



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 9/16/2019

HPW20CMS08 108-INCH WATER LINE ALONG CITY EASEMENTS PROJECT (FROM ALDINE WESTFIELD ROAD TO WILLIS STREET)

Agenda Item#:

Background:

SUBJECT: PROPERTY: Purchase of Parcel KY17-047 located at 1104 North Sam Houston Parkway East for the 108-INCH WATER LINE ALONG CITY EASEMENTS PROJECT (FROM ALDINE WESTFIELD ROAD TO WILLIS STREET).

RECOMMENDATION: (Summary) Authority be given through Council Motion to PURCHASE Parcel KY17-047.

SPECIFIC EXPLANATION:

The 108-Inch Water Line Along City Easements Project (from Aldine Westfield Road to Willis Street) provides for the design and construction of transmission and distribution lines to convey treated water from surface water facilities. This program is required to comply with the Harris-Galveston Subsidence District requirement and to implement City's regionalization plan. This program is part of the City's long-range water supply plan.

The City will acquire 48,623 square feet in water line easement on Parcel KY17-047. The City's offer was based on an appraisal by Jason Mushinski, MAI. The valuation was reviewed and recommended for approval by a senior staff appraiser of this department. The breakdown of the is as follows:

Parcel KY17-047 (Easement)

Table with 2 columns: Description and Amount. Rows include LAND: 48,623 SF, Unencumbered: 39,193 SF x \$6.00 x 75%, Encumbered: 9,430 SF x \$3.00 x 75%, TOTAL COMPENSATION FOR PARCEL KY17-047, Title Policy and Services, and TOTAL AMOUNT.

It is recommended that authority be given through Council Motion to PURCHASE the land and improvements thereon for Parcel KY17-047 located at 1104 North Sam Houston Parkway East, owned by Rankin Road Investments L.L.C.

Parcel KY17-047 contains 1.1162 acre (48,623 square feet) tract of land situated in the Samuel W. Upshaw Survey, Abstract No. 821, Harris County, Texas, and being out of Unrestricted Reserve "A", Block 1 of Ahmed Realty, a Plat recorded under F.C. No. 678142, Harris County Map Records (H.C.M.R.), being the same tract described in a Special Warranty Deed conveyed from Chaplin Joint Venture to Rankin Road Investments LLC, dated February 23, 2015 and recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20150076408, Film Code No. 066-39-0281 of the Official Public Records of Real Property of Harris County (O.P.R.O.R.P.H.C.); a Special Warranty Deed conveyed from 1 5 Northbelt Joint Venture to Rankin Road Investments LLC, dated February 23, 2015 and recorded under H.C.C.F. No. 20150076409, Film Code No. 066-39-0287 of the O.P.R.O.R.P.H.C.; a Special Warranty Deed conveyed from Northbelt-Hardy Joint Venture to Rankin Road Investments LLC, dated February 23, 2015 and recorded under H.C.C.F. No. 20150076410, Film Code No. 066-39-0293 of the O.P.R.O.R.P.H.C., according to the City of Houston approved field notes.

Handwritten signature of Carol Ellinger Haddock

Carol Ellinger Haddock, P.E., Director Houston Public Works

WBS No(s). S-000900-0165-2

Prior Council Action:

Ordinance 2018-756, passed September 19, 2018
Ordinance 2017-841, passed October 25, 2017

Amount of Funding:

No additional funding required (Funds were appropriated under Ordinance 2018-756)

Contact Information:

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Assistant Director – Real Estate Services
Phone: (832) 365-3130

ATTACHMENTS:

Description	Type
Location Map	Backup Material
Survey/Metes and Bounds	Backup Material
Ordinance 2018-756 w/cover sheet	Ordinance/Resolution/Motion
Ordinance 2017-841 w/cover sheet	Ordinance/Resolution/Motion