

Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002
(713) 222-6060

CITY PLANNING SEARCH REPORT

November 9, 2021

City of Houston Planning Commission
611 Walker Street, 6th Floor
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records HARRIS County, Texas, as of November 2, 2021 insofar as they pertain to:

JACK ROAD STREET DEDICATION AND RESERVE

BEING a 27.69 acre (1,206,093 square foot) tract of land situated in the Moses Merritt Survey, Abstract No. 579 of Harris County, Texas and being a portion of the remainder of a called 891.99 acre tract of land as described in an instrument to Mason Westgreen, LP recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20070535841, a portion of a called 6.400 acre tract as described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No. RP-2018-219092, and a portion of a called 2.313 acre tract of land, a called 0.5938 acre tract of land, and a called 1.202 acre tract of land, all three as described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No. RP-2020-376864, said 27.69 acre tract of land described by metes and bounds in Exhibit "A" attached hereto, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the North line of said 2.313 acre tract as cited herein:

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

DUNHAM POINTE DEVELOPMENT LLC, a Texas limited liability company

EASEMENTS AND OTHER ENCUMBRANCES:

A one-fourth (1/4) non-participating royalty, certain free royalties and a one fourth (1/4) share of all bonuses and delay rentals (all without executive leasing rights, which executive leasing rights are owned by the surface owner) are excepted here from by Ben L. Pugh and wife, Elsie Pugh, as set forth in instrument dated October 15, 1958 recorded in Volume 3584, Page 590 of the Deed Records of Harris County, Texas. Title to said interest not checked

subsequent to date of aforesaid instrument.

Any right, title, interest, or claim (valid or invalid) of any character had or asserted by the State of Texas or by any other government or governmental authority or by the public generally, in and to portions of the Property which may be within the bed, shore, or banks of Big Cypress Creek and as set forth in Deed recorded under Clerk's File Number J350878 of the Real Property Records of Harris County, Texas.

All oil, gas, gravel and other minerals reserved in deed recorded under Harris County Clerk's File No. H658166 and J350878. Surface rights is limited as provided therein.

Terms, conditions and stipulations contained in that certain Donation Agreement Regarding major Thoroughfares by and between Harris County and Mason Westgreen, LP, as recorded under Harris County Clerk's File No. 20090189756. Amended under RP-2019-23973.

✓ Temporary Access Easement granted to Harris County Improvement District No. 14, as recorded under Harris County Clerk's File No. RP-2017-119307.

Affidavit to the Public for a Stormwater Quality Management Plat, as recorded under Harris County Clerk's File No RP-2017-217863.

Affidavit to the Public for a Stormwater Quality Management Plat, as recorded under Harris County Clerk's File No RP-2018-202660 and RP-2018-202661.

Right-of-way Entry Agreement between DUNHAM POINTE DEVELOPMENT LLC, a Texas limited liability company ("Landowner"), HARRIS COUNTY IMPROVEMENT DISTRICT NO. 13, a political subdivision of the State of Texas ("Well Owner"), and WEST HARRIS COUNTY REGIONAL WATER AUTHORITY, a political subdivision, as recorded under Harris County Clerk's File No. RP-2020-113713

✓ Water Line Easement granted to Harris County Improvement District No. 13, as recorded under Harris County Clerk's File No. RP-2020-295312.

✓ Sanitary Sewer Easement granted to Harris County Improvement District No. 13, as recorded under Harris County Clerk's File No. RP-2020-295313.

✓ Blanket Easement granted to CenterPoint Energy Houston Electric, LLC, as recorded under Harris County Clerk's File No. RP-2020-497775.

Waiver of Special Appraisal for the Benefit of Harris County Improvement District No. 14, as recorded under Harris County Clerk's File No. RP-2021-197495.

✓ Blanket Easement granted to CenterPoint Houston Electric, LLC, as recorded under Harris County Clerk's File No. RP-2021-319405.

✓ Non-Potable Water Line Easement granted to Harris County Improvement District No. 13, as recorded under Harris County Clerk's File No. RP-2021-442230.

✓ Water Line Easement granted to Harris County Improvement District No. 13, as recorded under Harris County Clerk's File No., RP-2021-442231.

- ✓ Sanitary Sewer Easement granted to Harris County Improvement District No. 13, as recorded under Harris County Clerk's File No., RP-2021-442232.
- ✓ Storm Sewer Easement granted to Harris County Improvement District No. 14, as recorded under Harris County Clerk's File No., RP-2021-442266.
- ✓ Private and Temporary Road Access Easement granted to Cypress-Fairbanks Independent School District as recorded under Harris County Clerk's File No. RP-2019-34293.

