



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801-1393

Legislation Text

File #: 26-0164, **Version:** 1

Interoffice Memorandum

DATE: January 20, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Aly Nazario, Acquisition Agent

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Limited Non-Exclusive License Agreement by and between Timberlock Partners II, LP and Orange County and authorization for the Manager or Assistant Manager of the Real Estate Management Division to exercise renewal options, execute termination notices, and furnish notices, required or allowed by the License Agreement, as needed for Reams Road Roadway Improvements (South of Summerlake Park Boulevard to Taborfield Avenue) - Parcel 7009. District 1.
(Real Estate Management Division)

PROJECT: Reams Road Roadway Improvements (South of Summerlake Park Boulevard to Taborfield Avenue) - Parcel 7009

PURPOSE: To provide for temporary access for construction.

ITEM:

License Agreement

Cost: Donation

Term: Seven years

BUDGET: N/A

REVENUE: None

FUNDS: N/A

APPROVALS:

Real Estate Management Division
Risk Management Division
Public Works Department

REMARKS: The Public Works Department is requesting this Temporary Access Agreement for certain real property, identified as Parcel ID 02-24-27-7150-01-001 (Parcel 7009). This access is needed for the purpose of constructing, tying in, and harmonizing the driveway with the adjacent roadway and construction for Reams Road Roadway Improvements (South of Summerlake Park Boulevard to Taborfield Avenue).

This License Agreement will not be recorded.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 10 2020

Project: Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
Instrument: 7009.1

THIS INSTRUMENT PREPARED BY:

Tara Petersen, a staff employee
in the course of duty with the
Real Estate Management Division of Orange
County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

Property Appraiser's Parcel Identification Number:
a portion of 02-24-27-7150-01-001

Project: Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
Instrument: 7009.1

LIMITED NON-EXCLUSIVE LICENSE AGREEMENT

This Limited Non-Exclusive License Agreement (the “**License**”) is entered into as of the Effective Date (defined below) by and between Timberlock Partners II, LP, a Texas limited partnership (the “**Owner**”) and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, (“**County**”) for the purposes set forth herein.

RECITALS

A. Owner owns certain real property located in Orange County, Florida, at 02-24-27-7150-01-001 and Jayme Drive, Winter Garden, Florida 34787 more specifically described in the attached **Exhibit A** (the “**Property**”).

B. County has initiated a roadway project for improvements to Reams Road for that portion of the roadway between Summerlake Park Boulevard to Taborfield Avenue (the “**Project**”).

C. The Property is adjacent to the Project and County has requested a license from the Owner for a right of entry to the Property to perform Work (defined below) on the Property for the benefit of the Owner and the Project.

D. Owner desires to grant this license to County for the performance of the Work within a portion of the Property, more specifically described in the attached **Exhibit B** (the “**Licensed Premises**”).

NOW, THEREFORE, in consideration of the foregoing and of the terms and conditions set forth herein, the parties agree as follows:

1. Grant. Owner hereby grants to County, its employees, contractors, subcontractors, consultants, and agents (collectively, the “**Entrants**”) a non-exclusive license over, upon, and

Project: Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
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across the Licensed Premises for the purposes stated below, all subject to the terms, conditions and limitations set forth in this License.

a. Contractor is to maintain uninterrupted access to the driveway at all times and is to notify the property owner five (5) days prior to started construction.

2. Purpose of License. The purpose of this license is as follows:

a. Allow Entrants to access the Licensed Premises from the adjacent public right of way, known as Reams Road.

b. Allow Entrants to enter the Licensed Premises with equipment and machinery as may be necessary to complete the Work.

c. Allow the Entrants to enter and perform all necessary work for the purpose of constructing, tying in, and harmonizing the driveway with the adjacent roadway.

d. Allow the Entrants to restore the Licensed Premises to a safe and sanitary condition in the same or similar condition as the one existing, before the Entrants use of the Licensed Premises.

All of the activities conducted above by the Entrants shall be collectively referred to as the “**Work.**”

3. Term of License.

a. **Term.** Unless sooner terminated, the term of this License shall begin on the Effective Date and expire upon the completion of the Work or after seven (7) years, whichever occurs first (the “**Term**”).

b. **Sale of Property.** If Owner sells the Property prior to the expiration of the Term, this License shall automatically terminate.

c. **County’s Termination.** The grant of this License does not obligate the County to perform the Work. County may terminate its interest in this License by providing written notice to Owner as provided herein.

