



Title Research/Abstract Services
2603 Augusta Drive, Suite 1125
Houston, Texas 77057
Ph: 713-244-2867, Fax: 713-244-2872

City Planning Letter

City Planning Department
City of Houston
611 Walker Street, 6th Floor
Houston, TX 77002

File Number: 2791024-06921
RE: HCMUD 360 WATER PLANT REPLAT NO 1
Issue Date: June 26, 2025

Texas American Title Company certifies that a diligent search of the real property records of Texas American Title Company's title plant of Harris County, Texas has been made, as to the herein described property, and as of 8:00 AM on the 17th day of June, 2025, we find the following:

Legal Description:

A **METES & BOUNDS** description of a certain 1.939 acre tract of land situated in the John Callihan Survey, Abstract No. 10 in Harris County, Texas, being all of Restricted Reserve "A" a called 0.9713 acre tract of land as shown on plat of Longwood Trace as recorded in Film Code 361008 of the Harris County Map Records and being a portion of a 0.9676 acre tract as described in deed to Harris County MUD 360 as described in Clerk's File No. ____ of the ____ County Official Public Records of Real Property; said 1.939 acre tract being more particularly described as follows with all bearings being based on a record call of North 44°58'32" East, along the west line of said Restricted Reserve "A";

BEGINNING at a found 5/8-inch iron rod with cap stamped "Cotton Surveying" in the south line of Longwood Trace being in a curve to the right (60-feet wide) as dedicated in Film Code 361008 of the Harris County Map Records, being the northeast corner of Restricted Reserve "B" of the Longwood Clubhouse Facility as recorded in Film Code 367084 of the Harris County Map Records;

THENCE, along the south line of said Longwood Trace and being along the said arc of the curve to the right having a radius of 570.00 feet, a central angle of 09°00'23", an arc length of 89.60 feet, and a long chord bearing South 23°15'51" East, 89.51 feet to a found 5/8-inch iron rod with cap stamped "Cotton Surveying" for corner;

THENCE, South 18°45'37" East, continuing along the south line of Longwood Trace, 300.00 feet to a found 5/8-inch iron rod with cap stamped "Cotton Surveying" for corner at the beginning of a curve to the left; **THENCE**, continuing along the south line of Longwood Trace, along the arc of said curve to the left having a radius of 930.00 feet, a central angle of 06°44'44", an arc length of 109.49 feet, and a long chord bearing South 22°07'58" East, 109.43 feet to a found 5/8-inch iron rod with cap stamped "Cotton Surveying" at the northwest corner of Restricted Reserve "B" and Lift Station Easement as shown on the aforementioned plat of Longwood Trace ;

THENCE, South 42°58'07" West, along the west line of Restricted Reserve "B" and Lift Station Easement, 53.72 feet to a found 5/8-inch iron rod with cap stamped "Cotton Surveying" for corner in the north line of Plat

of Enclave Section 3 , plat of which is recorded in Film Code number 691331 of the Harris County Map Records;

THENCE, North 47°27'41 West, along the north line of said Enclave at Longwood Section 3 at 300.00 passing a found 5/8-inch iron rod with cap stamped "Cotton Surveying" at the southeast corner of the aforementioned Restricted Reserve "A", continuing along the south line of Restricted Reserve "A", in all a distance of 490.00 feet to a found 5/8-inch iron rod with cap stamped "Cotton Surveying" at the southwest corner of Restricted Reserve "A", being common with the southeast corner of the aforementioned Restricted Reserve "B";

THENCE, the following five courses and distance along the common line of Restricted Reserve "A" and Restricted Reserve "B":

1. North 44°58'06" East, 200.00 feet to a found 5/8-inch iron rod with cap stamped "Cotton Surveying" for corner;
2. South 47°27'42" East, 33.00 feet to a found 5/8-inch iron rod with cap stamped "Cotton Surveying" for corner;
3. North 42°32'19" East, 31.03 feet to a found 5/8-inch iron rod with cap stamped "Cotton Surveying" at the beginning of a curve to the right;
4. along the arc of said curve to the right having a radius of 105.00 feet, a central angle of 22°42'43", an arc length of 41.62 feet, and a long chord bearing North 53°53'40" East, 41.35 feet to a found 5/8-inch iron rod with cap stamped "Cotton Surveying" for corner;
5. North 65°15'02"e East, 10.54 feet to the **POINT OF BEGINNING, CONTAINING 1.939 acres of land** in Harris County, Texas.

Record Title appears to be vested in:

Harris County Municipal Utility District No 360

By virtue of Special Warranty Deed recorded October 31, 1994 under Harris County Clerk's File No. R126531 and General Warranty Deed recorded August 02, 2000 under Harris County Clerk's File No. U541819.