RESTRICTIONS:

Recorded under Harris County Clerk's File No. RP-2019-34294.

LIENS:

Deed of Trust dated August 17, 2020, filed on August 17, 2020, recorded under Harris County Clerk's File No. RP-2020-376865, executed by Dunham Pointe Development LLC, a Texas limited liability company, to Marcy Higbie, trustee, securing the payment of one note in the amount of \$589,557.00, payable to the order of Mason Westgreen LP., a Texas limited company.

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by:
Charter Title Company

By: *Yolanda Mercado*
Yolanda Mercado, Examiner

November 9, 2021

JACK ROAD STREET DEDICATION AND RESERVE
27.69 ACRES

JANUARY 18, 2021
JOB NO. 6714-00

DESCRIPTION OF A 27.69 ACRE TRACT OF LAND SITUATED
IN THE MOSES MERRITT SURVEY, ABSTRACT NO. 579
HARRIS COUNTY, TEXAS

BEING a 27.69 acre (1,206,093 square foot) tract of land situated in the Moses Merritt Survey, Abstract No. 579 of Harris County, Texas and being a portion of the remainder of a called 891.99 acre tract of land as described in an instrument to Mason Westgreen, LP recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20070535841, a portion of a called 6.400 acre tract as described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No. RP-2018-219092, and a portion of a called 2.313 acre tract of land, a called 0.5938 acre tract of land, and a called 1.202 acre tract of land, all three as described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No. RP-2020-376864, said 27.69 acre tract of land described by metes and bounds as follows with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the North line of said 2.313 acre tract as cited herein:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the common East corner of said 6.400 acre tract, a called 0.0321 acre tract acre tract of land as described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No. RP-2020-376864, and the herein described tract lying on the West line of a called 21.148 acre tract of land as described in an instrument to Harris County Water Control and Improvement District No. 155 recorded under H.C.C.F. No. M488539;

THENCE, S 87°33'33" W, along and with the line common to said 6.400 acre tract and said 0.0321 acre tract, passing the common West corner of said 6.400 acre tract and said 0.0321 acre tract, same being the Northeast corner of said 2.313 acre tract at 70.00 feet and continuing along and with the North line of said 2.313 acre tract for a total distance of 668.17 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, continuing along and with the North line of said 2.313 acre tract, the following courses and distances:

In a Westerly direction, a distance of 664.48 feet, along said curve to the right, having a radius of 2,050.00 feet, a central angle of 18°34'18" and chord which bears N 83°09'18" W, 661.58 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

N 73°52'09" W, a distance of 527.87 feet to a 5/8-inch iron rod with cap stamped "BGE INC" found for the beginning of a tangent curve to the left;

In a Westerly direction, a distance of 661.62 feet, along said curve to the left, having a radius of 1,950.00 feet, a central angle of 19°26'24" and chord which bears N 83°35'21" W, 658.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, S 02°55'56" E, over and across said 2.313 acre tract and said 891.99 acre tract, a distance of 1,083.58 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southernmost Southeast corner of the herein described tract lying on the North line of a called 89.50 acre tract described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No. RP-2018-219092;

THENCE, S 87°04'34" W, along and with the North line of said 89.50 acre tract, a distance of 310.05 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southernmost Southwest corner of the herein described tract;

THENCE, N 04°07'38" W, over and across said 891.99 acre tract and said 2.313 acre tract, a distance of 1,061.74 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract, lying on the North line of said 2.313 acre tract;

JACK ROAD STREET DEDICATION AND RESERVE
27.69 ACRES

JANUARY 18, 2021
JOB NO. 6714-00

THENCE, along and with the North line of said 2.313 acre tract, the following courses and distances:

S 82°16'43" W, a distance of 274.85 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Westerly direction, a distance of 1,196.07 feet, along said curve to the right, having a radius of 2,050.00 feet, a central angle of 33°25'45" and chord which bears N 81°00'24" W, 1,179.18 feet to a 5/8-inch iron rod with cap stamped "BGE INC" found for the point of tangency;

N 64°17'32" W, a distance of 367.75 feet to 5/8-inch iron rod with cap stamped "BGE INC" found for the beginning of a tangent curve to the left;

THENCE, in a Northwesterly direction along said curve to the left, over and across said 891.99 acre tract, passing at an arc distance of 407.13 feet the common North corner of a said 2.313 acre tract and a called 0.0787 acre tract of land as described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No. RP-2020-376864, continuing along and with the North line of said 0.0787 acre tract for a total arc distance of 477.18 feet, having a radius of 1,950.00 feet, a central angle of 14°01'15" and chord which bears N 71°18'09" W, 475.99 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

