



Texas American Title Company
Title Information Center
2000 Bering Drive, Suite 1000
Houston, Texas 77057
Ph: 713-244-2867, Fax: 713-244-2872

City Planning Letter

GF Number: 7910-17-6023

Date: September 20, 2021

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

Texas American Title Company ("Title Company") certifies that a diligent search of the real property records of Texas American Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 12th day of September, 2021, we find the following:

Property Description:

BAUER SUNLIGHT DRIVE STREET DEDICATION SEC 1 AND RESERVE, a subdivision of 2.308 acres located in the Abraham Roberts Survey, Abstract No. 63, Harris County, Texas, being an amending plat of Kennons Way as shown on map or plat of Bauer Sunlight Drive Street Dedication Sec 1 and Reserve, recorded under Film Code No. 685876 of the Map Records of Harris County, Texas.

Owner(s) of Record:

LGI Homes – Texas, LLC, a Texas limited liability company (by Special Warranty Deed filed for record under Harris County Clerk's File No. RP-2017-322254)

Deed Restrictions:

Those as set forth by instrument(s) filed for record under Film Code No. 685876 of the Map Records and under County Clerk's File No(s). 20140392013, RP-2020-519977 and RP-2020-576016, all in Harris County, Texas.

Easements and other encumbrances:

- a) Water line easement(s) affecting the subject property as set forth and defined by instrument(s) filed for record under Harris County Clerk's File No(s). RP-2016-38897 and RP-2016-38898.
- b) Electric and aerial easement(s) affecting the subject property granted to CenterPoint Energy Houston Electric, LLC, as set forth and defined by instrument(s) filed for record under Harris County Clerk's File No(s). RP-2016-349157, RP-2016-501470 and RP-2019-494751.

Lien Holder(s):

None of record.



Texas American Title Company
Title Information Center
2000 Bering Drive, Suite 1000
Houston, Texas 77057
Ph: 713-244-2867, Fax: 713-244-2872

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

Darrell Stone

Darrell Stone
Title Examiner



METES AND BOUNDS DESCRIPTION
FOR

A 2.308 acre, (100,541 square feet) tract of land, being a portion of a called 306.469 acre tract of land conveyed to LGI HOMES-TEXAS, LLC and described in a deed recorded in Clerk's File No. 20140038550 of the Official Public Records of Harris County, Texas and a portion of a called 147.665 acre tract of land conveyed to LGI HOMES-TEXAS, LLC and described in a deed recorded in Clerk's File No. RP-2017-322254 of the Official Public Records of Harris County, Texas, out of the Abraham Roberts Survey, Abstract 63, Harris County, Texas. Said 2.308 acre tract being more fully described as follows, all bearings based on the Texas Coordinate System, South Central Zone, NAD-83 (NA2011), epoch 2010.00:

BEGINNING: At a 5/8-inch iron rod with a cap stamped PAPE-DAWSON, found for an angle point of Lot 4, Block 7 of Bauer Landing Sec. 2 as recorded in Film Code No. 675463 in the Map Records of Harris County, Texas, in the west line of said 147.665 acre tract;

THENCE: Along and with the east line of said Bauer Landing Sec. 2, the west line of said 147.665 acre tract the following courses and distance:

N 67°40'24" W, a distance of 133.50 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" found for corner, and

N 02°12'45" W, a distance of 3.10 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" found for corner;

THENCE: Over and across said 306.469 acre tract and said 147.665 acer tract the following courses and distance:

N 87°47'15" E, a distance of 4.93 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Southeasterly, along a tangent curve to the right, having a radius of 270.00 feet, a central angle of 30°46'31", a chord bearing and distance of S 76°49'30" E, 143.29 feet, for an arc length of 145.02 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

N 28°36'50" E, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

S 61°25'56" E, a distance of 161.85 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Southeasterly, along a tangent curve to the left, having a radius of 270.00 feet, a central angle of $31^{\circ}49'05''$, a chord bearing and distance of $S\ 77^{\circ}20'29''\ E$, 148.02 feet, for an arc length of 149.94 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

$N\ 86^{\circ}44'59''\ E$, a distance of 165.54 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Northeasterly, along a tangent curve to the left, having a radius of 25.00 feet, a central angle of $88^{\circ}34'06''$, a chord bearing and distance of $N\ 42^{\circ}27'56''\ E$, 34.91 feet, for an arc length of 38.65 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner, and

