

ORDINANCE NO. 24-030

ENTITLED AN ORDINANCE ABANDONING A SANITARY SEWER EASEMENT IN LOT 8 OF THE COLLEGE ACRES ADDITION AT 4595 COLLEGE STREET, CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS.

WHEREAS, Jared Riggerbach, has applied for the abandonment of a 6' wide sanitary sewer easement at 4595 College Street, being Lot 8 in the College Acres Addition, David Brown League Survey, Abstract No.5, City of Beaumont, Jefferson County, Texas, containing 0.0238 acres, more or less, as described in Exhibit "A," and shown on Exhibit "B," attached hereto; and,

WHEREAS, the City Council has considered the purpose of said abandonment and is of the opinion the abandonment of a 6' wide sanitary sewer easement at 4595 College Street, being the southern property line of Lot 8 in the College Acres Addition is in the best interest of the City and should be granted, with the following condition:

1. A new easement and sanitary sewer line to be dedicated to the City;

NOW, THEREFORE, BE IT ORDAINED BY THE  
CITY COUNCIL OF THE CITY OF BEAUMONT:

THAT the statements and findings set out in the preamble to this ordinance are hereby, in all things, approved and adopted; and,

THAT the 6' wide sanitary sewer easement at 4595 College Street, being Lot 8 in the College Acres Addition, David Brown League Survey, Abstract No.5, City of Beaumont, Jefferson County, Texas, containing 0.0238 acres, more or less, as described in Exhibit "A," and shown on Exhibit "B," attached hereto, be and the same is hereby vacated and abandoned and that title to such property shall revert to and become the property of the persons entitled thereto by law, with the following condition:

1. A new easement and sanitary sewer line to be dedicated to the City.

The meeting at which this ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 18th day of June, 2024.



A handwritten signature in cursive script, reading "Roy West", is written over a horizontal line.

- Mayor Roy West -

**LEGAL DESCRIPTION OF THE RIGHT-OF-WAY FOR ORDINANCE PURPOSES**

BEING 0.0238 acres of land in the David Brown League, Abstract No. 5, in the City of Beaumont, Jefferson County, Texas, being a part of that certain tract of land designated as Parcel 3 and described in the deed to O'Reilly Auto Enterprises, LLC recorded in Jefferson County Clerk's File No. 2014003057, Official Public Records of Jefferson County, Texas, being a part of Lot 8 of College Acres, a subdivision recorded in Volume 5, Page 34, Map Records of Jefferson County, Texas, being all of that same 6-foot wide sanitary sewer easement recorded in Volume 963, Page 84, Deed Records of Jefferson County, Texas, said 0.0238 acre tract of land is described by metes and bounds as follows:

BEGINNING at a 5/8 inch "Huitt-Zollars" plastic capped iron rod found on the north line of that certain 0.9616 acre tract of land described in the deed to O'Reilly Auto Enterprises, LLC recorded in Jefferson County Clerk's File No. 2022041263, Official Public Records of Jefferson County, Texas and the north line of Lot 20 of the Columbus Cartwright Subdivision No. 1 recorded in Volume 1, Page 112, Map Records of Jefferson County, Texas, said capped iron rod being the southeast corner of said 6-foot wide sanitary sewer easement, the southeast corner of said Parcel 3, the southeast corner of said Lot 8, the southwest corner of Lot 9, said College Acres, and the southwest corner of that certain tract of land designated as Tract I and described in the deed to Sutherland Lumber – Southwest, Inc. recorded in Jefferson County Clerk's File No. 2013010199, Official Public Records of Jefferson County, Texas, from said capped iron rod a 5/8 inch "Baseline Corp." plastic capped iron rod found for the northeast corner of said 0.9616 acre tract and the northwest corner of that certain tract of land designated as Tract III and described in said deed to Sutherland Lumber – Southwest, Inc. bears North 86 degrees 40 minutes 45 seconds East, 36.44 feet;

THENCE, South 86 degrees 40 minutes 45 seconds West along the south line of said Parcel 3, the south line of said Lot 8, the north line of said 0.9616 acre tract and the north line of said Lot 20, 173.00 feet to a point on the east right-of-way line of 23rd Street (60 feet wide) as dedicated by the plat recorded in Volume 5, Page 34, Map Records of Jefferson County, Texas, said point being the southwest corner of said Parcel 3, the southwest corner of said Lot 8 and the northwest corner of said 0.9616 acre tract, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southwest corner of said 0.9616 acre tract bears South 03 degrees 23 minutes 15 seconds East, 200.00 feet;

