



SAMPLE LEGAL DESCRIPTIONS FOR ENCROACHMENT

- 1) Sample legal description for concrete pavement encroachment into a City utility easement and roof encroachment overhang over a City utility easement:
 - a. Consent to Encroachment of ten (10') feet of five-inch (5") thick concrete pavement driveway into a ten-foot (10') wide utility easement. Consent to Encroachment of ten (10') feet of thirty feet-eleven inches (30'-11") wide cantilevered Porte Cochere roof of a two (2) story brick building that is built for The Seniors Place and Adult Daycare Center for Early Alzheimer Patients, extended to cover a ten-foot (10') wide Utility Easement at a minimum height of twenty-five (25') feet and a maximum height of thirty feet-zero inches (30'-0"). These two (2) encroachments are proposed. They are located along the north side of the subject property, known as Lot 8 and 16' of Lot 15A, Block 3, Partial Replat of Reynolds Acres Vol. 90, Page 25, of the H.C.M.R. The address is known as 3840 Drexel Dr., Houston, Texas 77027. The key map is 493W.

- 2) Sample legal description for sign encroachments into a City utility easement:
 - a. Encroachment of two (2) feet into a ten-foot (10') wide utility easement, of a twenty-five-foot (25') tall and six-foot (6') wide by twenty-four-inch (24") thick (25'x6'x24") sign. The center of the sign is located within a distance of fifteen (15') feet south from the curb of Westheimer Road and twenty-five (25') feet of the first drive west of the sign if facing north toward Westheimer. The holes for the sign have been determined to be eight-feet (8') deep by four-feet (4') wide (8'x4') located on 3.60 acres (156,816 square feet) of land situated in the Joel Wheaton Survey, Abstract Number 60, Harris County, Texas; being all of Unrestricted Reserve "E" and a portion of Unrestricted Reserve "A", both part of Westhollow Park, Section 1, a subdivision of record in Vol. 350, Page 115, of the H.C.M.R., Harris County, Texas; and being all that certain called 3.60 acre tract of record under Harris County Clerk's file (H.C.C.F.) Number N62625, Harris County, Texas. The Encroachment has existed approximately 20 years. The address is known as 15361 Westheimer Road.

 - b. Consent to Encroachment of three (3') feet of twenty-five-feet (25') tall and five-feet (5') wide by three-feet (3') thick (25'x5'x3') sign into a ten-foot (10') wide utility easement. The center of the sign is located at a distance of forty-five (45') feet north of the Westheimer Road centerline and forty-five (45') feet east of the west driveway

centerline. The sign has two (2) support-legs. The support, TS4x12x1/4" Steel type, are deep into the concrete foundations of eight (8') feet. Each foundation has the side of four (4') feet by four (4') feet (4'x4') and eight (8') feet depth. They both are located in 3.60 acres (156,816 square feet) of land situated in the Joel Wheaton Survey, Abstract Number 90, Harris County, Texas; being all of Unrestricted Reserve "E" and a portion of Unrestricted Reserve "A", both part of Westhollow Park, Section 1, a subdivision of record in Vol. 350, Page 115, of the H.C.M.R., Harris County, Texas; and being all that certain called 3.50 acre tract of record under Harris County Clerk's file (H.C.C.F.) Number N62625, Harris County, Texas. The Encroachment has existed approximately 20 years. The address is known as 15361 Westheimer Road.

- c. Consent to Encroachment of eight feet-six inches (8'x6") of eight-feet (8') wide by five-feet (5') height and one-foot (1') thick monument sign into a fifteen-foot (15') wide sanitary sewer easement located along the east side of the subject property. The center of the sign is located at one hundred fifty-four (154') feet east of the driveway centerline and sixty-five feet-ten inches (65'-10") south of the Westheimer centerline. The sign has a pole pipe support, which has the size of six-inch (6") diameter. The foundation has the size of sixteen-inch (16") diameter by six-foot (6') depth. It is located at 11.0665 acres of land out of Block 20, Unrestricted Reserve "J", Westchase, Section 9, Vol. 251, Page 163, of the H.C.M.R., Harris County, Texas. The address of the subject property is known as 1032 Westheimer Road.

There is an existing eight-inch (8") sanitary sewer in that fifteen-foot (15') wide sanitary sewer easement, which is located a distance of about four to five feet (4'-5') from the sign central pier. The applicant hereby declares he will pay for any and all costs of repairing or replacing the sanitary sewer that may be damaged as a result of building the sign.

- d. Consent to Encroachment of thirteen feet-zero inches (13'-0") by eight feet-zero inches (8'-0") and one foot-three inches (1'-3") thick ground monument sign into a ten-foot (10') wide sanitary sewer easement that is located on the southerly most westerly property line and along the northerly most southerly property line, being Block 2, Reserve "B", West Way Park, Section 5, according to Harris County Clerk file number M797055, as shows on the plat recorded under file code 654011 of the map records of Harris County, Texas. The sign has a concrete foundation, twelve feet-zero inches (12'-0") in length and two feet-six inches (2'-6") wide and ten inches (10") thick. The sign has a one foot-three inches (1'-3") diameter pier at both ends reinforced with six inch (6") schedule 40 pipe at an eight foot-zero inch (8'-0") depth. A fixed location of the sign is eighteen feet-zero inches (18'-0") from the north curb line of Clay Road to the leading edge of sign and one hundred twenty-five feet-zero inches (125'-0") from the west property line. The property address is known as 5544 West Sam Houston North Parkway, Houston, Texas 77043. The key map is 450G.

- e. Consent to Encroachment of a monument sign. The sign will be six feet-three inches (6'-3") tall by ten-feet (10') wide and eighteen inches (18") thick. The sign will have a concrete footer with #4 rebar, has eighteen inches (18") by eighteen inches (18") extended down, twenty-five inch (25") depth on both ends and it is buried only one foot-three inches (1'-3") deep between the columns. The sign will be made of concrete blocks, wrapped with manufactured stone and a granite face. The sign will replace an existing sign. The center of the sign will have a distance of three feet (3') southeast of the property line and fifty-five feet (55') northeast of the parking lot curb to the leading edge of the sign. The sign will encroach four feet (4') into a fifteen-foot (15') wide utility easement, which is located along the southwest side of the subject property, being four (4) tracts of land out of Reserve "E", Woodlands Hills Village, Section 5, as recorded in Vol. 223, Page 60, of the map records of Harris County. The address is known as 3321 Shadow Rock Drive, Kingwood, Texas 77339. The key map is 297E.

3) Sample legal description for building encroachment into a City utility easement:

- a. Encroachment of one foot-nine inches (1'-9") of a two (2) story frame building into a ten-foot (10') wide utility easement located along the north side of the subject property, being Lot 59, Block 3, Live Oak Terrace, Section 2, according to map or plat thereof recorded in Vol. 45, Page 39, H.C.M.R., Houston, Texas. This encroachment has existed approximately 50 years. The address is known as 123 Live Oak Lane.