THENCE, N 78°18'47" W, continuing along and with the North line of said 0.0787 acre tract, a distance of 90.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Westernmost Southwest corner of the herein described tract;

THENCE, N 11°41'13" E, over and across said 891.99 acre tract, a distance of 100.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Westernmost Northwest corner of the herein described tract lying on the South line of said 0.5938 acre tract;

THENCE, along and with the South line of said 0.5938 acre tract, the following courses and distances:

S 78°18'47" E, a distance of 90.00 feet to a 5/8-inch iron rod with cap stamped "BGE INC" found for the beginning of a tangent curve to the right;

In a Southeasterly direction, a distance of 501.65 feet, along said curve to the right, having a radius of 2,050.00 feet, a central angle of 14°01'15" and chord which bears S 71°18'09" E, 500.40 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 64°17'32" E, a distance of 367.75 feet to a 5/8-inch iron rod with cap stamped "BGE INC" found for the beginning of a tangent curve to the left;

In an Easterly direction, a distance of 1,137.73 feet, along said curve to the left, having a radius of 1,950.00 feet, a central angle of 33°25'45" and chord which bears S 81°00'24" E, 1,121.66 feet to a 5/8-inch iron rod with cap stamped "BGE INC" found for the point of tangency;

N 82°16'43" E, a distance of 286.23 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, N 01°13'58" W, over and across said 0.5938 acre tract, said 1.202 acre tract, and said 891.99 acre tract, a distance of 1,067.73 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northernmost Northwest corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears N 16°34'40" E, 1,230.00 feet;

JACK ROAD STREET DEDICATION AND RESERVE
27.69 ACRES

JANUARY 18, 2021
JOB NO. 6714-00

THENCE, in an Easterly direction, over and across said 891.99 acre tract, a distance of 338.24 feet, along said curve to the left, having a radius of 1,230.00 feet, a central angle of 15°45'21" and chord which bears S 81°18'00" E, 337.18 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northernmost Northeast corner of the herein described tract;

THENCE, S 01°11'03" E, over and across said 891.99 acre tract, said 1.202 acre tract, and said 0.5938 acre tract, a distance of 978.28 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract, lying on the South line of said 0.5938 acre tract, same being the beginning of a non-tangent curve to the right, from which its center bears S 03°12'38" E, 2,050.00 feet;

THENCE, along and with the South line of said 0.5938 acre tract, the following courses and distances:

In an Easterly direction, a distance of 692.02 feet, along said curve to the right, having a radius of 2,050.00 feet, a central angle of 19°20'29" and chord which bears S 83°32'23" E, 688.74 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 73°52'09" E, a distance of 527.87 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left,

In an Easterly direction, a distance of 632.07 feet, along said curve to the left, having a radius of 1,950.00 feet, a central angle of 18°34'18" and chord which bears S 83°09'18" E, 629.30 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

N 87°33'33" E, passing the common South corner of said 0.5938 acre tract and a called 0.0080 acre tract of land as described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No. RP-2020-376864 at a distance of 598.18 feet and continuing along and with the South line of said 0.0080 acre tract a total distance of 668.19 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Easternmost Northeast corner of the herein described tract and the Southeast corner of said 0.0080 acre tract, lying on the West line of said 21.148 acre tract;

THENCE, S 02°25'44" E, along and with the line common to said 6.400 acre tract and said 21.1482 acre tract, a distance of 100.00 feet to the POINT OF BEGINNING and containing 27.69 acres (1,206,093 square feet) of land.



Alan C. Bentley RPLS No. 2055
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

HARRIS COUNTY

ENGINEERING DEPARTMENT
Permit Office

10555 Northwest Frwy., Suite 120
Houston, Texas 77092
(713) 274-3900

Harris County Clerk's Office:

Please record plat and/or supporting documentation upon receipt of filing fee and have the Owner's / Engineer's representative provide appropriate information in the blank spaces of the attached document(s) prior to recordation of the instrument(s).