THENCE, North 03 degrees 23 minutes 15 seconds West, along the east right-of-way line of said 23rd Street, the west line of said Parcel 3 and the west line of said Lot 8, 6.00 feet to a point from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the northwest corner of said Parcel 3 bears North 03 degrees 23 minutes 15 seconds West, 294.00 feet

THENCE, North 86 degrees 40 minutes 45 seconds East, 173.00 feet to a point on the east line

of said Parcel 3, the east line of said Lot 8, the west line of said Lot 9 and the west line of said Tract I, from which a 5/8 inch "Huitt-Zollars" plastic capped iron rod found for the northeast corner of said Parcel 3 and the northwest corner of said Tract I bears North 03 degrees 23 minutes 15 seconds West, 294.00 feet;

THENCE, South 03 degrees 23 minutes 15 seconds East, along the east line of said Parcel 3, the east line of said Lot 8, the west line of said Lot 9 and the west line of said Tract I, 6.00 feet to the POINT OF BEGINNING and containing 0.0238 acres of land.

# BEAUMONT

Planning & Community Development

---

Case Type: Planning and Zoning

Case Sub Type: Abandonment

Case #: PZ2024-17

Location: 4595 COLLEGE ST, BEAUMONT, TX, 77707

Case Status: REVIEW

Tag Name: Abandonment of Sanitary Sewer Easement

Initiated On: 1/17/2024 4:34:21PM

**Individuals listed on the record:**

Applicant

Jared Riggerbach  
1750 Seamist Dr., Suite 160  
Houston, TX 77008

Home Phone: 2817949760  
Work Phone:  
Cell Phone: 2817949760  
E-Mail: jriggerbach@baselinesurveyors.net

Property Owner

O'Reilly Auto Enterprises, LLC  
233 S. Patterson  
Springfield, MO 65802

Home Phone: 417-862-2674  
Work Phone:  
Cell Phone: N/A  
E-Mail: dgalloway9@oreillyauto.com

---

Flood Zones

Construction Type

Primary Occupancy Type

Secondary Occupancy Type

Fire District

Occupancy Load

Code Edition

Sprinkler System

Additional Comment

---

Notes:

January 17, 2024

Ms. Demi Engman  
Planning Manager  
Planning & Community Development  
City of Beaumont  
801 Main Street, Suite 201  
Beaumont, Texas 77701

**Re: Request for abandonment of Sanitary Sewer Easement  
O'Reilly Auto Parts – 4595 College Street**

Dear Ms. Engman,

Baseline Corporation (Baseline) is the Surveyor for O'Reilly Auto Enterprises, LLC (O'Reilly). O'Reilly is working on a project to redevelop their property at 4595 College Street. There is a conflict between O'Reilly's proposed building and the existing sanitary sewer/sanitary sewer easement within the O'Reilly property. O'Reilly's Civil Engineer, O'WN, Inc. has prepared plans to re-route the sanitary sewer around the proposed building. To my knowledge, those plans have been approved by the City. Baseline has prepared a sanitary sewer easement for the proposed re-routed sanitary sewer. This easement has been submitted to Ms. Antoinette Hardy, Real Property Coordinator for the City. This easement will replace the existing easement within the O'Reilly property.

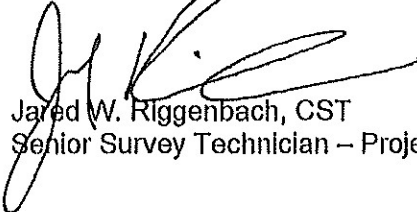
The purpose of this letter is to formally request the abandonment of the existing sanitary sewer easement within the O'Reilly property. The easement to be abandoned was dedicated by the instrument recorded in Volume 963, Page 84, Deed Records of Jefferson County, Texas. The easement to be abandoned is 6' in width and runs along the south line of Lot 8 of the College Acres subdivision. The easement to be abandoned lies wholly within property owned by O'Reilly. O'Reilly also owns the property south of and abutting the easement to be abandoned.

Baseline has prepared a survey drawing and metes and bounds description of the easement to be abandoned. We are attaching them to our application for reference. We are also attaching the survey of the O'Reilly property. On said survey, the easement to be abandoned is shaded red and Lot 8 of the College Acres subdivision is outlined in blue. Finally, we're attaching to our application a copy of the aforementioned document which dedicated the easement to be abandoned (Volume 963, Page 84).

Please review our application and let me know if you have any questions or require additional information. Thanks in advance for your assistance with this request.