$N\ 01^{\circ}49'07''\ W$, a distance of 115.70 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner in the south line of said 306.469 acre tract, a north line of said 147.665 acre tract;

THENCE: $N\ 88^{\circ}10'53''\ E$, along and with the south line of said 306.469 acre tract, the north line of said 147.665 acre tract, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner;

THENCE: Departing said South and North line and continuing over and across said 147.665 acre tract the following courses and distances:

$S\ 01^{\circ}49'07''\ E$, a distance of 113.20 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Southeasterly, along a tangent curve to the left, having a radius of 25.00 feet, a central angle of $91^{\circ}25'54''$, a chord bearing and distance of $S\ 47^{\circ}32'04''\ E$, 35.79 feet, for an arc length of 39.89 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

$S\ 03^{\circ}15'01''\ E$, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner;

$S\ 86^{\circ}44'59''\ W$, a distance of 265.57 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Northwesterly, along a tangent curve to the right, having a radius of 330.00 feet, a central angle of $15^{\circ}40'18''$, a chord bearing and distance of $N\ 85^{\circ}24'52''\ W$, 89.98 feet, for an arc length of 90.26 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Southwesterly, along a tangent curve to the left, having a radius of 25.00 feet, a central angle of $104^{\circ}35'41''$, a chord bearing and distance of $S\ 50^{\circ}07'26''\ W$, 39.56 feet, for an arc length of 45.64 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner, and

$S\ 87^{\circ}49'36''\ W$, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner;

Northeasterly, along a non-tangent curve to the right, having a radial bearing of $N\ 87^{\circ}26'42''\ E$, a radius of 175.00 feet, a central angle of $11^{\circ}49'02''$, a chord bearing and distance of $N\ 03^{\circ}21'13''\ E$, 36.03 feet, for an arc length of 36.09 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

Northwesterly, along a tangent curve to the left, having a radius of 25.00 feet, a central angle of $70^{\circ}41'40''$, a chord bearing and distance of $N\ 26^{\circ}05'06''\ W$, 28.93 feet, for an arc length of 30.85 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner;

$N\ 61^{\circ}25'56''\ W$, a distance of 54.20 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner;

Southwesterly, along a tangent curve to the left, having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, a chord bearing and distance of $S\ 73^{\circ}34'04''\ W$, 35.36 feet, for an arc length of 39.27 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner;

$S\ 28^{\circ}34'04''\ W$, a distance of 16.31 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner;

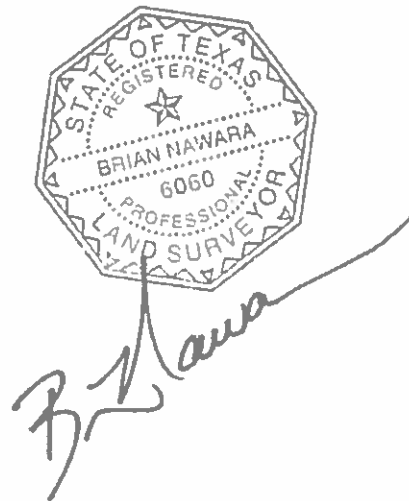
Southwesterly, along a tangent curve to the left, having a radius of 125.00 feet, a central angle of $30^{\circ}44'28''$, a chord bearing and distance of $S\ 13^{\circ}11'50''\ W$, 66.27 feet, for an arc length of 67.07 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner;

$S\ 02^{\circ}10'24''\ E$, a distance of 480.24 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner;

THENCE: $S\ 86^{\circ}44'59''\ W$, along and with a south line of said 147.665 acre tract, the north line of a called 34.136 acre tract of land conveyed to John Rumfolo and Spouse Christina L. Rumfolo, as described in a deed recorded in Clerk's File No. V890443 of the Official Public Records of Harris County, Texas, a distance of 2.90 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" Found for corner;

