



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District K

Item Creation Date: 10/21/2019

HPW20DOB9830/Abandonment and sale/Easement Exchange/SY19-022

Agenda Item#:

**Background:**

**SUBJECT:** Abandonment and sale of three 16 foot-wide utility easements, in exchange for conveyance to the City of a 10 foot-wide access easement, all within the Green Valley Estates Addition, Section 2 and/or the Unrestrictive Reserve A of Kelly's Corner Addition, out of the E. Friedenhaus Survey, A-513. **Parcels SY19-022A, SY19-022B, SY19-022C, and AY19-053**

**RECOMMENDATION:** It is recommended City Council approve an ordinance authorizing the abandonment and sale of three 16 foot-wide utility easements, in exchange for a cash consideration of \$6,433.00 and conveyance to the City of a 10 foot-wide access easement, all within the Green Valley Estates Addition, Section 2 and/or the Unrestrictive Reserve A of Kelly's Corner Addition, out of the E. Friedenhaus Survey, A-513. **Parcels SY19-022A, SY19-022B, SY19-022C, and AY19-053**

**SPECIFIC EXPLANATION:** Samir Karovalia, President, Mehul Investments, LLC, 7003 McHard Road, Houston, Texas, 77053, requested the abandonment and sale of three 16 foot-wide utility easements, in exchange for conveyance to the City of a 10 foot-wide access easement, all within the Green Valley Estates Addition, Section 2 and/or the Unrestrictive Reserve A of Kelly's Corner Addition, out of the E. Friedenhaus Survey, A-513. Mehul Investments, LLC, plans to make improvements to its gasoline/convenience store in the location of the existing vacant utility easements.

Mehul Investments, LLC, has completed the transaction requirements, has accepted the City's offer, and will rendered payment in full.

The City will abandon and sell to Mehul Investments, LLC:

**Parcel SY19-022A**

1,187 square feet of utility easement \$3,264.00 (R)  
Valued at \$5.50 per square foot x 50%

792 square feet overlaps with SY19-022B  
Valued at \$5.50 per square foot x 50% x 50% \$1,089.00

128 square feet overlaps with SY19-022B and SY19-022C  
Valued at \$5.50 per square foot x 50% x 33% \$116.00 (R)

**Parcel SY19-022B**

792 square feet of utility easement \$2,178.00  
Valued at \$5.50 per square foot x 50%

792 square feet overlaps with SY19-022A  
Valued at \$5.50 per square foot x 50% x 50% \$1,089.00

128 square feet overlaps with SY19-022C  
Valued at \$5.50 per square foot x 50% x 50% \$176.00

128 square feet overlaps with SY19-022A and SY19-022C  
Valued at \$5.50 per square foot x 50% x 33% \$116.00 (R)

**Parcel SY19-022C**

1,424 square feet of utility easement \$3,916.00  
Valued at \$5.50 per square foot x 50%

128 square feet overlaps with SY19-022B  
Valued at \$5.50 per square foot x 50% x 50% \$176.00

128 square feet overlaps with SY19-022A and SY19-022B  
Valued at \$5.50 per square foot x 50% x 33% \$116.00 (R)

80 square feet overlaps with pipeline easement  
Valued at \$5.50 per square foot x 50% x 50% \$110.00

**TOTAL ABANDONMENT AND SALE** **\$12,346.00**

In exchange, Mehul Investments, LLC, will pay:

Cash \$6,433.00

Plus Mehul Investments, LLC, will convey to the City:

**Parcel AY19-053**

1,050 square feet of access easement \$5,775.00  
Valued at \$5.50 per square foot x 100%

50 square feet overlaps with pipeline easement  
Valued at \$5.50 per square foot x 100% x 50% \$138.00 (R)

**TOTAL CASH AND CONVEYANCE** **\$12,346.00**

Therefore, it is recommended City Council approve an ordinance authorizing the abandonment and sale of three 16 foot-wide utility easements, in exchange for a cash consideration of \$6,433.00 and conveyance to the City of a 10 foot-wide access easement, all within the Green Valley Estates Addition, Section 2 and/or the Unrestrictive Reserve A of Kelly's Corner Addition, out of the E. Friedenhaus Survey, A-513.



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

**Contact Information:**

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**ATTACHMENTS:**

**Description**

Council District Map

Parcel Map

Aerial Location Map

**Type**

Backup Material

Backup Material

Backup Material