Sincerely,

**BASELINE CORPORATION**

  
Jared W. Riggerbach, CST  
Senior Survey Technician – Project Manager


APPLICATION FOR PUBLIC RIGHT-OF-WAY, ALLEY OR UTILITY EASEMENT ABANDONMENT

Application Ownership List

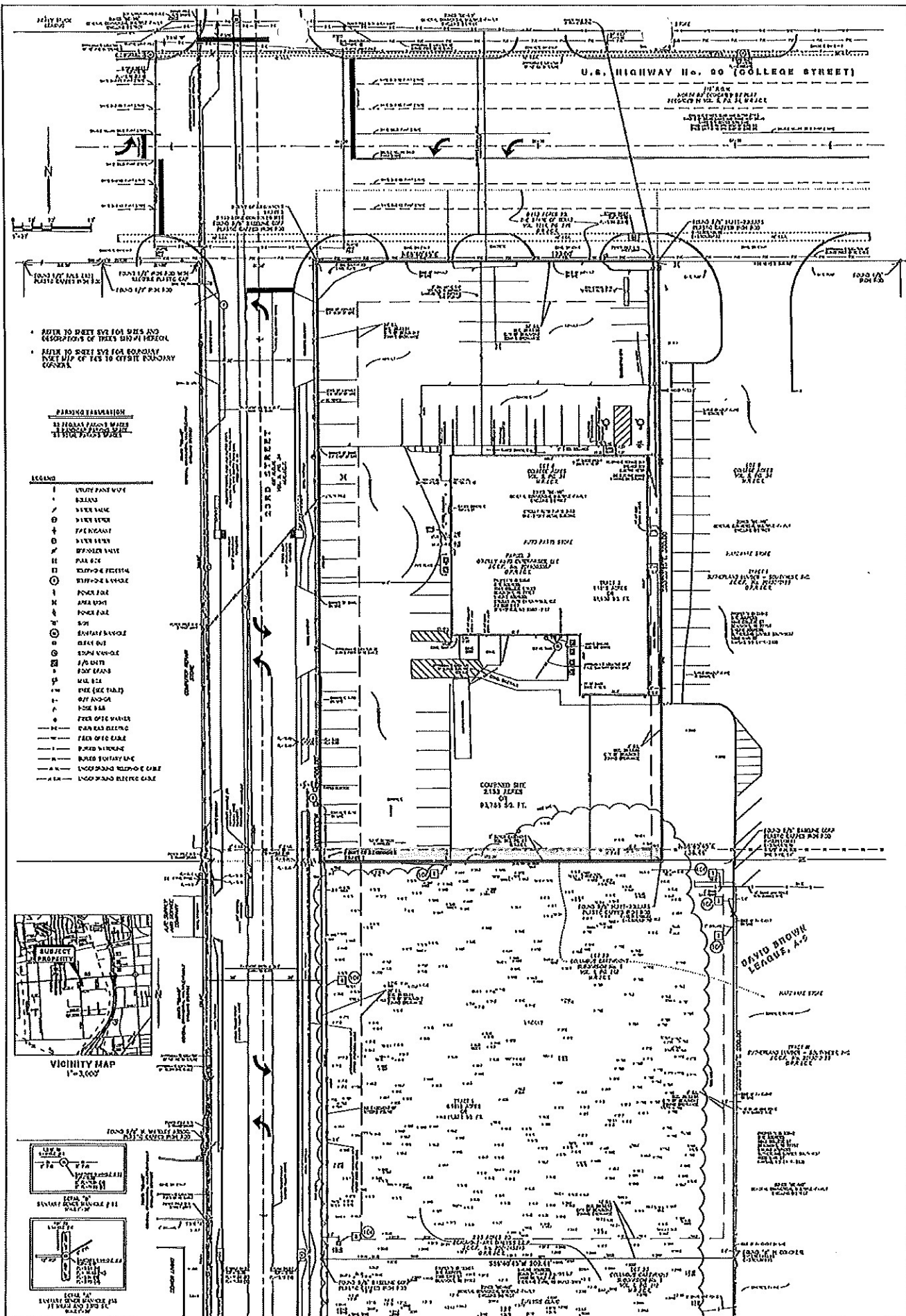
Date: January 17, 2024

We, the undersigned, being the sole owners of all the property abutting the proposed abandonment of a 6' wide sanitary sewer easement recorded in Volume 936, Page 84,

Deed Records of Jefferson County, Texas, hereby respectfully petition that the right-of-way, alley, or utility easement be closed and abandoned.

