

# Briar Branch (W140-01-00) Detention Basin CIP# T-1731



Presented to the Board  
of Directors

June 25, 2013

# Detention Basin Project Highlights



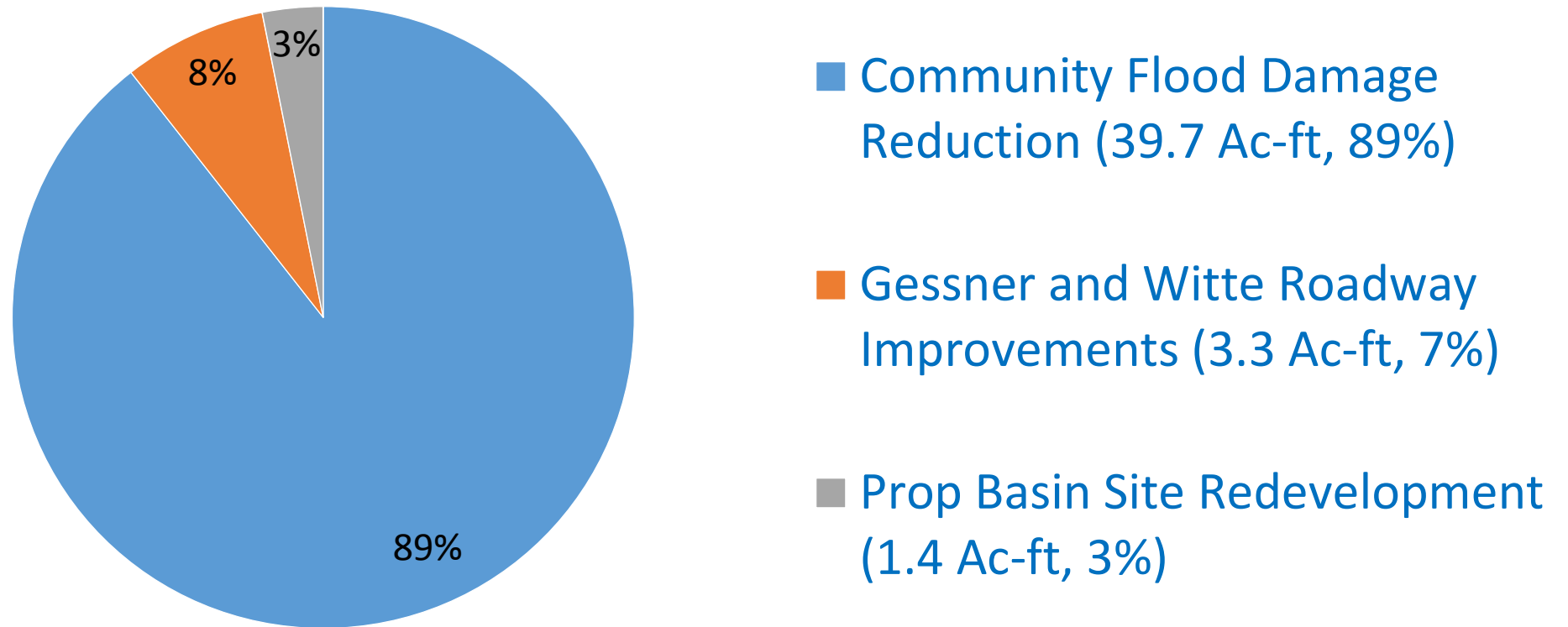
- Detention basin facts
- Detention allocations
- Consolidation of easements
- Relocation of utilities
- Post closing agreements
- Governmental reviews
- Timelines

# Detention Basin Facts

- Area of tract = 8.2183 acres *The size of 8 football fields!*
- Total Excavation = 113,000 cy *Fills 9,500 dump trucks!*
- Volume of basin = 44 ac-ft *Holds 2.8 million - five gallon bottles!*
- Project cost = \$10 million
- Construction schedule = 8 months
- Phase I
  - Consolidate easements
  - Relocate utilities
- Phase II
  - Excavation
  - Structural concrete
  - Landscape