4. Notice. The parties agree that the following are the designated persons to receive notice for purposes of this License. Any notices which may be permitted or required under this License must be in writing, sent to the appropriate notice address(es) for such party set forth below, and will be deemed delivered, whether or not actually received, when delivered by hand delivery; when deposited in the United State Mail, postage prepaid, registered or certified mail, return receipt requested; or when delivered to a guaranteed overnight delivery service, such as Federal Express, for delivery not later than the next business day. Either party may change the address to which future notices shall be sent by notice given in accordance with this paragraph.

Project: Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
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As to Owner:	with a copy to:
Timberlock Partners II, LP 1717 Woodstead Court, Suite 207 The Woodlands, Texas 77380	CT Corporation System, Registered Agent 1200 South Pine Island Road Plantation, Florida 33324
As to County:	with a copy to:
Orange County, Florida Real Estate Management Division Attn: Program Manager - Right of Way <u>Physical Address:</u> 400 E. South St., 5th Floor Orlando, Florida 32801 <u>Mailing Address:</u> P.O. Box 1393 Orlando, Florida 32802-1393	Orange County, Florida Public Works Department Attn: Chief Engineer, Engineering, Right-of-Way 4200 South John Young Parkway Orlando, Florida, 32839-9205

5. Miscellaneous.

a. Recitals; Exhibits. The foregoing recitals and referenced Exhibits are true and correct and are incorporated herein by reference.

b. License; No Grant of Easement. This License is intended and will be construed only as a temporary license to enter the Property for purposes of completing the Work, it is expressly stipulated that the License granted herein is for permissive use only and that any activity conducted by the Entrants within the Property pursuant to this License shall not operate to create or vest any easement, possessory interest, or other property right in County or anyone else.

c. Recording. The parties agree that this License shall not be recorded in the Public Records of Orange County, Florida.

d. Effective Date. The effective date of this Agreement (the “**Effective Date**”) shall be the later of: (i) the date this License is executed by Owner; or (ii) the date this License is approved and executed by the Orange County Board of County Commissioners.

e. Delegation of Authority. The Manager of the Orange County Real Estate Management Division is hereby delegated, on behalf of County, the authority to furnish notices as contemplated herein, agree to and execute extensions to the Term of this License or terminate the County’s interest in this License.

f. Entire Agreement; Modification. This License contains the entire agreement of the parties with respect to the subject matter hereof, and no representations, inducements, promises, or other agreements, oral, written, or otherwise, between the parties which are not embodied within this License shall be of any force or effect. No amendment to this License shall be binding upon any of the parties hereto unless such amendment is in writing and fully executed by all parties hereto.

SIGNATURES AND EXHIBITS TO FOLLOW

Project: Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
Instrument: 7009.1

IN WITNESS WHEREOF, the parties have executed this Limited Non-Exclusive License Agreement as of the Effective Date.

OWNER:

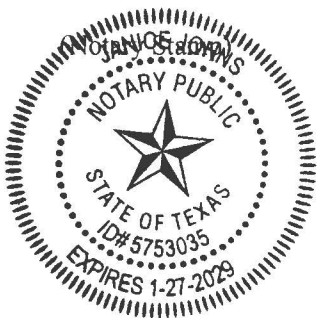
Timberlock Partners II, LP,
a Texas limited partnership

By: 535 Realty, LLC,
a Texas limited liability company,
its General Partner

By: [Signature]
Signature
Billy J. Brice III
Print Name
Manager
Title

STATE OF Texas
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of DECEMBER 2025, by Billy J. Brice III, as Manager of 535 Realty, LLC, a Texas limited liability company, as General Partner of Timberlock Partners II, LP, a Texas limited partnership, on behalf of the limited partnership. The individual is personally known to me or has produced _____ as identification.



Janice Johns
Notary Signature
Janice Johns
Print Notary Name
Notary Public of: Texas
My Commission Expires: 1-27-2029

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COUNTY SIGNATURE AND EXHIBITS TO FOLLOW

Project: Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
Instrument: 7009.1

COUNTY:

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners



Jerry L. Demings

Jerry L. Demings
Orange County Mayor

Date:

02/10/2026

(mm/dd/yyyy)

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY:

Trissa Ligetta Mercado

Deputy Clerk

Trissa Ligetta Mercado

Printed Name

Project: Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
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EXHIBIT A