Thank you,



LaTosha Baker
Sr. Planner
Harris County Engineering / Permits

LIENHOLDER'S SUBORDINATION TO DEDICATION

STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, Dunham Pointe Development LLC, a Texas limited liability company has platted that certain 27.69 tract acre of land out of the Moses Merritt Survey, A-579 of Harris County, Texas, which property was surveyed and platted on _____ by, BGE, Inc. and known as JACK ROAD STREET DEDICATION AND RESERVE recorded at Film Code No. _____ in the Map Records and Clerk's File No. _____ of the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, Mason Westgreen LP, a Texas limited company, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. RP-2020-376865 of the Real Property Records of Harris County, Texas, and is the holder of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of JACK ROAD STREET DEDICATION AND RESERVE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by Mason Westgreen LP, a Texas limited company, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the present owner and holder of the note and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of JACK ROAD STREET DEDICATION AND RESERVE and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of JACK ROAD STREET DEDICATION AND RESERVE and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the present owner and holder of the note and the lien given to secure the payment of the same and that it is the owner and holder of the note and the lien.
EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

AFTER RECORDING RETURN TO:
Salvador Cisneros
BGE, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042 phone: 281-558-8700

EXECUTED this the 14 day of September, 2021.

Mason Westgreen LP,
a Texas limited company

By: [Signature]

Printed Name: CARY DUNHAM

Title: EVP Development

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Cary Dunham, EVP Development of Mason Westgreen LP, a Texas limited company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

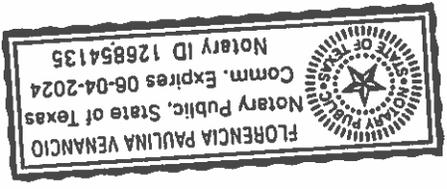
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of September, 2021.

[Signature]

Notary Public in and for the State of Texas

Printed Name: F. Paulina Venancio

My commission expires: 6/4/2024



AFTER RECORDING RETURN TO:
Salvador Cisneros
BGE, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042 phone: 281-558-8700

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

MASON WESTGREEN LP
2313 MIMOSA DR
HOUSTON, TX 77019-6023
USA

Legal Description

PT TR 4 & (AG-USE)
PT TR 2 ABST 579 M MERRITT
PT TR 10 ABST 547 J W MOODY
(1201 SQ FT EASEMENT)

Parcel Address: 0

Legal Acres: 530.9015

Account Number: 041-072-000-0156

Print Date: 11/08/2021 02:44:57 PM

Certificate No: 12196831

Paid Date:

Certificate Fee: \$10.00

Issue Date: 11/08/2021

Operator ID: DPURSLEY

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

MASON WESTGREEN LP
2313 MIMOSA DR
HOUSTON, TX 77019-6023
USA

Certified Tax Unit(s):

- 40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
45 Lone Star College System
633 Emergency Serv Dist #9-E.M.S./Fire

Table with 2 columns: Description, Amount. Rows include 2021 Value (9,701,767), 2021 Levy (\$72,934.77), 2021 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), Total Amount Due (\$0.00).



Reference (GFI) No: N/A

Issued By:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE

CYPRESS FAIRBANKS



DAVID PIWONKA
CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR
10494 JONES RD, SUITE 106
HOUSTON, TEXAS 77065

Issued To:

BGE, INC
10777 WESTHEIMER RD STE 400
HOUSTON, TX 77042

Legal Description

PT TR 4 & (AG-USE)
PT TR 2 ABST 579 M MERRITT
PT TR 10 ABST 547 J W MOODY
(1201 SQ FT EASEMENT)

Fiduciary Number: 26631015

Parcel Address: 0

Legal Acres: 530.9015

<---

--->

Account Number: 041-072-000-0156

Print Date: 11/04/2021 12:26:35 PM

Certificate No: 247517536

Paid Date: 11/04/2021

Certificate Fee: \$10.00

CHECK NO. 100319

Issue Date: 11/04/2021

Operator ID: MONICAR

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

MASON WESTGREEN LP
2313 MIMOSA DR
HOUSTON, TX 77019-6023
USA

Certified Tax Unit(s):

1 CYPRESS-FAIRBANKS ISD

2021 Value:	9,701,767
2021 Levy:	\$129,926.06
2021 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By:

DAVID PIWONKA
CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR



TAX CERTIFICATE

JURISDICTION: HARRIS COUNTY IMPROVEMENT DISTRICT NO. 13
C/O B&A MUNICIPAL TAX SERVICE, LLC.
13333 NORTHWEST FREEWAY, SUITE 620
HOUSTON, TEXAS 77040
(713) 900-2680

ACCOUNT NO.: 041-072-000-0156 (parent account)

PROPERTY OWNER NAME & ADDRESS:	PROPERTY LEGAL DESCRIPTION
MASON WESTGREEN LP 2313 MIMOSA DR HOUSTON, TX 77019-6023	PT TR 4 & (AG – USE) PT TR 2 ABST 579 M MERRITT PT TR 10 ABST 547 J W MOODY (1201 SQ FT EASEMENT)

ACREAGE: 115.15250

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE, THE FOLLOWING TAXES, PENALTIES, AND INTEREST ARE DUE ON THE ABOVE DESCRIBED PROPERTY AS OF THE DATE OF THIS CERTIFICATE.