# Detention Basin Volume Allocations



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**NOTES:**

- ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL COORDINATES ARE GRID. ALL DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR 0.999895.
- A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN ASSOCIATION WITH THIS EXHIBIT.
- ALL CORNERS ARE MARKED BY SET 5/8" I.R. WITH CAPS STAMPED "KUO" UNLESS OTHERWISE NOTED.
- 10' W.L.E. AS DEPICTED ON A SURVEY PREPARED BY ESPEY, HUSTON & ASSOCIATES, INC AND SIGNED BY DAVID J MILLARD, R.P.S. DATED JANUARY 20, 1984.

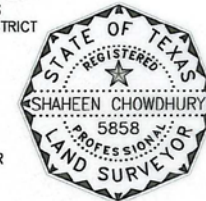
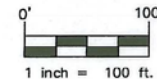
THOMAS A. HOSKINS SURVEY  
A-342

**LEGEND**

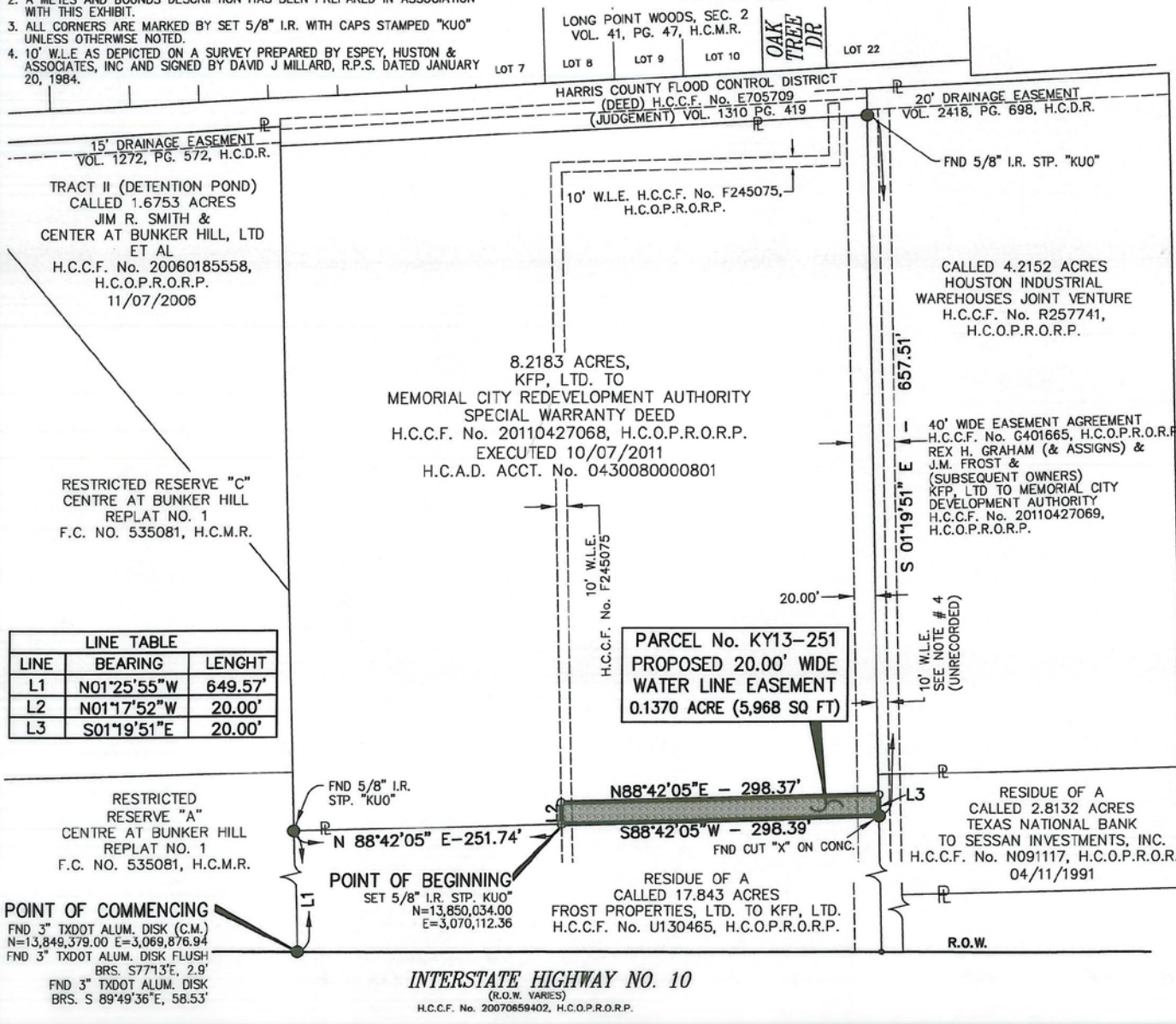
- SET IRON ROD
- FOUND MONUMENT
- ▬ PROPERTY LINE