A parcel of land in Section 2, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southeast corner of Lot 1, Sago Cay, according to the plat thereof as recorded in Plat Book 78, Pages 109-110, Public Records of Orange County, Florida, thence run North $43^{\circ}29'23''$ West, along the West right-of-way line of Reams Road, for 451.21 feet, to the Point of Beginning; thence departing said right-of-way line, run southwesterly along a non-tangent curve concave to the southeast, having a radius of 71.82 feet, a central angle of $6^{\circ}26'57''$, an arc length of 8.08 feet, a chord length of 8.08 feet and a chord bearing of South $54^{\circ}04'28''$ West; thence run South $50^{\circ}02'25''$ West for 50.13 feet, to the point of curvature of a curve concave to the northwest; thence run southwesterly along said curve having a radius of 176.00 feet, a central angle of $19^{\circ}19'10''$, an arc length of 59.35 feet, a chord length of 59.06 feet and a chord bearing of South $59^{\circ}42'00''$ West, to a point of reverse curvature; thence run southwesterly along a curve, concave to the southeast, having radius of 19.50 feet, a central angle of $32^{\circ}43'07''$, an arc length of 11.14 feet, a chord length of 10.98 feet and a chord bearing of South $53^{\circ}00'02''$ West; thence run South $76^{\circ}14'07''$ West for 53.20 feet, to a point on a non-tangent curve, concave to the South; thence run southwesterly along said curve, having a radius of 24.50 feet, a central angle of $33^{\circ}31'30''$, an arc length of 14.34 feet, a chord length of 14.13 feet and a chord bearing of South $81^{\circ}41'16''$ West, to a point of compound curvature; thence run southwesterly along a curve, concave to the southeast, having a radius of 148.00 feet, a central angle of $15^{\circ}54'01''$, an arc length of 41.07 feet, a chord length of 40.94 feet and a chord bearing of South $56^{\circ}58'30''$ West, to a point of compound curvature; thence run southwesterly along a curve, concave to the southeast, having a radius of 348.00 feet, a central angle of $22^{\circ}56'10''$, an arc length of 139.31 feet, a chord length of 138.38 feet and a chord bearing of South $37^{\circ}33'25''$ West, to a point on a non-tangent curve, concave to the southeast; thence run southwesterly along said curve having a radius of 335.62 feet, a central angle of $5^{\circ}03'55''$, an arc length of 29.67 feet, a chord length of 29.66 feet and a chord bearing of South $23^{\circ}38'47''$ West, thence run South $21^{\circ}12'14''$ West for 186.04 feet, to the point of curvature of a curve, concave to the northwest; thence run southwesterly along said curve, having a radius of 162.89 feet, a central angle of $31^{\circ}51'51''$, an arc length of 90.59 feet, a chord length of 89.43 feet and a chord bearing of South $37^{\circ}08'09''$ West; thence run South $53^{\circ}29'48''$ West for 73.77 feet; thence run South $53^{\circ}30'09''$ West for 1008.94 feet; thence run South $35^{\circ}42'19''$ East for 303.53 feet; thence run South $53^{\circ}30'09''$ West for 60.42 feet; thence run South $77^{\circ}52'27''$ West for 1095.42 feet; thence run South $89^{\circ}44'05''$ West for 565.61 feet; thence run North $51^{\circ}49'00''$ East for 2435.77 feet; thence run North $89^{\circ}47'47''$ East for 291.92 feet; thence run North $34^{\circ}11'32''$ East for 10.55 feet; thence run North $71^{\circ}10'44''$ East for 424.88 feet; thence North $50^{\circ}02'25''$ East for 134.17 feet, to a point on the West right-of-way line of Reams Road; thence run South $43^{\circ}29'23''$ East, along said west right-of-way line, for 120.83 feet to the Point of Beginning.

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EXHIBIT B

**SCHEDULE "A"
 LEGAL DESCRIPTION
 REAMS ROAD
 PARCEL NO. 7009**

LEGAL DESCRIPTION

A PORTION OF LOT 1, SAGO CAY, AS RECORDED IN PLAT BOOK 78, PAGES 109 AND 110, LYING IN SECTION 2, TOWNSHIP 24 SOUTH, RANGE 27 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST CORNER OF SAGO CAY AS RECORDED IN PLAT BOOK 78, PAGES 109 AND 110, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF REAMS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 10442, PAGE 2749; THENCE RUN SOUTH 43°29'36" EAST, A DISTANCE OF 83.51 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 43°29'36" EAST A DISTANCE OF 37.31 FEET ALONG SAID LINE, TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 71.82 FEET; THENCE FROM A TANGENT BEARING OF NORTH 57°18'39" EAST, RUN SOUTHWESTERLY A DISTANCE OF 8.06 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°25'47", A CHORD BEARING SOUTH 54°03'46" WEST, AND A CHORD DISTANCE OF 8.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 50°02'12" WEST, A DISTANCE OF 11.27 FEET; THENCE RUN NORTH 43°30'07" WEST, A DISTANCE OF 35.56 FEET; THENCE RUN NORTH 46°30'37" EAST, A DISTANCE OF 19.24 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 697 SQUARE FEET, MORE OR LESS.