- THENCE: S 02°19'08" E, along and with the east line of said 147.665 acre tract, the west line of said 34.136 acre tract, a distance of 413.62 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner;
- THENCE: S 87°49'36" W, over and across said 147.665 acre tract, a distance of 48.15 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner;
- THENCE: N 02°10'24" W, along and with the west line of said 147.665 acre tract, the east line of Bauer Landing Sec. 1, as recorded in Film Code No. 665079 of the Map Records of Harris County Texas, the east line of said Bauer Landing Sec. 2, a distance of 1012.66 feet to the POINT OF BEGINNING and containing 2.308 acres in 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 40071-60 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 17, 2017
Job No.: 40415-10
DOC. ID. K:\survey\PROJECTS\CIVIL HOUSTON\40304-1\Word\FN40304-10 SEC 1 16.136AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #10193974



TAX CERTIFICATE



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

Issued To:

LGI HOMES TEXAS LLC
1450 LAKE ROBBINS DR STE 430
SPRING, TX 77380-3294
USA

Legal Description

RES A BLK 1
BAUER SUNLIGHT DRIVE STREET DEDICATION
SEC 1 & RESERVE

Parcel Address: 0 KENNONS WAY

Legal Acres: .1190

Account Number: 140-107-001-0001

Certificate No: 12195883

Certificate Fee: \$10.00

Print Date: 10/18/2021 10:30:03 AM

Paid Date:

Issue Date: 10/18/2021

Operator ID: TAXCERT

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:

LGI HOMES TEXAS LLC
1450 LAKE ROBBINS DR STE 430
SPRING, TX 77380-3294
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
648 Emergency Service Dist #21 (Fire)
673 Emergency Service Dist #3 (E.M.S.)

2020 Value:	259
2020 Levy:	\$2.08
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



Reference (GF) No: N/A

Issued By:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547



Date Printed: Thursday, November 11, 2021

Account Number

140-107-001-0001

2021 Property Tax Receipt

Certified Owner
LGI HOMES TEXAS LLC 1450 LAKE ROBBINS DR STE 430 SPRING TX 77380-3294

Legal Description
RES A BLK 1 BAUER SUNLIGHT DRIVE STREET DEDICATION SEC 1 & RESERVE .1190 AC

Deposit No: 202111027800

Receipt Date: Sunday, October 31, 2021

Validation No: 320

Deposit Date: Tuesday, November 2, 2021

Operator Code: LSTEAGAL

Parcel Address: KENNONS WAY 77447

Remit Seq No: 83002030

Legal Acres: SEC 1 & RESERVE

Tax Unit	Tax Rate	Levy	Penalties & Interest	Coll. Fee	Total
Harris County	0.376930	\$0.98	\$0.00	\$0.00	\$0.98
Harris County Flood Control Dist	0.033490	\$0.09	\$0.00	\$0.00	\$0.09
Port of Houston Authority	0.008720	\$0.02	\$0.00	\$0.00	\$0.02
Harris County Hospital District	0.162210	\$0.42	\$0.00	\$0.00	\$0.42
Harris County Dept. of Education	0.004990	\$0.01	\$0.00	\$0.00	\$0.01
Emergency Service Dist #21 (Fire)	0.099212	\$0.26	\$0.00	\$0.00	\$0.26
Emergency Service Dist #3 (EMIS)	0.099186	\$0.26	\$0.00	\$0.00	\$0.26
Total Paid:		\$2.04	\$0.00	\$0.00	\$2.04

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



2021 Property Tax Statement

Web Statement

Statement Date:	November 15, 2021
Account Number	140-107-001-0001

Overage Exists on Account



* 1 4 0 1 0 7 0 0 1 0 0 0 1 *

LGI HOMES TEXAS LLC
1450 LAKE ROBBINS DR STE 430
SPRING TX 77380-3294

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	259	0.376930	\$0.98
Harris County Flood Control Dist	0	259	0.033490	\$0.09
Port of Houston Authority	0	259	0.008720	\$0.02
Harris County Hospital District	0	259	0.162210	\$0.42
Harris County Dept. of Education	0	259	0.004990	\$0.01
Emergency Service Dist #21 (Fire)	0	259	0.099212	\$0.26
Emergency Service Dist #3 (EMS)	0	259	0.099186	\$0.26

Page: 1 of 1

Total 2021 Taxes Due By January 31, 2022:	\$2.04
Payments Applied To 2021 Taxes	\$2.04
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For January 2022	\$0.00