**ABBREVIATIONS**

- F.C. FILM CODE
- H.C.M.R. HARRIS COUNTY MAP RECORD
- H.C.C.F. HARRIS COUNTY CLERK'S FILE
- I.R. IRON ROD
- STM. STAMPED
- H.C.O.P.R.O.R.P. HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- H.C.A.D. HARRIS COUNTY APPRAISAL DISTRICT
- R.O.W. RIGHT OF WAY



*Shaheen Chowdhury*  
SHAHEEN CHOWDHURY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS, NO. 5858  
DATE: 05/14/2013



LINE TABLE		
LINE	BEARING	LENGHT
L1	N01°25'55"W	649.57'
L2	N01°17'52"W	20.00'
L3	S01°19'51"E	20.00'

PARCEL No. KY13-251  
PROPOSED 20.00' WIDE  
WATER LINE EASEMENT  
0.1370 ACRE (5,968 SQ FT)

PARCEL NO. KY13-251  
PROPOSED 20-FOOT WIDE WATER LINE EASEMENT  
CONTAINING 0.1370 OF AN ACRE (5,968 SQ. FT.)  
PART OF  
8.2183 ACRE TRACT  
MEMORIAL CITY REDEVELOPMENT AUTHORITY  
H.C.C.F. No. 20010427068, H.C.O.P.R.O.R.P.  
IN THE  
THOMAS A. HOSKINS SURVEY, A-342  
HARRIS COUNTY, TEXAS

OWNER: MEMORIAL CITY REDEVELOPMENT AUTHORITY

**KUO**  
& associates, Inc.  
Consulting Engineers  
& Surveyors

10700 Richmond Ave., Suite 113  
Houston, TX 77042  
Tel: (713) 975-8769  
Fax: (713) 975-0920  
www.kuoassociates.com  
Texas Firm Registration No. F-4578

CITY OF HOUSTON  
PUBLIC WORKS AND  
ENGINEERING DEPARTMENT

APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

SURVEY SECTION \_\_\_\_\_ RIGHT OF WAY SECTION \_\_\_\_\_

KEY MAP No. 490B & 450X GIMS MAP No. 5058 A

PARCEL NO.  
KY13-251

JOB NO.