Deed Restrictions:

Restrictions as set forth in instrument recorded under Harris County Clerk's File No. P761869 and under Film Code No. 361008 of the Map Records.

Easements and other encumbrances:

Building set back line 10 feet in width along the northerly property line as shown on the plat recorded under Film Code No. 361008.

Utility and aerial easement 16 feet in width along the southerly property line as shown on the plat recorded under Film Code No. 361008.

Sanitary sewer easement 10 feet in width along the northerly property line as shown on the plat recorded under Film Code No. 361008.

Sanitary sewer easement 15 feet in width along the easterly property line as shown on the plat recorded under Film Code No. 361008.

Storm sewer easement 20 feet in width traversing a portion of subject property as shown on the plat recorded under Film Code No. 361008.

Public Utility Easement Agreement as granted by instrument recorded under Harris County Clerk's File No. P592947.

Easement as granted by instrument recorded under Harris County Clerk's File No. P742410.

Easement as granted by instrument recorded under Harris County Clerk's File No. P829628.

Sanitary Control Easement Public Water Well as set forth in instrument recorded under Harris County Clerk's File No. U816932.

Lien Holder(s):

None found 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 issued for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Texas American Title Company, 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. Texas American Title Company 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 Texas American Title Company 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: Texas American Title Company 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 Texas American Title Company 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 only 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: Texas American Title Company 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. Texas American

Title Company 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 Texas American Title Company and will cover all actions arising by statute, in contract, or in tort.

Texas American Title Company

A handwritten signature in black ink, appearing to read 'J. Henderson', with a long horizontal flourish extending to the right.

James Henderson for Jane Dooley-Fast
Title Examiner

HCMUD 360 Water Plant Site
1.939 acres

John Callahan Survey
Abstract No. 10

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES & BOUNDS** description of a certain 1.939 acre tract of land situated in the John Callahan Survey, Abstract No. 10 in Harris County, Texas, being all of Restricted Reserve "A" a called 0.9713 acre tract of land as shown on plat of Longwood Trace as recorded in Film Code 361008 of the Harris County Map Records and being a portion of a 0.9676 acre tract as described in deed to Harris County MUD 360 as described in General Warranty Deed recorded in Clerk's File No. U541819 of the Harris County Official Public Records of Real Property; said 1.939 acre tract being more particularly described as follows with all bearings being based on a record call of North 44°58'32" East, along the west line of said Restricted Reserve "A";

BEGINNING at a found 5/8-inch iron rod with cap stamped "Cotton Surveying" in the south line of Longwood Trace being in a curve to the right (60-feet wide) as dedicated in Film Code 361008 of the Harris County Map Records, being the northeast corner of Restricted Reserve "B" of the Longwood Clubhouse Facility as recorded in Film Code 367083 of the Harris County Map Records;

THENCE, along the south line of said Longwood Trace and being along the said arc of the curve to the right having a radius of 570.00 feet, a central angle of 09°00'23", an arc length of 89.60 feet, and a long chord bearing South 23°15'51" East, 89.51 feet to a found cut "X" in concrete for corner;

THENCE, South 18°45'37" East, continuing along the south line of Longwood Trace, 300.00 feet to a set cut "X" in concrete at the beginning of a curve to the left;

THENCE, continuing along the south line of Longwood Trace, along the arc of said curve to the left having a radius of 930.00 feet, a central angle of 06°44'44", an arc length of 109.49 feet, and a long chord bearing South 22°07'58" East, 109.43 feet to a set cut "X" in concrete at the northwest corner of Restricted Reserve "B" and Lift Station Easement as shown on the aforementioned plat of Longwood Trace ;

THENCE, South 42°58'07" West, along the west line of Restricted Reserve "B" and Lift Station Easement, 53.72 feet to a set 3/4-inch iron rod with cap stamped "Quiddity Engineering Property Corner" for corner in the north line of Plat of Enclave Section 3 , plat of which is recorded in Film Code number 691331 of the Harris County Map Records;

THENCE, North 47°27'41 West, along the north line of said Enclave at Longwood Section 3 at 300.00 passing a found 5/8-inch iron rod with cap stamped "Cotton Surveying" at the southeast corner of the aforementioned Restricted Reserve "A", continuing along the south line of Restricted Reserve "A", in all a distance of 490.00 feet to a set 3/4-inch iron rod with cap stamped "Quiddity Engineering Property Corner" at the southwest corner of Restricted Reserve "A", being common with the southeast corner of the aforementioned Restricted Reserve "B";