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2022	7%	\$0.00	\$0.00	\$0.00
By March 31, 2022	9%	\$0.00	\$0.00	\$0.00
By April 30, 2022	11%	\$0.00	\$0.00	\$0.00
By May 31, 2022	13%	\$0.00	\$0.00	\$0.00
By June 30, 2022	15%	\$0.00	\$0.00	\$0.00

Property Description	
KENNONS WAY 77447 RES A BLK 1 BAUER SUNLIGHT DRIVE STREET DEDICATION SEC 1 & RESERVE .1190 AC	
Appraised Values	
Land - Market Value	259
Impr - Market Value	0
Total Market Value	259
Less Capped Mkt Value	0
Appraised Value	259
Exemptions/Deferrals	



Tax Bill Increase (Decrease) from 2016 to 2021: Appraised Value -81%, Taxable Value -81%, Tax Rate -1%, Tax Bill -84%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



* 1 4 0 1 0 7 0 0 1 0 0 0 1 *

LGI HOMES TEXAS LLC
1450 LAKE ROBBINS DR STE 430
SPRING TX 77380-3294

PAYMENT COUPON

Make check payable to:

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

IF YOU ARE 65 YEARS OF AGE OR OLDER OR
ARE DISABLED AND THE PROPERTY
DESCRIBED IN THIS DOCUMENT IS YOUR
RESIDENCE HOMESTEAD, YOU SHOULD
CONTACT THE APPRAISAL DISTRICT
REGARDING ANY ENTITLEMENT YOU MAY
HAVE TO A POSTPONEMENT IN THE
PAYMENT OF THESE TAXES.

Account Number
140-107-001-0001
Amount Enclosed
\$ _____

Web Statement - Date Printed: 11-15-2021

14010700100012 2021 0000000000 0000000000 0000000000 0000000000

TAX CERTIFICATE
WALLER IND. SCHOOL DIST.
1918 Key Street
Waller, Texas 77484
(936) 931-3695

NO 93848

ACCOUNT NUMBER: 140107-001-000-1

PROPERTY OWNER:

LGI HOMES TEXAS LLC
1450 LAKE ROBBINS DR STE 430
SPRING, TX 77380-3294

PROPERTY DESCRIPTION:

RES A BLK 1
BAUER SUNLIGHT DRI
VE STREET DEDICATION SE
C 1 & RESERVE

ACRES .1190 MIN% .000000000000 TYPE

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE
THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
2021	WALLER ISD			* ALL PAID *	
TOTAL SEQUENCE		0		* ALL PAID *	
		0			
		TOTAL TAX:		* ALL PAID *	
		UNPAID FEES:		* NONE *	
		INTEREST ON FEES:		* NONE *	
		COMMISSION:		* NONE *	
		TOTAL DUE ==>		* ALL PAID *	

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2021 EXCEPT FOR UNPAID
YEARS LISTED ABOVE.

TAXES PAID FOR YEAR 2021 3.42

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS
USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE.
(SECTION 23.55, STATE PROPERTY TAX CODE).
PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX
CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 11/11/2021

Fee Paid: \$10.00

Brenda Bundick
Tax Assessor & Collector

By: 



TAX CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES FOR **BAUER LANDING WCID**
ON THE FOLLOWING DESCRIBED PROPERTY, UP TO AND INCLUDING
THE YEAR **2021** HAVE BEEN PAID IN FULL.

RES A BLK 1
BAUER SUNLIGHT DRIVE STREET DEDICATIO
SEC 1 & RESERVE

KENNONS WAY 77447
Acres: .1190

ASSESSED IN THE NAME OF: **LGI HOMES TEXAS LLC**
ACCOUNT NUMBER: **1000-001-0010** CAD# **1401070010001**
2021 TAX AMOUNT\$ 1.94

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 JM 11/11/21

BOB LEARED
Tax Assessor - Collector

TAX CERTIFICATE



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

Issued To:

COUNTY OF HARRIS
PO BOX 1525
HOUSTON, TX 77251-1525
USA

Legal Description

ROW- ALL STREETS IN THIS SUBD
(DEDICATED PER PLAT) (NM)
BAUER SUNLIGHT DRIVE STREET DEDICATION
SEC 1 & RESERVE

Parcel Address: 0 EXEMPT

Legal Acres: 2.1890

Account Number: 140-107-001-0002

Certificate No: 12185894

Certificate Fee: \$10.00

Print Date: 09/16/2021 12:37:02 PM

Paid Date:

Issue Date: 09/16/2021

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 2020. TAXES THRU 2020 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2021.