WBS NO. N-T17000-0011-6

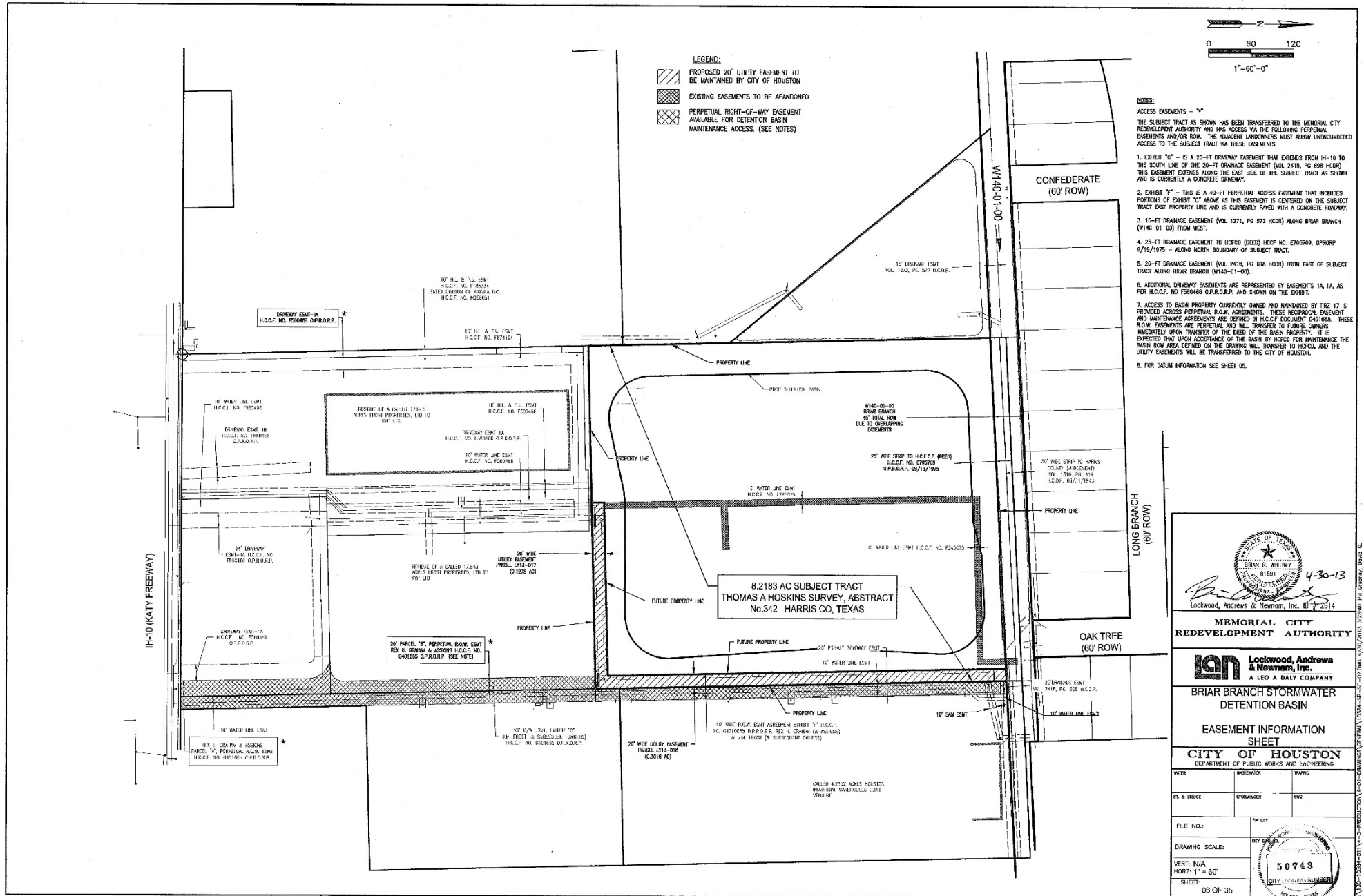
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May 15 2013 8:40AM sonyam  
S:\proj-2011\1008 (087 P000)\Draw\Sheet\Perse Map-KY13-251.dwg  
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INTERSTATE HIGHWAY NO. 10  
(R.O.W. VARIES)  
H.C.C.F. No. 20070659402, H.C.O.P.R.O.R.P.