<u>OWNER and ADDRESS</u>	<u>Lot (tract)</u>	<u>Block (tax plat)</u>	<u>Addition (survey)</u>
O'Reilly Auto Enterprises, LLC Jim Riggs, Senior Director, Real Estate Development	8	N/A	College Acres
O'Reilly Auto Enterprises, LLC Jim Riggs, Senior Director, Real Estate Development	20	N/A	Columbus Cartwright Subdivision No. 1
			

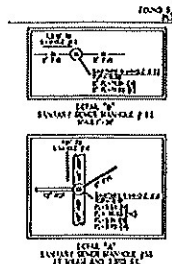
NOTE: Please print or type your name and then use signature. Separate sheets may be used.



- REFER TO SHEET SVL FOR SIZES AND DESCRIPTIONS OF THESE SYMBOLS HEREON.
- REFER TO SHEET SVL FOR BOUNDARY SET UP OF TIES TO CITY BOUNDARY CORNER.

**FINISHING TABULATION**  
 TO INDICATE FINISH WITH  
 1" HATCH FOR SURFACE

- LEGEND**
- 1 SURVEY POINT MARK
  - 2 BENCHMARK
  - 3 WATER MARK
  - 4 WATER MARK
  - 5 FENCE MARK
  - 6 WATER MARK
  - 7 BOUNDARY MARK
  - 8 PALE OR
  - 9 BOUNDARY MARK
  - 10 BOUNDARY MARK
  - 11 POWER POLE
  - 12 POWER POLE
  - 13 POWER POLE
  - 14 POWER POLE
  - 15 POWER POLE
  - 16 POWER POLE
  - 17 POWER POLE
  - 18 POWER POLE
  - 19 POWER POLE
  - 20 POWER POLE
  - 21 POWER POLE
  - 22 POWER POLE
  - 23 POWER POLE
  - 24 POWER POLE
  - 25 POWER POLE
  - 26 POWER POLE
  - 27 POWER POLE
  - 28 POWER POLE
  - 29 POWER POLE
  - 30 POWER POLE
  - 31 POWER POLE
  - 32 POWER POLE
  - 33 POWER POLE
  - 34 POWER POLE
  - 35 POWER POLE
  - 36 POWER POLE
  - 37 POWER POLE
  - 38 POWER POLE
  - 39 POWER POLE
  - 40 POWER POLE
  - 41 POWER POLE
  - 42 POWER POLE
  - 43 POWER POLE
  - 44 POWER POLE
  - 45 POWER POLE
  - 46 POWER POLE
  - 47 POWER POLE
  - 48 POWER POLE
  - 49 POWER POLE
  - 50 POWER POLE
  - 51 POWER POLE
  - 52 POWER POLE
  - 53 POWER POLE
  - 54 POWER POLE
  - 55 POWER POLE
  - 56 POWER POLE
  - 57 POWER POLE
  - 58 POWER POLE
  - 59 POWER POLE
  - 60 POWER POLE
  - 61 POWER POLE
  - 62 POWER POLE
  - 63 POWER POLE
  - 64 POWER POLE
  - 65 POWER POLE
  - 66 POWER POLE
  - 67 POWER POLE
  - 68 POWER POLE
  - 69 POWER POLE
  - 70 POWER POLE
  - 71 POWER POLE
  - 72 POWER POLE
  - 73 POWER POLE
  - 74 POWER POLE
  - 75 POWER POLE
  - 76 POWER POLE
  - 77 POWER POLE
  - 78 POWER POLE
  - 79 POWER POLE
  - 80 POWER POLE
  - 81 POWER POLE
  - 82 POWER POLE
  - 83 POWER POLE
  - 84 POWER POLE
  - 85 POWER POLE
  - 86 POWER POLE
  - 87 POWER POLE
  - 88 POWER POLE
  - 89 POWER POLE
  - 90 POWER POLE
  - 91 POWER POLE
  - 92 POWER POLE
  - 93 POWER POLE
  - 94 POWER POLE
  - 95 POWER POLE
  - 96 POWER POLE
  - 97 POWER POLE
  - 98 POWER POLE
  - 99 POWER POLE
  - 100 POWER POLE