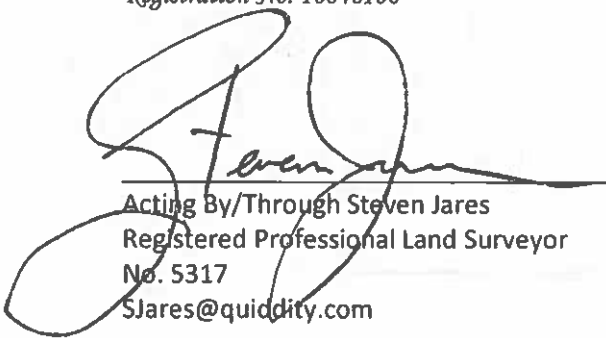
THENCE, the following five courses and distance along the common line of Restricted Reserve "A" and Restricted Reserve "B":

HCMUD 360 Water Plant Site
1.939 acres

John Callahan Survey
Abstract No. 10

1. North 42°58'06" East, 200.00 feet to a found 5/8-inch iron rod with cap stamped "Cotton Surveying" for corner;
2. South 47°27'42" East, 33.00 feet to a found 5/8-inch iron rod with cap stamped "Cotton Surveying" for corner;
3. North 42°32'19" East, 31.03 feet to a found 5/8-inch iron rod with cap stamped "Cotton Surveying" at the beginning of a curve to the right;
4. long the arc of said curve to the right having a radius of 105.00 feet, a central angle of 22°42'43", an arc length of 41.62 feet, and a long chord bearing North 53°53'40" East, 41.35 feet to a found 5/8-inch iron rod with cap stamped "Cotton Surveying" for corner;
5. North 65°15'02" East, 10.54 feet to the **POINT OF BEGINNING, CONTAINING 1.939 acres** of land in Harris County, Texas.

Quiddity Engineering, LLC.
6330 West Loop South, Suite 150
Bellaire, Texas 77401
(713) 777-5337
Texas Board of Professional Land Surveying
Registration No. 10046100


Acting By/Through Steven Jares
Registered Professional Land Surveyor
No. 5317
SJares@quiddity.com



UTILITY SERVICE PLAN

1. APPLICANT INFORMATION (Please print or type)

Applicant's Name **QUIDDITY ENGINEERING, LLC**
Mailing Address **6330 WEST LOOP SOUTH, SUITE 150** City **BELLAIRE** State **TX** Zip **77401**
Office Phone **713.777.5337** Cellular Phone _____ Fax _____
Owner/Developer's Name **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO 360** Phone **713-623-4531**
Owner/Developer's Mailing Address **1300 POST OAK BLVD., STE.1400** City **HOUSTON**
State **TX** Zip **77055**

2. LOCATION OF PROPERTY

Proposed Subdivision Name **HCMUD NO. 360 WATER PLANT**

Recorded plat name (if a replat or amending plat)

LONGWOOD TRACE

Survey Name **JOHN CALLAHAN** Abstract Number **10** Acreage **1.939**

3. SERVICE CAPACITY

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

☒ Other **WATER PLANT**

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

Number of Reserves: **1**

4. WATER/SEWER SERVICE All additional documents to be submitted to: plattting@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, **ROSE VILLARREAL**, 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 *Rose Villarreal* Date **5/28/2025**

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



2322 W. Grand Parkway N., Suite 150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

May 8, 2025

Mr. Milton Rahman, PE, LEED AP
Harris County Engineering Department
2222 Fannin, 11th Floor
Houston, TX 77092

Re: **Water Plant No. 1 Motor Control Center Replacement and Improvements**
Harris County Municipal Utility District No. 360
Quiddity Job No.: 00386-0118-00

Dear Mr. Rahman:

On behalf of Harris County Municipal Utility District No. 360, we do not object to the recordation of the plat for the above referenced project. We do not object to the approval of the construction plans for the above referenced project. The construction plans have been approved by all agencies (HCED: 2404010170, HCFCD: 2404010164 and CoH: 24030092). The District intends to serve the above referenced project with potable water capacity. These statements of no objection do not, in any way, relieve the design engineer of any responsibility for adherence to all applicable regulations, criteria or permitting. This approval is for the plat as submitted for review and is valid for plat recordation and construction plan approval for one year from the date of this letter.

Sincerely,

Lori Sanguedolce, PE, CFM
District Engineer
Harris County MUD No. 360

MCM

K:\00386\00386-0118-00 Harris County MUD 360 Replacement WP No. 1 MCC and ASP Repla\Project Management\Correspondence\Replat



ANNETTE RAMIREZ

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

July 21, 2025

RE-ISSUED

Whom It May Concern:

Please be advised that the name HCMUD NO 360 WATER PLANT 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