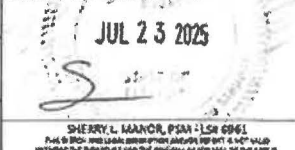

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 34 TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING N89°55'33"E.

SYMBOLS AND ABBREVIATION LEGEND:

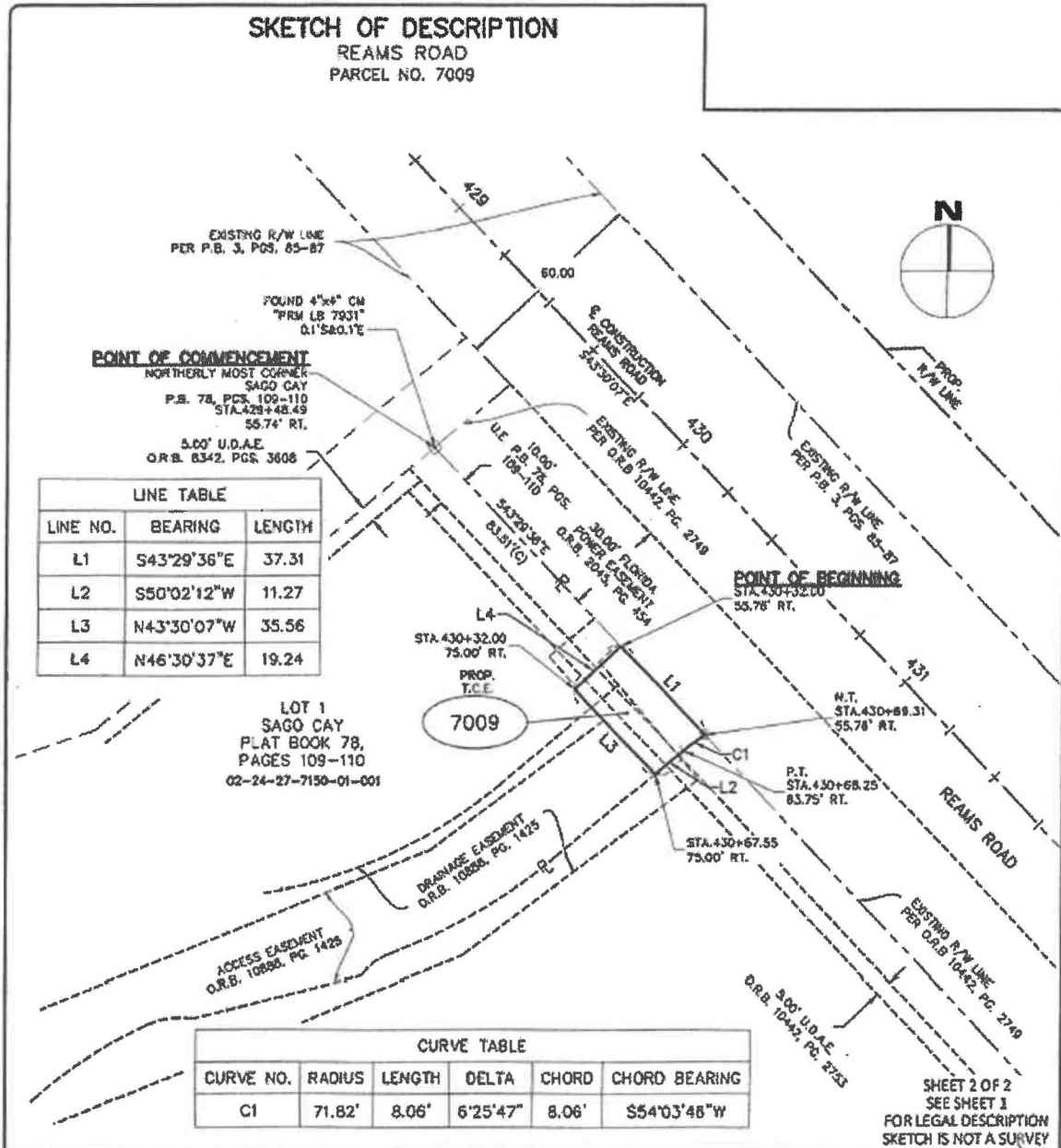
N = NORTH	IRC = IRON ROD & CAP	PROP. = PROPOSED
S = SOUTH	L = ARC LENGTH	P.T. = POINT OF TANGENCY
E = EAST	LI = LINE NUMBER	R = RADIUS
W = WEST	LB = LICENSED BUSINESS	RT. = RIGHT
CL = CENTERLINE	LT. = LEFT	R/W = RIGHT OF WAY
CI = CURVE NUMBER	O.R.B. = OFFICIAL RECORDS BOOK	STA. = STATION
(C) = CALCULATED	P.B. = PLAT BOOK	T = TANGENT
CB = CHORD BEARING	P.C. = POINT OF CURVATURE	TCE = TEMPORARY CONSTRUCTION
CCR = CERTIFIED CORNER RECORD	P.O.C. = POINT ON CURVE	EASEMENT
CH = CHORD LENGTH	PG(S) = PAGE(S)	U.D.A.E. = UTILITY, DRAINAGE &
CM = CONCRETE MONUMENT	P.I. = POINT OF INTERSECTION	ACCESS EASEMENT
Δ = DELTA ANGLE	P.L. = PROPERTY LINE	UTILITY EASEMENT
(D) = DEEDED	P.O.T. = POINT ON TANGENT	U.E. = UTILITY EASEMENT
DOC# = DOCUMENT NUMBER	PRM = PERMANENT REFERENCE	XXXX = PARCEL NUMBER
ID. = IDENTIFICATION	MONUMENT	

