



7500 San Felipe, Suite 1020
Houston, TX 77063
713.589.9000 (OFFICE)
713.231.5028 (FAX)

CITY PLANNING LETTER

GF Number: 7910-19-3716

Date: October 26, 2021

**To: City Planning Department/City of Houston
4th Floor City Hall Annex
Houston, Texas 77001**

Title Houston Holdings (Title Company) certifies that a diligent search of the real property records of Title Houston Holdings title plant has been made, as to the herein described property, and as of 8:00 AM on the 20th day of October 2021, we find the following:

Property Description:

A 0.261 acre, or 11,366 square feet more or less tract of land, being a portion of a called 49.2127 acre tract of land conveyed to BGM Land Investments, LTD, and described in a deed recorded in Clerk's File No. X696733 of the Official Public Records of Real Property of Harris County, Texas, situated in the Victor Blanco Survey, Abstract 2, in the City of Houston, Harris County, Texas. Said 0.261 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

COMMENCING: At a 5/8" iron rod found in the west right-of-way line of Ralston Road, having a width of 100 feet as recorded in Film Code No. 315006 in the Map Records of Harris County, Texas, the east line of said 49.2127 acre tract,

THENCE: N 34°42'49" W, along and with the west right-of-way line of said Ralston Road, the east line of said 49.2127 acre tract, a distance of 148.37 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the POINT OF BEGINNING of this tract;

THENCE: Departing said west right-of-way line, over and across said 49.2127 acre tract, the following courses and distances:

Southwesterly, along and with a non-tangent curve to the right having a radial bearing of S 55°16'47" W, a radius of 25.00 feet, a delta angle of 90°00'14", a chord bearing and distance of S 10°16'54" W, a distance of 35.36 feet for an arc length of 39.27 feet;

S 55°17'01" W, a distance of 90.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

N 34°42'49" W, a distance of 100.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner, and

N 55°17'01" E, a distance of 115.00 feet to a 5/8 iron rod with cap stamped "Pape-Dawson" set for corner in the west right-of-way line of said Ralston Road, the east line of said 49.2127 acre tract, from which a 5/8 inch iron rod found bears N 34°42'49" W, a distance of 385.63 feet;

THENCE: S 34°42'49" E, along and with the west right-of-way line of said Ralston Road, the east line of said 49.2127 acre tract a distance of 75.00 feet to the POINT OF BEGINNING, and containing 0.261 acres in the City of Houston, Harris County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 49085-18 by Pape-Dawson Engineers, Inc.

Owner(s) of Record: Harris County Municipal Utility District No. 148

By virtue of Warranty Deed dated January 9, 2019, recorded under Harris County Clerk's File No. RP-2019-150564.

Deed Restrictions:

None of Record

Easements and other encumbrances:

A one (1) foot reserve buffer along the east property line, as reflected in the Notes on the recorded plat of Greensbrook, Section 1, recorded in Volume 250, Page 40 and Volume 315, Page 1 of the Map Records of Harris County, Texas.

Lien Holder(s):

None of Record

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

This letter is used for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Title Houston Holdings, for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that the Title Company does not intend to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor a warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Title Houston Holdings assumes no liability whatsoever for the accuracy of this report or for any omissions or errors with respect hereto. You agree to release, indemnify, and hold harmless Title Houston Holdings of any negligence by them (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.

This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Caution: Title Houston Holdings assumes no liability for errors or omissions in this report or for verbal statements. This is a copy of a preliminary report made for use of Title Houston Holdings only, to determine whether a title insurance policy can be issued. If a copy is furnished to the parties involved in the transaction, it is to facilitate preparation of the necessary instruments, to point out curative requirements (if any) and to show the results of the company's title search (upon which on the company may rely).

None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the company, as to the status of title. If a title defect or encumbrance should exist which is not disclosed herein, the company shall not be liable by reason of furnishing the report or for any verbal statements related thereto. The company shall not be liable for any title defect unless a title insurance policy is issued insuring against such defect. The applicable premium paid and the company's liability shall exist only under the terms of its policy (as prescribed by the state board of insurance) and is measured and limited thereby.

Notice: Title Houston Holdings disclaims any warranties, expressed or implied, concerning the information. This information is solely for the use of the party requesting it and no one else. Title Houston Holdings liability for errors and/or omissions in this information is limited to the amount paid for this report. By accepting this form, the party requesting the information agrees that the disclaimer of warranties and liability limitation contained in this paragraph is a part of its contract with Title Houston Holdings and will cover all actions arising by statutes, in contract, or in tort.