PLEASE NOTE: ANY CORRECTION BY THE HARRIS COUNTY APPRAISAL DISTRICT COULD RENDER THIS CERTIFICATE INVALID:

<u>TAX YEAR</u>	<u>BASE TAX</u>	<u>P&I</u>	<u>20% ATTY FEE</u>	<u>TOTAL DUE</u>	<u>DATE PAID</u>
2021	<i>Tax rate has not been adopted. No tax has been assessed on this tax year</i>				
2020	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</i>				
2019	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</i>				
2018	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</i>				
2017	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</i>				

THIS CERTIFICATE DOES NOT REFLECT THE POTENTIAL OF ROLLBACK TAXES WHICH MAY BECOME DUE ON PROPERTIES RECEIVING AGRICULTURAL OR OPEN SPACE VALUATION


REBECCA M. OLVERA, RTC
DEPUTY TAX COLLECTOR

11.4.21
DATE OF TAX CERTIFICATE

\$10.
FEE PAID

TAX CERTIFICATE

JURISDICTION: HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14
C/O B&A MUNICIPAL TAX SERVICE, LLC.
13333 NORTHWEST FREEWAY, SUITE 620
HOUSTON, TEXAS 77040
(713) 900-2680

ACCOUNT NO.: 041-072-000-0156 (Parent Account)

PROPERTY OWNER NAME & ADDRESS:	PROPERTY LEGAL DESCRIPTION
MASON WESTGREEN LP 2313 MIMOSA DR HOUSTON, TX 77019-6023	PT TR 4 & (AG – USE) PT TR 2 ABST 579 M MERRITT PT TR 10 ABST 547 J W MOODY (1201 SQ FT EASEMENT)

ACREAGE: 103.79120

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE, THE FOLLOWING TAXES, PENALTIES, AND INTEREST ARE DUE ON THE ABOVE DESCRIBED PROPERTY AS OF THE DATE OF THIS CERTIFICATE.

PLEASE NOTE: ANY CORRECTION BY THE HARRIS COUNTY APPRAISAL DISTRICT COULD RENDER THIS CERTIFICATE INVALID:

<u>TAX YEAR</u>	<u>BASE TAX</u>	<u>P&I</u>	<u>20% ATTY FEE</u>	<u>TOTAL DUE</u>	<u>DATE PAID</u>
<i>2021 No Tax rate has been adopted. No tax has been assessed on this tax year</i>					
2020	\$51,088.86	0.00	0.00	\$0.00	12/23/2020
2019	\$51,088.86	0.00	0.00	\$0.00	01/22/2020

*****NO TAX RATE ADOPTED PRIOR TO 2019. ZERO TAXES ASSESSED*****

THIS CERTIFICATE DOES NOT REFLECT THE POTENTIAL OF ROLLBACK TAXES WHICH MAY BECOME DUE ON PROPERTIES RECEIVING AGRICULTURAL OR OPEN SPACE VALUATION


REBECCA M. OLVERA RTC
DEPUTY TAX COLLECTOR

11-4-21
DATE OF TAX CERTIFICATE

\$10
FEE PAID

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

DUNHAM POINTE DEVELOPMENT LLC
2313 MIMOSA DR
HOUSTON, TX 77019-6023
USA

Legal Description

TRS 4D &
TRS 2D & 2E
ABST 579 M MERRITT
ABST 116 J W BAKER

Parcel Address: 0 NORTHWEST FWY

Legal Acres: 105.7138

Account Number: 041-072-000-0182

Print Date: 11/08/2021 02:37:03 PM

Certificate No: 12196829

Paid Date:

Certificate Fee: \$10.00

Issue Date: 11/08/2021

Operator ID: DPURSLEY

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2021. TAXES THRU 2020 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2021.