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- NOTES:**
- ACCESS EASEMENTS -**
- THE SUBJECT TRACT AS SHOWN HAS BEEN TRANSFERRED TO THE MEMORIAL CITY REDEVELOPMENT AUTHORITY AND HAS ACCESS VIA THE FOLLOWING PERPETUAL EASEMENTS AND/OR ROW. THE ADJACENT LANDOWNERS MUST ALLOW UNENCUMBERED ACCESS TO THE SUBJECT TRACT VIA THESE EASEMENTS.
- EXHIBIT "C" - IS A 20-FT DRIVEWAY EASEMENT THAT EXTENDS FROM H-10 TO THE SOUTH LINE OF THE 20-FT DRAINAGE EASEMENT (VOL. 2418, PG. 698 HCDR). THIS EASEMENT EXTENDS ALONG THE EAST SIDE OF THE SUBJECT TRACT AS SHOWN AND IS CURRENTLY A CONCRETE DRIVEWAY.
  - EXHIBIT "F" - THIS IS A 40-FT PERPETUAL ACCESS EASEMENT THAT INCLUDES PORTIONS OF EXHIBIT "C" ABOVE AS THIS EXHIBIT IS CENTERED ON THE SUBJECT TRACT EAST PROPERTY LINE AND IS CURRENTLY PAVED WITH A CONCRETE ROADWAY.
  - 15-FT DRAINAGE EASEMENT (VOL. 1271, PG. 572 HCDR) ALONG BRIAR BRANCH (W146-01-00) FROM WEST.
  - 25-FT DRAINAGE EASEMENT TO HCDR (DEED) HCDP NO. E705700, OPRORP 9/19/1975 - ALONG NORTH BOUNDARY OF SUBJECT TRACT.
  - 20-FT DRAINAGE EASEMENT (VOL. 2418, PG. 698 HCDR) FROM EAST OF SUBJECT TRACT ALONG BRIAR BRANCH (W140-01-00).
  - ADDITIONAL DRIVEWAY EASEMENTS ARE REPRESENTED BY EASEMENTS 1A, 1B, AS PER H.C.C.F. NO. F560468 O.P.R.O.P. AND SHOWN ON THE EXHIBIT.
  - ACCESS TO BASIN PROPERTY CURRENTLY OWNED AND MAINTAINED BY TRZ 17 IS PROVIDED ACROSS PERPETUAL R.O.W. AGREEMENTS. THESE RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENTS ARE DEFINED IN H.C.C.F. DOCUMENT 04/01/85. THESE R.O.W. EASEMENTS ARE PERPETUAL AND WILL TRANSFER TO FUTURE OWNERS IMMEDIATELY UPON TRANSFER OF THE DEED OF THE BASIN PROPERTY. IT IS EXPECTED THAT UPON ACCEPTANCE OF THE BASIN BY HCDR FOR MAINTENANCE THE BASIN ROW AREA DEFINED ON THE DRAWING WILL TRANSFER TO HCDR, AND THE UTILITY EASEMENTS WILL BE TRANSFERRED TO THE CITY OF HOUSTON.
  - FOR DATUM INFORMATION SEE SHEET 08.



4-30-13

Lockwood, Andrews & Newnam, Inc. ID # 2614

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

**lan** Lockwood, Andrews & Newnam, Inc.  
A LEAD DAILY COMPANY

**BRIAR BRANCH STORMWATER DETENTION BASIN**

**EASEMENT INFORMATION SHEET**

**CITY OF HOUSTON**  
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

WORK	WORKSHEET	DATE
ST. & BRIDGE	STORMWATER	DATE
FILE NO.:	FACILITY	
DRAWING SCALE:	CITY OF HOUSTON	
VERT. N/A	50743	
HORIZ. 1" = 60'	CITY OF HOUSTON	
SHEET:	08 OF 35	

# Post Closing Agreements with KFP LTD

- Reciprocal easement
- Design aesthetics
- Detention capacity for adjacent property
- Maintenance of property
  - Maintenance standards
  - Maintenance escrow

# Governmental Review



- Detention basin phase I
  - City – review and approved
  - City Council – ordinance approved
- Detention basin phase II
  - HCFCD – review and approved
  - City – review and approved