DATE: MARCH 20, 2022  
 DRAWN BY: UMR  
 APPROVED BY: BEV  
 JOB NO.: 200000000003  
 FIELD BOOK: K-710  
 SHEET: SV1

ALYSSA'S LAND TITLE AND TOPOGRAPHY SURVEY  
 OF 2.153 ACRES OF LAND IN THE DAVID BROWN  
 LEAVITT TRACT NO. 8, IN THE CITY OF  
 BEAUVILLE, WATKINS COUNTY, TEXAS  
 (NEARLY BEAUVILLE, TX (801) 611)

**Roilly AUTO PARTS**  
 12500 COLLEGE STREET  
 BEAUVILLE, TEXAS 77707

**BASELINE**  
 SURVEY CORPORATION  
 Professional Surveyors  
 Baseline Corporation | Telephone: 409-333-2123  
 12500 College Street, Suite 100, Beaumont, TX 77705  
 214-629-0155 | BaselineSurvey.com

NO.	REVISION	DATE
1	ISSUED FOR RECORD TO BEAR RECORD NO. 2475	1/27/22



NOTES AND BOUNDARY DESCRIPTION - TRACT 6 (34.61 ACRES)

THESE ARE THE TERMS AND CONDITIONS OF THE SALE OF THE LAND DESCRIBED IN THE ABOVE CAPTIONED INSTRUMENT...

NOTES AND BOUNDARY DESCRIPTION - TRACT 8 (31.15 ACRES)

THESE ARE THE TERMS AND CONDITIONS OF THE SALE OF THE LAND DESCRIBED IN THE ABOVE CAPTIONED INSTRUMENT...

NOTES AND BOUNDARY DESCRIPTION - COMBINED SITE (16.15 ACRES)

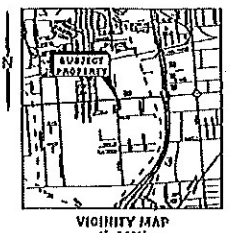
THESE ARE THE TERMS AND CONDITIONS OF THE SALE OF THE LAND DESCRIBED IN THE ABOVE CAPTIONED INSTRUMENT...

NOTES AND BOUNDARY DESCRIPTION - TRACT 7 (31.15 ACRES)

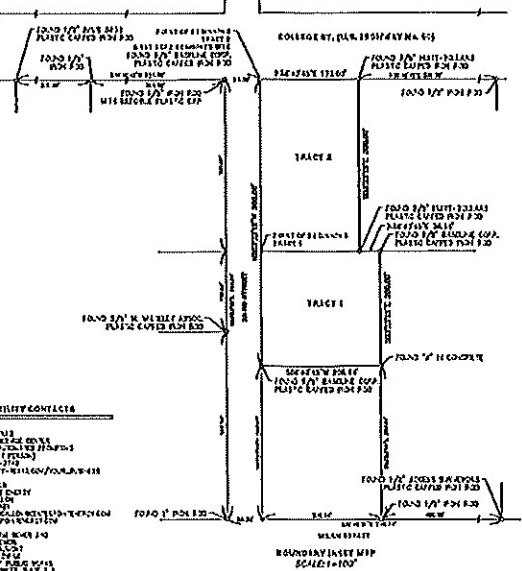
THESE ARE THE TERMS AND CONDITIONS OF THE SALE OF THE LAND DESCRIBED IN THE ABOVE CAPTIONED INSTRUMENT...

TITLE COMPANY LEGAL DESCRIPTION - TRACT 1

THESE ARE THE TERMS AND CONDITIONS OF THE SALE OF THE LAND DESCRIBED IN THE ABOVE CAPTIONED INSTRUMENT...



VICINITY MAP



- BENCHMARK: A BENCH MARK IN THE WEST END OF THE COURSE...
TRACT 6: A BENCH MARK IN THE WEST END OF THE COURSE...
TRACT 7: A BENCH MARK IN THE WEST END OF THE COURSE...

- 1. QUANTIFY THE SIZE OF THE ROAD RIGHT-OF-WAY...
2. THE ROAD RIGHT-OF-WAY IS 40 FEET WIDE...
3. THE ROAD RIGHT-OF-WAY IS 40 FEET WIDE...
4. THE ROAD RIGHT-OF-WAY IS 40 FEET WIDE...

- 1. ALL RIGHTS RESERVED...
2. ALL RIGHTS RESERVED...
3. ALL RIGHTS RESERVED...
4. ALL RIGHTS RESERVED...

REMARKS ON TERMS - TRACT 6

- 1. THE LAND IS TO BE USED FOR RESIDENTIAL PURPOSES...
2. THE LAND IS TO BE USED FOR RESIDENTIAL PURPOSES...