Exemptions:

Certified Owner:

DUNHAM POINTE DEVELOPMENT LLC
2313 MIMOSA DR
HOUSTON, TX 77019-6023
USA

Table with 2 columns: Description and Amount. Rows include 2020 Value (1,151,223), 2020 Levy (\$7,640.49), 2020 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

Certified Tax Unit(s):

- 40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
633 Emergency Serv Dist #9-E.M.S./Fire



Reference (GF) No: N/A

Issued By:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE

CYPRESS FAIRBANKS



DAVID PIWONKA

CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR
10494 JONES RD, SUITE 106
HOUSTON, TEXAS 77065

Issued To:

BGE, INC
10777 WESTHEIMER RD STE 400
HOUSTON, TX 77042

Legal Description

TRS 4D &
TRS 2D & 2E
ABST 579 M MERRITT
ABST 116 J W BAKER

Fiduciary Number: 26631015

Parcel Address: 0 NORTHWEST FWY

Legal Acres: 105.7138

Account Number: 041-072-000-0182

Print Date: 11/04/2021 12:28:30 PM

Certificate No: 247517538

Paid Date: 11/04/2021

Certificate Fee: \$10.00

CHECK NO. 100319

Issue Date: 11/04/2021

Operator ID: MONICAR

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. TAXES THRU 2020 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2021.

Exemptions:

Certified Owner:

DUNHAM POINTE DEVELOPMENT LLC
2313 MIMOSA DR
HOUSTON, TX 77019-6023
USA

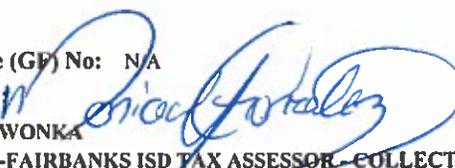
2020 Value:	1,151,223
2020 Levy:	\$15,604.83
2020 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

1 CYPRESS-FAIRBANKS ISD

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By: 
DAVID PIWONKA
CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR



TAX CERTIFICATE

JURISDICTION: HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14
C/O B&A MUNICIPAL TAX SERVICE, LLC.
13333 NORTHWEST FREEWAY, SUITE 620
HOUSTON, TEXAS 77040
(713) 900-2680

ACCOUNT NO.: 041-072-000-0182

PROPERTY OWNER NAME & ADDRESS: PROPERTY LEGAL DESCRIPTION

DUNHAM POINTE DEVELOPMENT LLC
2313 MIMOSA DR
HOUSTON, TX 77019-6023

TRS 4D &
TRS 2D& 2E
ABST 579 M MERRITT
ABST 116 J W BAKER

ACREAGE: 96.29470

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE, THE FOLLOWING TAXES, PENALTIES, AND INTEREST ARE DUE ON THE ABOVE DESCRIBED PROPERTY AS OF THE DATE OF THIS CERTIFICATE.
PLEASE NOTE: ANY CORRECTION BY THE HARRIS COUNTY APPRAISAL DISTRICT COULD RENDER THIS CERTIFICATE INVALID:

<u>TAX YEAR</u>	<u>BASE TAX</u>	<u>P&I</u>	<u>20% ATTY FEE</u>	<u>TOTAL DUE</u>	<u>DATE PAID</u>
-----------------	-----------------	----------------	---------------------	------------------	------------------

2021 Not certified. No tax rate has been adopted. No tax has been assessed on this tax year

2020	\$14,156.76	0.00	0.00	\$0.00	02/28/2021
2019	\$14,173.76	0.00	0.00	\$0.00	01/27/2020

THIS CERTIFICATE DOES NOT REFLECT THE POTENTIAL OF ROLLBACK TAXES WHICH MAY BECOME DUE ON PROPERTIES RECEIVING AGRICULTURAL OR OPEN SPACE VALUATION

REBECCA M. OLVERA RTC
DEPUTY TAX COLLECTOR

11.4.21
DATE OF TAX CERTIFICATE

\$ 10
FEE PAID

TAX CERTIFICATE

JURISDICTION: HARRIS COUNTY IMPROVEMENT DISTRICT NO. 13
C/O B&A MUNICIPAL TAX SERVICE, LLC.
13333 NORTHWEST FREEWAY, SUITE 620
HOUSTON, TEXAS 77040
(713) 900-2680

ACCOUNT NO.: 041-072-000-0182

PROPERTY OWNER NAME & ADDRESS:	PROPERTY LEGAL DESCRIPTION
DUNHAM POINTE DEVELOPMENT LLC 2313 MIMOSA DR HOUSTON, TX 77019-6023	TRS 4D & TRS 2D & 2E ABST 579 M MERRITT ABST 116 J W BAKER

ACREAGE: 0.11630

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE, THE FOLLOWING TAXES, PENALTIES, AND INTEREST ARE DUE ON THE ABOVE DESCRIBED PROPERTY AS OF THE DATE OF THIS CERTIFICATE.
PLEASE NOTE: ANY CORRECTION BY THE HARRIS COUNTY APPRAISAL DISTRICT COULD RENDER THIS CERTIFICATE INVALID:

<u>TAX YEAR</u>	<u>BASE TAX</u>	<u>P&I</u>	<u>20% ATTY FEE</u>	<u>TOTAL DUE</u>	<u>DATE PAID</u>
2021	<i>Not certified. No Tax rate. No tax has been calculated or assessed on this tax year</i>				
2020	<i>Did not set a tax rate on this tax year. No tax was calculated</i>				
2019	<i>Did not set a tax rate on this tax year. No tax was calculated</i>				

THIS CERTIFICATE DOES NOT REFLECT THE POTENTIAL OF ROLLBACK TAXES WHICH MAY BECOME DUE ON PROPERTIES RECEIVING AGRICULTURAL OR OPEN SPACE VALUATION


REBECCA M. OLVERA, RTC
DEPUTY TAX COLLECTOR

11.4.21
DATE OF TAX CERTIFICATE

\$10-
FEE PAID

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

MASON WESTGREEN LP
2313 MIMOSA DR
HOUSTON, TX 77019-6023
USA

Legal Description

PT TR 4 & (HOMESITE)
PT TR 2 ABST 579 M MERRITT
PT TR 10 ABST 547 J W MOODY
ABST 116 J W BAKER

Parcel Address: 29101 NORTHWEST FWY

Legal Acres: .5000

Account Number: 041-072-000-0030

Print Date: 11/08/2021 02:35:24 PM

Certificate No: 12196825

Paid Date:

Certificate Fee: \$10.00

Issue Date: 11/08/2021

Operator ID: DPURSLEY

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

MASON WESTGREEN LP
2313 MIMOSA DR
HOUSTON, TX 77019-6023
USA

Certified Tax Unit(s):

- 40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
45 Lone Star College System
633 Emergency Serv Dist #9-E.M.S./Fire

Table with 2 columns: Description and Amount. Rows include 2021 Value (\$21,780), 2021 Levy (\$163.74), 2021 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).



Reference (CF) No: N/A

Issued By:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE

CYPRESS FAIRBANKS



DAVID PIWONKA
CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR
10494 JONES RD, SUITE 106
HOUSTON, TEXAS 77065

Issued To:

BGE, INC
10777 WESTHEIMER RD STE 400
HOUSTON, TX 77042

Legal Description

PT TR 4 & (HOMESITE)
PT TR 2 ABST 579 M MERRITT
PT TR 10 ABST 547 J W MOODY
ABST 116 J W BAKER

Fiduciary Number: 26631015

Parcel Address: 29101 NORTHWEST FWY

Legal Acres: .5000

<----->

Account Number: 041-072-000-0030

Print Date: 11/04/2021 12:31:45 PM

Certificate No: 247517542

Paid Date: 11/04/2021

Certificate Fee: \$10.00

CHECK NO. 100319

Issue Date: 11/04/2021

Operator ID: MONICAR

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

MASON WESTGREEN LP
2313 MIMOSA DR
HOUSTON, TX 77019-6023
USA

Certified Tax Unit(s):

1 CYPRESS-FAIRBANKS ISD

2021 Value:	21,780
2021 Levy:	\$291.68
2021 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By: *David Piwonka*
DAVID PIWONKA
CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR



TAX CERTIFICATE

JURISDICTION: HARRIS COUNTY IMPROVEMENT DISTRICT NO. 13
C/O B&A MUNICIPAL TAX SERVICE, LLC.
13333 NORTHWEST FREEWAY, SUITE 620
HOUSTON, TEXAS 77040
(713) 900-2680

ACCOUNT NO.: 041-072-000-0030

PROPERTY OWNER NAME & ADDRESS: PROPERTY LEGAL DESCRIPTION

MASON WESTGREEN LP
2313 MIMOSA DR
HOUSTON, TX 77019-6023

PT TR 4 & (HOMESITE)
PT TR 2
ABST 579 M MERRITT
PT TR 10
ABST 547 J W MOODY
ABST 116 J W BAKER

ACREAGE: 0.50000

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE, THE FOLLOWING TAXES, PENALTIES, AND INTEREST ARE DUE ON THE ABOVE DESCRIBED PROPERTY AS OF THE DATE OF THIS CERTIFICATE.