Title Houston Holdings

V. ANDREEV

Vladimir Andreev
Title Examiner



METES AND BOUNDS DESCRIPTION
FOR

A 0.261 acre, or 11,366 square feet more or less tract of land, being a portion of a called 49.2127 acre tract of land conveyed to BGM Land Investments, LTD, and described in a deed recorded in Clerk's File No. X696733 of the Official Public Records of Real Property of Harris County, Texas, situated in the Victor Blanco Survey, Abstract 2, in the City of Houston, Harris County, Texas. Said 0.261 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

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Job No. 49085-18
0.261 Acre
Page 2 of 2

THENCE: S 34°42'49" E, along and with the west right-of-way line of said Ralston Road, the east line of said 49.2127 acre tract a distance of 75.00 feet to the POINT OF BEGINNING, and containing 0.261 acres in the City of Houston, Harris County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 49085-18 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 6, 2018
Job No.: 49085-18
DOC. ID: K:\survey\Survey\8\49085-18\Word\49085-18 0.261AC.docx

B. Nawara



The seal is an octagonal stamp with a decorative border. Inside the border, the text reads: "STATE OF TEXAS" at the top, "REGISTERED" below it, a five-pointed star in the center, "BRIAN NAWARA" below the star, "6060" below the name, and "PROFESSIONAL LAND SURVEYOR" at the bottom.

TAX CERTIFICATE



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

Issued To:

HARRIS COUNTY MUD NO 148
11111 KATY FWY STE 725
HOUSTON, TX 77079
USA

Legal Description

TR 69B-1
GREENSBROOK SEC 1 R/P
ABST 2 V BLANCO

Parcel Address: 0 RALSTON RD

Legal Acres: .2610

Account Number: 040-158-090-0822

Print Date: 11/11/2021 10:36:41 AM

Certificate No: 12196921

Paid Date:

Certificate Fee: \$10.00

Issue Date: 11/11/2021

Operator ID: EAVILA

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:

TOTALLY EXEMPT

Certified Owner:

HARRIS COUNTY MUD NO 148
11111 KATY FWY STE 725
HOUSTON, TX 77079
USA

Table with 2 columns: Description and Amount. Rows include 2021 Value (3,411), 2021 Levy (\$0.00), 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).

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
47 San Jacinto College District
670 Emergency Service Dist #60 (Fire)
672 Emergency Service Dist #2 (E.M.S.)



Reference (GPT) No: N/A

Issued By: [Signature]
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR



Sheldon I.S.D Tax Office

11411 C.E. King Pkwy Ste A
Houston, TX 77044

Tax Certificate

Property Account Number:

0401580900822

Statement Date: 10/25/2021
Owner: HARRIS COUNTY MUD NO 148
Mailing Address: 11111 KATY FWY STE 725
HOUSTON TX 77079

Property Location: 0000000 RALSTON RD
Legal: TR 69B-1|GREENSBROOK
SEC 1 R/P|ABST 2 V
BLANCO

TAX CERTIFICATE FOR ACCOUNT : 0401580900822
AD NUMBER: 0401580900822
GF NUMBER:
CERTIFICATE NO : 108254

DATE : 10/25/2021

PAGE 1 OF 1

FEE : 10.00

PROPERTY DESCRIPTION

TR 69B-1|GREENSBROOK SEC 1 R/P
|ABST 2 V BLANCO

COLLECTING AGENCY

Sheldon ISD
11411 C.E. King Pkwy Ste A
Houston TX 77044

0000000 RALSTON RD
0.261 ACRES

REQUESTED BY

HARRIS COUNTY MUD NO 148
11111 KATY FWY STE 725
HOUSTON TX 77079

PROPERTY OWNER

HARRIS COUNTY MUD NO 148
11111 KATY FWY STE 725
HOUSTON TX 77079

UDI: 100%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION SPTB RULE 155.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2017 TAXES HAVE NOT BEEN CALCULATED.