Table with columns for TRACT, BEARING, DISTANCE, AREA, etc. listing survey data for various tracts.

Surveyor's Certificate section including a signature, seal, and text: 'I, [NAME], Surveyor, do hereby certify that the above is a true and correct copy of the original survey...

DATE: MARCH 15, 2012
APPROVED BY: [Signature]
FIELD BOOK: X-710

Coilys AUTO PARTS logo and address: 4905 COLLEGE ST., BEAUMONT, TEXAS 77707

BASELINE logo and address: 2112 W. 12th Street, Houston, TX 77008

MATCHLINE - SEE PAGE 4 OF 4

U.S. HIGHWAY No. 90  
(COLLEGE STREET)

FOUND 5/8" HUITT-ZOLLARS  
PLASTIC CAPPED IRON ROD  
N=13,967,767.27  
E=3,604,822.69

LOT 8  
COLLEGE ACRES  
VOL. 5, PG. 34  
M.R.J.C.T.

PARCEL 3  
O'REILLY AUTO ENTERPRISES, LLC  
J.C.C.F. No. 2014003057  
O.P.R.J.C.T.

DAVID BROWN  
LEAGUE, A-5

6' SANITARY SEWER EASEMENT  
TO BE VACATED  
0.0238 ACRES

6' SEWER EASEMENT  
VOL. 963, PG. 84  
D.R.J.C.T.

N86°40'45"E 173.00'

S86°40'45"W 173.00'

POINT OF BEGINNING  
FOUND 5/8" HUITT-ZOLLARS  
PLASTIC CAPPED IRON ROD  
N=13,967,457.81  
E=3,6044,640.42

0.9616 ACRES TO:  
O'REILLY AUTO ENTERPRISES, LLC  
J.C.C.F. No. 2022041263  
O.P.R.J.C.T.

LOT 20  
COLUMBUS CARTWRIGHT  
SUBDIVISION No. 1  
VOL. 1, PG. 112  
M.R.J.C.T.

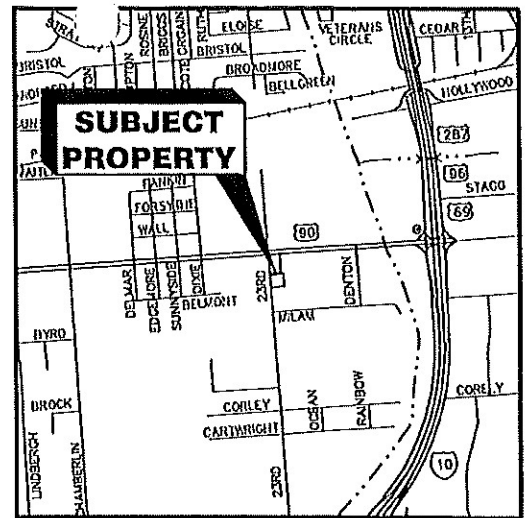
S03°23'15"E 6.00'

N86°40'45"E 36.44'

FOUND 5/8" BASELINE CORP  
PLASTIC CAPPED IRON ROD  
A 1/2" IRON ROD  
BRS. N11E, 1.4'

6' SEWER EASEMENT  
VOL. 963, PG. 83  
D.R.J.C.T.

TRACT III  
SUTHERLAND LUMBER -  
SOUTHWEST, INC.  
J.C.C.F. No. 2013010199  
O.P.R.J.C.T.

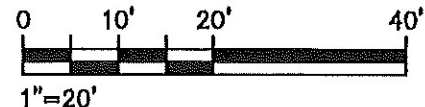


VICINITY MAP

1"=3,000'

LOT 9  
COLLEGE ACRES  
VOL. 5, PG. 34  
M.R.J.C.T.

TRACT I  
SUTHERLAND LUMBER - SOUTHWEST, INC.  
J.C.C.F. No. 2013010199  
O.P.R.J.C.T.