PLEASE NOTE: ANY CORRECTION BY THE HARRIS COUNTY APPRAISAL DISTRICT COULD RENDER THIS CERTIFICATE INVALID:

<u>TAX YEAR</u>	<u>BASE TAX</u>	<u>P&I</u>	<u>20% ATTY FEE</u>	<u>TOTAL DUE</u>	<u>DATE PAID</u>
2021	<i>Tax rate has not been adopted. No tax has been calculated or assessed on this tax year</i>				
2020	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</i>				
2019	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</i>				
2018	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</i>				
2017	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</i>				

THIS CERTIFICATE DOES NOT REFLECT THE POTENTIAL OF ROLLBACK TAXES WHICH MAY BECOME DUE ON PROPERTIES RECEIVING AGRICULTURAL OR OPEN SPACE VALUATION



REBECCA M. OLVERA, RTC
DEPUTY TAX COLLECTOR

11.4.21

DATE OF TAX CERTIFICATE

\$ 10

FEE PAID

UTILITY SERVICE PLAN

1. APPLICANT INFORMATION (Please print or type)

Applicant's Name BGE, Inc.
Mailing Address 10777 Westheimer Rd Ste 400 City Houston State Tx Zip 77042
Office Phone 281-558-8700 Cellular Phone _____ Fax _____
Owner/Developer's Name Dunham Pointe Development, LLC a Texas limited liability company Phone 281-558-8700
Owner/Developer's Mailing Address 1305 Afton St City Houston
State Tx Zip 77055

2. LOCATION OF PROPERTY

Proposed Subdivision Name Jack Road Street Dedication and Reserve

Recorded plat name (if a replat or amending plat)

Survey Name Moses Merritt Abstract Number 579 Acreage 27.69

3. SERVICE CAPACITY

Proposed Use of Development: Single Family Commercial Mixed Single Family/Commercial

Other Restricted to Drainage

Number of Lots: N/A Estimated Sewerage Capacity Required: _____

Number of Reserves: 2

4. WATER/SEWER SERVICE All additional documents to be submitted to: plattng@hcpid.org unless otherwise noted.

Water Service:

- To be served by existing utility:** Provide proof of approval from District or Utility for proposed development.
- To be served by a new public water well and water plant:** Provide proof of Texas Commission on Environmental Quality (TCEQ) Public Water System approval letter and Harris-Galveston Subsidence District Permit.
- To be served by a new commercial, private* water well and/or water plant:** For new commercial water well, provide Harris-Galveston Subsidence District permit. If a water plant is also proposed, please provide copy of TCEQ approval letter for the water system.
- To be served by a new residential, private* water well:** No documentation required.
- If there is an existing water well or if means of providing water service is undecided:** Provide a complete Subdivision Planning Report that demonstrates the feasibility of water well usage in conjunction with an on-site sewage facility for the platted area. Submit the report to wastewater@hcpid.org.

* A private water well serves less than 25 people and has less than 15 connections per 30 TAC §290.38(69).

Wastewater Service:

- To be served by existing utility:** Provide proof of approval from District or Utility for proposed development.
- To be served by a new wastewater treatment plant:** Provide TCEQ plan approval letter that includes verbiage to allow plant construction to commence or provide TCEQ wastewater discharge permit.
- To be served by an existing/new On-Site Sewage Facility (OSSF) or if means of providing wastewater service is undecided:** Provide a complete Subdivision Planning Report that demonstrates the feasibility of an on-site system for the platted area. Please submit the report to wastewater@hcpid.org.

I, Fren-Mark L. Baner, the undersigned have carefully reviewed this form and my answers to all questions. To the best of my knowledge, the answers are all true and correct.

SIGNATURE of Applicant/Agent or Attorney Fren Mark L. Baner Date 10/12/2021

*** Section 4 does not apply to plats solely used for street dedication(s) and/or detention basin(s).

Harris County Engineering Department
Permits Division- Planning Group
10555 Northwest Freeway, Suite 120, Houston, TX 77092
Phone 713-274-3932 plattng@hcpid.org



October 8, 2020

To Whom It May Concern,

Re: Capacity Letter
Jack Road Street Dedication and Reserve - (HC Project # 1909170177)
Harris County Improvement District No. 14

Harris County ID No. 14 (the "District") has authorized the design and construction of the water and drainage facilities to serve Jack Road Street Dedication and Reserve (the "Project"). This a roadway project located in the District, which does not require any water supply or wastewater treatment capacity. Please contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Fren-Mark L. Banes". The signature is written in a cursive, flowing style.

Fren-Mark L. Banes, P.E.
Engineer for the District



ANN HARRIS BENNETT

Tax Assessor-Collector & Voter Registrar
www.hctax.net

September 16, 2020

Whom It May Concern:

Please be advised that the name JACK ROAD STREET DEDICATION AND RESERVE is not the name of any subdivision recorded in the subdivision records Harris County Texas, as maintained by the Harris County Appraisal District and the Office of Harris County Tax Assessor-Collector.

U. Hernandez.

Office of Ann Harris Bennett
Tax Assessor-Collector
Harris County, Texas