SHEET 1 OF 2
 SEE SHEET 2
 FOR SKETCH

DRAWN TO: 1. ORANGE COUNTY, FLORIDA 2. 3. 4.		SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THE WORDS AND LEGAL DESCRIPTION AS PRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 34, § 37.01 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO §§ 30 CHAPTERS 377 AND 477 OF THE FLORIDA STATUTES.		 ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-6005 (407) 836-7829													
PROJECT NAME: REAMS ROAD PROJECT NO.: CIP 5139		 <p>JUL 23 2025</p> <p>SHERYL L. MAHON, P.S.M. - L.S. 6961 <small>Pub. R. Rec. and Local Government Affairs Dept. 4-1407 valid until the 1st of the month and the previous 14 days of the above</small></p>		 L & S Diversified 4775 NEW BROAD STREET SUITE 108 ORLANDO, FL 32814 PHONE 407.883.3856 FAX 407.481.8541 WWW.L&SURVEYOR.COM INFO@L&SURVEYOR.COM PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE 1387428													
<table border="1"> <tr> <td>PROJECT NO.</td> <td>1501441</td> <td>DRAWN DATE</td> <td>2022.07.22</td> </tr> <tr> <td>SURVEY BY</td> <td>N/A</td> <td>REVIEWED BY</td> <td>SM</td> </tr> <tr> <td>SURVEY DATE</td> <td>N/A</td> <td>APPROVED BY</td> <td>SM</td> </tr> <tr> <td>DRAWN BY</td> <td>CONVICT/RELEND.</td> <td></td> <td>N/A</td> </tr> </table>						PROJECT NO.	1501441	DRAWN DATE	2022.07.22	SURVEY BY	N/A	REVIEWED BY	SM	SURVEY DATE	N/A	APPROVED BY	SM
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DRAWN BY	CONVICT/RELEND.		N/A														
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SM 7/23/2025

Project: Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
 Instrument: 7009.1



SHEET 2 OF 2
SEE SHEET 1
FOR LEGAL DESCRIPTION
SKETCH IS NOT A SURVEY

CERTIFIED TO:
 1. ORANGE COUNTY, FLORIDA
 2.
 3.
 4.

PROJECT NAME: REAMS ROAD
PROJECT NO.: CIP 5139

PROJECT No. 190244 DRAWN DATE 2021.07.22
 SURVEY BY N/A REVIEWED BY JMS
 SURVEY DATE N/A APPROVED BY SA
 DRAWN BY CBO/CHEVY FES/NO


No.	DATE	BY	DESCRIPTION
1	04/20/2022	CB-G	REV PER DC COMMENTS
2	02/17/2023	BS	REV PER L&S QA/QC

ORANGE COUNTY

**ORANGE COUNTY PUBLIC WORKS
ENGINEERING DIVISION**
 4300 SOUTH JOHN YOUNG PARKWAY
 ORLANDO, FLORIDA 32838-8205
 (407) 838-7020

0 40 80 Feet

**L&S
Diversified**



4726 NEW HYDRO STREET | SUITE 100 | ORLANDO, FL 32834
 PHONE 407.683.3836 | FAX 407.683.8043
 WWW.SURVEYORFL.COM | INFO@LSURVEYOR.COM
 PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | 1897629

DM 7/21/2023