

CONSENT TO ENCROACHMENT OVER CITY EASEMENT

Pursuant to Chapter 10, Article II
Code of Ordinances, City of Houston, Texas

PW-9873C
Revised December, 2016

Key Map
Quadrant _____

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, the undersigned (hereafter referred to as “Applicant”, whether one or more), has made application to the City of Houston (“City”), as provided in Chapter 10 Article II, Code of Ordinances, City of Houston, Texas, for consent to build, construct or erect a building, structure, edifice or other site improvements (hereafter the “Improvements”) over and across a City easement (the “Easement”), and heretofore constructed utility project (whether sanitary sewer, storm sewer, water main, electric line conduit, gas lines, telephone conduit, or a combination of same); and

WHEREAS, Applicant is either (a) the current fee title owner of the property underlying the Easement(s) or (b) if not the fee title owner of the property underlying the Easement(s), has secured and attached hereto the notarized written consent of such fee title owner for the construction, operation and maintenance of the Improvements upon the Easement(s); and

WHEREAS, the Director of Public Works and Engineering (the “Director”) has reviewed Applicant’s request and found that Applicant has agreed to construct the Improvements in accordance with the provisions of Article II, to which reference is made here for all purposes, and the terms and conditions of this consent.

NOW THEREFORE, in consideration of the premises, the consent hereby granted by the City and Applicant’s agreement to comply with and be bound by the terms of Article II and the terms set forth herein, City, acting solely in its capacity as the holder of the Easement(s), does hereby consent to Applicant’s construction or installation of the Improvements within the Easement(s), limited specifically to the type, nature and location as shown on Applicant’s attached plans and specifications, as approved by the Director, and described as follows, to-wit:

This consent is granted by City and accepted by Applicant subject to all of the following terms and conditions, in addition to the provisions of Article II:

1. The City is acting hereby only in its capacity as the holder of the Easement(s) and nothing herein shall be deemed or construed to grant any rights, or authorize the use of the Easement(s) contrary to the rights of the City in and to the use of such Easement(s), except as specifically provided herein.
2. This consent applies for the life of the Improvements listed herein only, and in no event longer than City shall own or hold the Easement(s), and no additional encroachment of any nature whatsoever is now or hereafter authorized by this consent.
3. No material alteration to, or any expansion of, the Improvements will be made without the prior written consent of the City, which consent may be withheld with or without cause, at the City’s sole discretion.
4. This consent is not a building permit and Applicant must obtain any required building or other applicable permit for the Improvements from the Department of Public Works and Engineering.
5. If the City shall determine at any time, in its sole discretion, that it is desirable or necessary, for the purposes of properly maintaining, adding to, substituting, altering, removing, repairing or replacing any of its facilities now or hereafter located or to be located within the Easement(s), City shall require Applicant to remove, relocate or alter all or a portion of the Improvements. Applicant shall comply fully and immediately after being notified by the Director or his or her designee, at Applicant’s sole expense. In the event of an emergency, or the occurrence of other circumstances affecting the public health, safety or welfare, the City shall have the right and option to remove, relocate or alter the Improvements in connection with such emergency or occurrence, and Applicant shall immediately pay to City, upon demand, any costs or expenses incurred by City in effecting such removal, relocation and/or alteration of the Improvements.
6. If Applicant fails to comply with any City directive to remove, relocate or alter all or a portion of the Improvements within thirty (30) days after written demand from the Director, or his or her designee, the City shall have the right and option to perform such removal, relocation or alteration at the expense of Applicant, who shall reimburse the City for all costs and expenses incurred by the City in connection therewith immediately upon demand.
7. If the construction, replacement, maintenance, operation, removal, relocation or alteration of the Improvements by Applicant cause any damage to any City facilities or improvements located within the Easement(s), Applicant shall pay all costs to repair or replace said City facilities or improvements immediately upon demand by the City.

Release and Indemnity of City by Applicant:

- A. Applicant hereby and on behalf of itself and its successors and assigns, releases the City, its elected and appointed officials, its predecessors, successors, assigns, legal representatives and its former, present, and future agents, servants, employees and all affiliated persons or entities (collectively, the “City”) from:**
- 1) any and all liability for any loss or damage to Applicant’s structure(s) or other improvement(s) caused by, arising out of, resulting from, or related to any installation, removal, relocation or alteration thereof by the City pursuant to this consent; and/or**
 - 2) any and all liability for any loss or damage to Applicant’s structure(s) or other improvement(s) caused by, arising out of, resulting from, or related to the presence, malfunction, maintenance, addition to, or substitution of any City facilities located within the easement(s), even if the City’s actual or alleged sole and/or concurrent negligence is one cause of, contributed to, or caused any such loss or damage; and**
 - 3) any and all liabilities, claims, losses, judgments, fines, demands, damages or injuries to persons or property, costs or expenses (“claims”) arising out of, related to, or touching upon this consent or any of the rights and obligations arising hereunder, including without limitation, claims caused by or arising from the alleged or actual sole and/or concurrent negligence of the City; and**
- B. Applicant hereby, and on behalf of itself and its successors and assigns, agrees to protect, defend, indemnify, and hold the City harmless of, from, and against any and all claims, liabilities, and causes of action to which the City may become subject, whether at law or in equity, in contract or tort, under statutory or common law or pursuant to the Texas or U. S. Constitution, including without limitation, all court costs, expert witness fees, expenses, investigation expense, legal research, and all costs of appeal involving litigation, arising out of, relating to, or in any way touching upon:**
- 1) The granting by the City of consent for the initial erection and placement of Applicant’s proposed structure(s) or other site improvement(s) to encroach over the easement(s); and/or**
 - 2) The granting by the City of consent for the Applicant to continue to maintain and use Applicant’s existing structure(s) or other site improvements presently encroaching over the easement(s); and/or**
 - 3) The use, operation, or maintenance of Applicant’s proposed structure(s) or other site improvement(s) on or about the premises on which the easement(s) are situated; and/or**
 - 4) The continued use, operation, or maintenance of Applicant’s existing structure(s) or other site improvement(s) on or about the premises on which the easement(s) are situated; and**
 - 5) Any claim alleged or brought by any person or entity, including without limitation: Applicant’s agents, servants, clients, invitees, joint venturers, heirs, successors, assigns, lessees, contractors, and/or by any other interest holders and/or royalty interest holders, against the City in connection with subparagraphs 1, 2, 3 and/or 4 above.**
- C. Applicant’s agreement to protect, defend, indemnify, and hold the City harmless set forth herein expressly extends to any joint, concurrent, or sole negligence, as well as any and all strict, statutory, or constitutional liability of the City.**

CITY OF HOUSTON

(only one signature required)

BY: _____ **(Date)** _____

Rudy Moreno, Jr.
Deputy Assistant Director
Department of Public Works and Engineering

ACCEPTANCE BY APPLICANT

In consideration of the premises, the undersigned Applicant (whether one or more), being the fee title Owner(s) of the property underlying the Easement(s) described above, or acting with the knowledge and attached notarized written consent of such Owner(s), by the acceptance and execution hereof, does hereby covenant, agree, and bind itself, its heirs, executors, administrators, successors, and assigns to comply with and be bound by all the terms and conditions of said Article II and this consent.

ACCEPTED THIS _____ day of _____ 20 ____ .

[Signature]

[Printed name]

[Address]

Phone (____) _____

No objection offered by below listed City of Houston Departments:

No objection offered by below listed Utility Companies as evidenced by attached Letters:

PLAN REVIEW SECTION - WASTEWATER

CENTER POINT ENERGY/ELECTRIC

BY: _____
_____ **Bill Crouch** (Date) _____

Letter dated: _____

PLAN REVIEW SECTION - WATER

SOUTHWESTERN BELL TELEPHONE CO.

BY: _____
_____ **Eugene Gibson** (Date) _____

Letter dated: _____

PLAN REVIEW SECTION - STORM SEWER

CENTER POINT ENERGY/ENERGY (GAS)

BY: _____
_____ **Angela Guo** (Date) _____

Letter dated: _____

PLANNING & DEVELOPMENT SERVICES

OTHER

BY: _____
_____ **Chauncey Conner** (Date) _____

Letter dated: _____

UTILITIES MAINTENANCE

LETTERS COMPILED AND ATTACHED

APPROVED
BY: _____
_____ (Date) _____

BY: _____
_____ **Chauncey Conner** (Date) _____

DISAPPROVED

BY: _____
_____ (Date) _____

PUBLIC WORKS AND
ENGINEERING

**THE STATE OF TEXAS
COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared _____ [name], Deputy Assistant Director, Department of Public Works and Engineering of the City of Houston, Texas 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 and as the act and deed of the City of Houston, Texas.

GIVEN under my hand and seal of office, this the ___ day of _____ 20_____.

Notary Public in and for The State of Texas

CORPORATION

**THE STATE OF TEXAS
COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared _____ [name], _____ [title], of _____ [name of corporation], a _____ [state of incorporation] corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN under my hand and seal of office, this the ___ day of _____ 20_____.

Notary Public in and for The State of Texas

INDIVIDUAL

**THE STATE OF TEXAS
COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared _____ [name], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office, this the ___ day of _____ 20_____.

Notary Public in and for The State of Texas

INDIVIDUAL

**THE STATE OF TEXAS
COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared _____ [name], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office, this the ___ day of _____ 20_____.

Notary Public in and for The State of Texas

RETURN TO:

*Chauncey Conner
or Christopher Washington
City of Houston
Dept. of Public Works and Engineering
Utility Analysis Section
P.O. Box 2688
Houston, Texas 77252-2688*

NOTE:

Following recordation with Harris County Clerk, original document must be returned to City of Houston, Department of Public Works and Engineering for final approval and endorsement by City. This document is not valid without Harris County Clerk's recording code and City of Houston endorsement below:

Original received by _____

Date _____ 20_____