No. 801, Harris County, Texas, and being out of and a part of a called 131.9130 acre tract, conveyed to Exxon Mobil Corporation, recorded under volume (Vol.)1103, page (PG) 690 Harris County Deed of Records (H.C.D.R), dated December 29,1938, Vol, 3215, PG. 534. H.C.D.R., dated August 13, 1956, Harris County Clerk File Number (H.C.C.R.) No. D788624, dated December 19, 1972, and H.C.C.F. No. 20110399075, dated September 22, 2011, and further being part of Old Choate Road, conveyed to Exxon Mobil Corporation, by a quitclaim deed recorded under Vol. 3215, PG. 534. H.C.D.R., Texas, according to City of Houston approved field notes.


Parcel KY21-172 contains a 0.0046 acre (200 square feet) tract of land situated in the Luke Hemenway Survey, Abstract No. 801, Harris County, Texas, and being out of and a part of a called 131.9130 acre tract, conveyed to Exxon Mobil Corporation, recorded under volume (Vol.)1103, page (PG) 690 Harris County Deed of Records (H.C.D.R), dated December 29,1938, Vol, 3215, PG. 534. H.C.D.R., dated August 13, 1956, Harris County Clerk File Number (H.C.C.R.) No. D788624, dated December 19, 1972, and H.C.C.F. No. 20110399075, dated September 22, 2011, and further being part of Old Choate Road, conveyed to Exxon Mobil Corporation, by a quitclaim deed recorded under Vol. 3215, PG. 534. H.C.D.R., Texas, according to City of Houston approved field notes.

Parcel KY20-171 contains 1.4640 acre (63,772 square feet) of land being out of a 131.9130 to Exxon Mobil Corporation as recorded in volume 1103, page 690 and volume 3215, page 534 of the deed records of Harris County, also as per Harris County Clerk's File Numbers D788624 and 20110399075, in Luke Hemenway Survey, abstract 801, according to City of Houston approved field notes.

Parcel KY20-173 contains 0.0287 acres (1,250 square feet) of land being out of a 131.9130 to Exxon Mobil Corporation as recorded in volume 1103, page 690 and volume 3215, page 534 of the deed records of Harris County, also as per Harris County Clerk's File Numbers D788624 and 20110399075, in Luke Hemenway Survey, abstract 801, according to City of Houston approved field notes.

Parcel TCY21-012 contains 1.4564 acres (63,443 square feet) of land being out of a 131.9130 to Exxon Mobil Corporation as recorded in volume 1103, page 690 and volume 3215, page 534 of the deed records of Harris County, also as per Harris County Clerk's File Numbers D788624 and 20110399075, in Luke Hemenway Survey, abstract 801, according to City of Houston approved field notes.

FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

DocuSigned by:

 5/21/2025
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 Randall V. Macchi, JD
 Director, Houston Public Works

S-000900-0147-2

Prior Council Action:

Ordinance 2018-0756, passed September 19, 2018
 Ordinance 2021-0646, passed July 28, 2021
 Ordinance 2023-0248, passed April 12, 2023

Amount and Source of Funding:

No additional funding required. (Funds were appropriated under Ordinance 2018-0756)

Contact Information:

Name	Service Line	Contact Number
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ATTACHMENTS:

Description	Type
Location Map	Backup Material
Ordinance 2018-0756 w/coversheet	Backup Material
Ordinance 2021-0646 w/coversheet	Backup Material
Ordinance 2023-0248 w/coversheet	Backup Material
Metes and Bounds and Surveys	Backup Material