J:\O'ReillyAuto\2000000009.002\_O'Reilly Beaumont TX BH1 Update\B.00\_Survey\B.02\_CA00\B.02.2\_dwg\6' SSE to be vacated.dwg

DATE: JANUARY 17, 2024  
DRAWN BY: UAR  
APPROVED BY: SEW  
JOB No.: 2000000009,003.2

0.0238 ACRES OF LAND IN THE  
DAVID BROWN LEAGUE, ABSTRACT  
No. 5, IN THE CITY OF BEAUMONT,  
JEFFERSON COUNTY, TEXAS  
(6' SANITARY SEWER EASEMENT -  
TO BE VACATED)

**O'Reilly** AUTO PARTS

CORPORATE OFFICES  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI 65802  
(417) 802-2674 TELEPHONE

**BASELINE**

**DCCM**

Baseline Corporation  
TxSurv P-10030200  
1760 Seaman Dr, Ste 160  
Houston, TX 77008  
713.869.0165  
DataOneSurveyors.net

**METES AND BOUNDS DESCRIPTION**  
**0.0238 ACRES OF LAND IN THE DAVID BROWN LEAGUE, ABSTRACT No. 5**  
**IN THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS**  
**(6' SANITARY SEWER EASEMENT – TO BE VACATED)**

**BEING** 0.0238 acres of land in the David Brown League, Abstract No. 5, in the City of Beaumont, Jefferson County, Texas, being a part of that certain tract of land designated as Parcel 3 and described in the deed to O'Reilly Auto Enterprises, LLC recorded in Jefferson County Clerk's File No. 2014003057, Official Public Records of Jefferson County, Texas, being a part of Lot 8 of College Acres, a subdivision recorded in Volume 5, Page 34, Map Records of Jefferson County, Texas, being all of that same 6-foot wide sanitary sewer easement recorded in Volume 963, Page 84, Deed Records of Jefferson County, Texas, said 0.0238 acre tract of land is described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch "Hult-Zollars" plastic capped iron rod found on the north line of that certain 0.9616 acre tract of land described in the deed to O'Reilly Auto Enterprises, LLC recorded in Jefferson County Clerk's File No. 2022041263, Official Public Records of Jefferson County, Texas and the north line of Lot 20 of the Columbus Cartwright Subdivision No. 1 recorded in Volume 1, Page 112, Map Records of Jefferson County, Texas, said capped iron rod being the southeast corner of said 6-foot wide sanitary sewer easement, the southeast corner of said Parcel 3, the southeast corner of said Lot 8, the southwest corner of Lot 9, said College Acres, and the southwest corner of that certain tract of land designated as Tract I and described in the deed to Sutherland Lumber – Southwest, Inc. recorded in Jefferson County Clerk's File No. 2013010199, Official Public Records of Jefferson County, Texas, from said capped iron rod a 5/8 inch "Baseline Corp." plastic capped iron rod found for the northeast corner of said 0.9616 acre tract and the northwest corner of that certain tract of land designated as Tract III and described in said deed to Sutherland Lumber – Southwest, Inc. bears North 86 degrees 40 minutes 45 seconds East, 36.44 feet;

**THENCE**, South 86 degrees 40 minutes 45 seconds West along the south line of said Parcel 3, the south line of said Lot 8, the north line of said 0.9616 acre tract and the north line of said Lot 20, 173.00 feet to a point on the east right-of-way line of 23<sup>rd</sup> Street (60 feet wide) as dedicated by the plat recorded in Volume 5, Page 34, Map Records of Jefferson County, Texas, said point being the southwest corner of said Parcel 3, the southwest corner of said Lot 8 and the northwest corner of said 0.9616 acre tract, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southwest corner of said 0.9616 acre tract bears South 03 degrees 23 minutes 15 seconds East, 200.00 feet;

**THENCE**, North 03 degrees 23 minutes 15 seconds West, along the east right-of-way line of said 23<sup>rd</sup> Street, the west line of said Parcel 3 and the west line of said Lot 8, 6.00 feet to a point from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the northwest corner of said Parcel 3 bears North 03 degrees 23 minutes 15 seconds West, 294.00 feet

**THENCE**, North 86 degrees 40 minutes 45 seconds East, 173.00 feet to a point on the east line of said Parcel 3, the east line of said Lot 8, the west line of said Lot 9 and the west line of said Tract I, from which a 5/8 inch "Hult-Zollars" plastic capped iron rod found for the northeast corner of said Parcel 3 and the northwest corner of said Tract I bears North 03 degrees 23 minutes 15 seconds West, 294.00 feet;

THENCE, South 03 degrees 23 minutes 15 seconds East, along the east line of said Parcel 3, the east line of said Lot 8, the west line of said Lot 9 and the west line of said Tract 1, 6.00 feet to the **POINT OF BEGINNING** and containing 0.0238 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99994826.