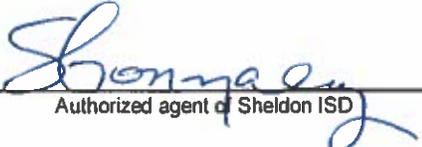
CURRENT VALUES

LAND MKT VALUE:	\$3,411.00	IMPROVEMENT:	\$0.00
AG LAND VALUE:	\$0.00	DEF HOMESTEAD:	\$0.00
APPRAISED VALUE:	\$3,411.00	LIMITED VALUE:	\$0.00
EXEMPTIONS: Full			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	SHELDON I. S. D.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 10/2021: \$ 0.00

ISSUED TO: HARRIS COUNTY MUD NO 148
ACCOUNT NUMBER: 0401580900822

CERTIFIED BY: 
Authorized agent of Sheldon ISD

BOB LEARED INTERESTS, INC.
11111 KATY FREEWAY #725
HOUSTON, TX 77079-2197
(713) 932-9011

11/04/21

TAX CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES FOR HARRIS COUNTY M.U.D. #148
ON THE FOLLOWING DESCRIBED PROPERTY, UP TO AND INCLUDING
THE YEAR 2021 HAVE BEEN PAID IN FULL.

TR 69B-1
GREENSBROOK SEC 1 R/P
ABST 2 V BLANCO

RALSTON RD 77044
Acres: .2610

ASSESSED IN THE NAME OF: HARRIS COUNTY MUD NO 148
ACCOUNT NUMBER: 0100-090-8220 CAD# 0401580900822
2021 TAX AMOUNT\$

EXEMPT

GF No.

Title Co.

Remarks:

Total amount due thru the month of November, 2021 .00

THIS CERTIFICATE IS ISSUED SUBJECT TO THE FOLLOWING:

1. (If applicable) The above-described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the special valuation.
2. Errors and/or omissions by the Appraisal District.

Original Certificate KB

BOB LEARED
Tax Assessor - Collector

UTILITY SERVICE PLAN

1. APPLICANT INFORMATION (Please print or type)

Applicant's Name: PAPE-DAWSON ENGINEERS
Mailing Address 24445 Tomball Parkway, Suite 200 City Tomball State TX Zip 77375
Office Phone 2816550634 Cellular Phone 8324732913 Fax _____
Owner/Developer's Name Harris County MUD No 148 Phone _____
Owner/Developer's Mailing Address 11111 Katy Fwy, Suite 725 City Houston
State TX Zip 77079

2. LOCATION OF PROPERTY

Proposed Subdivision Name Harris County MUD No 148 Lift Station No 2
Recorded plat name (if a replat or amending plat) _____

Survey Name Victor Blanco Survey Abstract Number 2 Acreage .261

3. SERVICE CAPACITY

Proposed Use of Development: Single Family Commercial Mixed Single Family/Commercial
 Other Lift Station
Number of Lots: 0 Estimated Sewerage Capacity Required: 250 Gallons per Day
Number of Reserves: 3

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

Water Service:

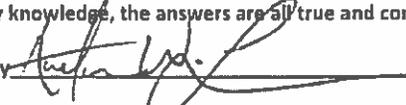
- To be served by existing utility:** Provide proof of approval from District or Utility for proposed development.
- To be served by a new public water well and water plant:** Provide proof of Texas Commission on Environmental Quality (TCEQ) Public Water System approval letter and Harris-Galveston Subsidence 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@hccpid.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@hccpid.org.

I, Austan Luper, 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  Date 9/1/21

*** 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@hccpid.org

October 22, 2021

Mr. Bobby J. Roberson
Harris County MUD 148
2929 Allen Parkway, Suite 3150
Houston, Texas 77019

Re: Harris County MUD No 148 Lift Station No 2
Capacity Availability Letter
Pape-Dawson Project No: 40486-18

Dear Mr. Roberson:

Per your request for water and sanitary sewer service from the District in the amount of 250 gallons per day we are responding to inform you that the District has sufficient water and sewer capacity to serve the MUD No 148 Lift Station No 2 in the amount requested.

Sincerely,
Pape-Dawson Engineers, Inc.



Sergio Handal, P.E.
Sr. Project Manager

K:\PROJECTS\404\86\18\2-0 DESIGN\2-3 PLAT\2-3-3 RECORDATION\014-HARRIS COUNTY REQUIREMENTS\211020 40486-18 MUD CAPACITY LETTER.DOCX



ANN HARRIS BENNETT

Tax Assessor-Collector
www.hctax.net

October 22, 2021

Whom It May Concern:

Please be advised that the name HARRIS COUNTY MUD NO 148 LIFT STATION NO 2 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.

Veronica Hernandez

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