Exemptions:

TOTALLY EXEMPT

Certified Owner:

COUNTY OF HARRIS
PO BOX 1525
HOUSTON, TX 77251-1525
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
648 Emergency Service Dist #21 (Fire)
673 Emergency Service Dist #3 (E.M.S.)

2020 Value:	4,768
2020 Levy:	\$0.00
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



Reference (CF) No: N/A

Issued By:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE
WALLER IND. SCHOOL DIST.
1918 Key Street
Waller, Texas 77484
(936) 931-3695

NO 93817

ACCOUNT NUMBER: 140107-001-000-2

PROPERTY OWNER:

COUNTY OF HARRIS
PO BOX 1525
HOUSTON, TX 77251-1525

PROPERTY DESCRIPTION:

ROW- ALL STREETS IN THIS SUBD
(DEDICATED PER PLA
T) (NM) BA
UER SUNLIGHT DRIVE STREET DEDICATI
Consult Deed For Remainder Of Desc.

ACRES 2.1890 MIN% .000000000000 TYPE

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE
THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
2020	WALLER ISD				
					* ALL PAID *
TOTAL SEQUENCE 0					* ALL PAID *
0					
TOTAL TAX:					* ALL PAID *
UNPAID FEES:					* NONE *
INTEREST ON FEES:					* NONE *
COMMISSION:					* NONE *
TOTAL DUE ==>					* ALL PAID *

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2020 EXCEPT FOR UNPAID
YEARS LISTED ABOVE.

PLEASE NOTE: AS OF THIS DATE, THE 2021 YEAR WALLER ISD TAXES HAVE NOT BEEN ASSESSED.

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS
USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE.
(SECTION 23.55, STATE PROPERTY TAX CODE).
PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX
CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 09/28/2021

Fee Paid: \$10.00

Brenda Bundick
Tax Assessor & Collector

By: 



TAX CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES FOR **BAUER LANDING WCID**
ON THE FOLLOWING DESCRIBED PROPERTY, UP TO AND INCLUDING
THE YEAR **2020** HAVE BEEN PAID IN FULL.

ROW- ALL STREETS IN THIS SUBD
(DEDICATED PER PLAT) (NM)
BAUER SUNLIGHT DRIVE STREET DEDICATIO
SEC 1 & RESERVE
EXEMPT 77447
Acres: 2.1890

ASSESSED IN THE NAME OF: **COUNTY OF HARRIS**
ACCOUNT NUMBER: **1000-000-0002** CAD# **1401070010002**
2020 TAX AMOUNT\$.00

GF No.

Title Co.

Remarks:

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

2021 TAX LEVY HAS NOT BEEN SET AS OF 10/11/21

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 JM

BOB LEARED
Tax Assessor - Collector

UTILITY SERVICE PLAN

1. APPLICANT INFORMATION (Please print or type)

Applicant's Name Pape-Dawson Engineers
Mailing Address 10350 Richmond Ave., Ste 200 City Houston State TX Zip 77042
Office Phone 713-428-2400 Cellular Phone _____ Fax _____
Owner/Developer's Name LGI Homes - Texas, LLC Phone 281-362-8998
Owner/Developer's Mailing Address 1450 Lake Robbins Drive, Suite 430 City The Woodlands
State TX Zip 77380

2. LOCATION OF PROPERTY

Proposed Subdivision Name BAUER SUNLIGHT DRIVE STREET DEDICATION SEC 1 AND RESERVE AMENDING PLAT NO 1

Recorded plat name (if a replat or amending plat)
BAUER SUNLIGHT DRIVE STREET DEDICATION SEC 1 AND RESERVE

Survey Name Abraham Roberts Survey Abstract Number 63 Acreage 2.308

3. SERVICE CAPACITY

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

☐ Other _____

Number of Lots: 0 Estimated Sewerage Capacity Required: 0

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, Amber Scopes, 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 Amber Scopes Date 7-26-2021

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



ANN HARRIS BENNETT

Tax Assessor-Collector
www.hctax.net

July 22, 2021

Whom It May Concern:

Please be advised that the name BAUER SUNLIGHT DRIVE STREET DEDICATION SEC 1 AND RESERVE AMENDING PLAT NO 1 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