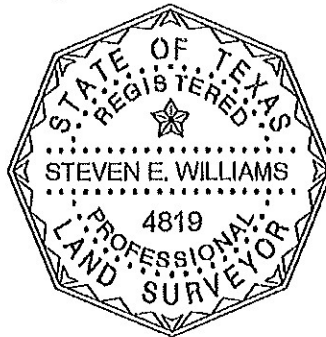
This description was prepared in conjunction with surveys made on the ground in January and February of 2020, March of 2022 and with a survey drawing prepared by Baseline Corporation and bearing the same date as this description (Pages 3 and 4 of 4 herein).

January 17, 2024

By: BASELINE CORPORATION  
TxSurv F-10030200



Steve E. Williams, RPLS  
Texas Registration No. 4819



THE STATE OF TEXAS :  
COUNTY OF JEFFERSON :

BEFORE ME, the undersigned authority, on this day personally appeared Stewart O'Dell known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this 14<sup>th</sup> day of September, A. D. 1954.

D. H. Smith  
Notary Public in and for Jefferson County, Texas.



Filed for Record Jan 27, 1955, at 9 o'clock A. M.,  
Fred G. Hill, County Clerk, Jefferson County, Texas. By W. C. Boulet,  
Deputy. Recorded Feb 11, 1955, at 2<sup>45</sup> o'clock P. M.  
FRED G. HILL, County Clerk,  
Jefferson County, Texas.  
By Shelana Cweto Deputy.

898830

THE STATE OF TEXAS |  
COUNTY OF JEFFERSON | KNOW ALL MEN BY THESE PRESENTS:

THAT Me, I, C. B. Holland

of Jefferson County, Texas, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration to me in hand paid by The City of Beaumont, a municipal corporation domiciled in Jefferson County, Texas, receipt of which is hereby acknowledged and confessed, have GRANTED and CONVEYED, and by these presents do GRANT and CONVEY unto the said The City of Beaumont, its successors and assigns, an easement for sewer purposes only, across property owned by me and situated in Jefferson County, Texas, more particularly described as follows, to-wit:

Being an easement six (6) feet in width  
off the south line of Lot or Block 8  
College Acres Addition to the City of  
Beaumont, Jefferson County, Texas, the  
south line of said easement being the  
south line of said Lot or Block 8

TO HAVE AND TO HOLD the same perpetually unto The City of Beaumont and its successors, together with the right and privilege at any and all times to enter said premises or any part thereof for the purpose of constructing, reconstructing and maintaining said sewer and for making connections therewith, all upon the condition that The City of Beaumont will at all times after doing any work in connection with the construction, reconstruction or repair of said sewer or any lateral thereof, restore said premises to the condition in which same was found before such work was undertaken, and that in the use of said rights and privileges herein granted The City of Beaumont will not create a nuisance or do anything that will be detrimental to said premises.

WITNESS of my hands at Beaumont, Texas, this 15 day of September, A. D. 1954.

C. B. Holland  
C. B. Holland

THE STATE OF TEXAS :  
COUNTY OF JEFFERSON :

BEFORE ME, the undersigned authority, on this day personally appeared C. B. HOLLAND known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this 15 day of September, A. D. 1954.



Regan Cornelius  
Notary Public in and for Jefferson County, Texas.

Filed for Record Jan 27, 1955, at 9 o'clock a. M.,  
Fred G. Hill, County Clerk, Jefferson County, Texas. By W. C. Boulet,  
Deputy. Recorded Feb 11, 1955, at 2<sup>50</sup> o'clock P. M.

FRED G. HILL, County Clerk,  
Jefferson County, Texas.  
By Shelma Overts Deputy.

THE STATE OF TEXAS | 893831  
COUNTY OF JEFFERSON |  
KNOW ALL MEN BY THESE PRESENTS:  
THAT we, W. E. Ward and wife, Wanda Ward

of Jefferson County, Texas, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration to us/ps in hand paid by The City of Beaumont, a municipal corporation domiciled in Jefferson County, Texas, receipt of which is heroby acknowledged and confessed, have GRANTED and CONVEYED, and by these presents do GRANT and CONVEY unto the said The City of Beaumont, its successors and assigns, an easement for sewer purposes only, across property owned by us/ps and situated in Jefferson County, Texas, more particularly described as follows, to-wit:

Being an easement six (6) feet in width  
off the south line of Lot or Block 19  
College Acres Addition to the City of  
Beaumont, Jefferson County, Texas, the  
south line of said easement being the  
south line of said Lot or Block 19.

PZ2024-17: Request to abandon a sanitary sewer easement in Lot 8 of the College Acres Addition.

Applicant: Jared Rigenbach of Baseline Corporation

Location: Easement located along the southern property line of Lot 8 of the College Acres Addition.

