



# Integrity Title

## CITY PLANNING LETTER

October 18, 2021  
Effective Date: October 12, 2021

Job No. 2136934A

STATE OF TEXAS:  
COUNTY OF HARRIS:

**THIS IS TO CERTIFY:** That after a careful examination of the records in the offices of the Clerk of this County (excluding U. C. C. Records), as to the property described as follows:

Being 0.2992 acres (13,034 square feet) of land, out of the Remainder of a called 2.2101 acres, conveyed to County Clerk's File Number (C.F.N.) J580376 Official Public Record Real Property of Harris County, Texas (O.P.R.R.P. H.C.T.), said 0.2992 acre tract lying in the Howard DeCrow Survey, Abstract 221 and being more particularly described tract;

BEGINNING at a found 5/8 inch iron rod in the southeast right-of-way (R.O.W.) line of Lexington Woods Drive, 60' public R.O.W., marking the west corner of Lot 373, Block 14 Lexington Woods North, recorded under Volume 258, Page 01 Map Records of Harris County, Texas (M.R. H.C.T.), also being the north corner of said remainder of a called 2.2101 acres and the herein described tract;

THENCE South 33°35'07" East, along the southwest line of said Lot 373, a distance of 110.05 feet to a set 5/8 inch iron rod with cap in the north line of a called 7.0698 acres, conveyed to Correas Investments, LLC, by deed recorded under C.F.N. 20130197938 O.P.R.R.R. H.C.T., marking the south corner of Lot 373, also being the east corner of said 2.2101 acres;

THENCE South 56°22'32" West, along said north line of said 7.0698 acres, a distance of 166.82 feet to a found 5/8 inch iron rod in the east R.O.W. line of Hardy Toll Road, public R.O.W. varies, marking the northwest corner of said 7.0698 acres, also being the southwest corner of the herein described tract;

THENCE North 07°43'44" East, along said east R.O.W. line, a distance of 146.83 feet to a found 5/8 inch iron rod in the south R.O.W. of said Lexington Woods Drive, marking the northwest corner of the herein described tract;

THENCE along said south R.O.W. line and a curve to the LEFT, having a radius of 330.00 feet, a delta angle of 01° 42' 57", and whose long chord bears N 57°14'53" East, a distance of 9.88 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking a point of tangency of the herein described tract;



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THENCE North 56°23'25" East, continuing along said south R.O.W. line, a distance of 60.00 feet to the POINT OF BEGINNING and containing a computed 0.2992 acres (13,034 square feet) of land.

**We find the record title to be apparently in:**

**HOUSTON LD, LLC, a Texas limited liability company**

By virtue of that certain Special Warranty Deed dated November 13, 2020 from S.M. Chang, Trustee and recorded in Harris County Clerk's File No. RP-2020-565065.

**Subject to the following liens:**

None found of record.

**Subject to the following easements and encumbrances:**

Houston Lighting & Power Company Easement as recorded in Harris County Clerk's File No. F534742.

**Subject to the following restrictions:**

None found of record.

We have made no examination as to special assessments or conflicts.

*INTEGRITY TITLE COMPANY LLC*

Sonny Livesay/ML  
Abstractor

**LIMITATION OF LIABILITY:** THE LIABILITY OF EITHER PARTY WITH RESPECT TO THIS INFORMATION OR ANY ACT IN CONNECTION HERewith WHETHER IN CONTRACT, TORT, OR OTHERWISE, SHALL NOT EXCEED THE PRICE OF THE SERVICES OR PRODUCTS SOLD HEREUNDER OR THE PRICE OF THAT PORTION OF SUCH SERVICES OR PRODUCTS ON WHICH LIABILITY IS ASSERTED. INTEGRITY TITLE COMPANY LLC MAKES NO WARRANTY WHATSOEVER, EXPRESS, IMPLIED OR STATUTORY, AS TO THE QUALITY, FITNESS, SUITABILITY, CONFORMITY, OR MERCHANTABILITY OF THE SERVICES OR PRODUCTS SOLD.

TAX CERTIFICATE



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

Issued To:

HOUSTON LD LLC
4058 NORTH COLLEGE STE 300
FAYETTEVILLE, AR 72703-5234
USA

Legal Description

TR ID
ABST 221 H DECROW

Parcel Address: 0 HARDY TOLL RD

Legal Acres: .2992

Account Number: 042-075-002-0336

Print Date: 11/08/2021 11:29:56 AM

Certificate No: 12196819

Paid Date:

Certificate Fee: \$10.00

Issue Date: 11/08/2021

Operator ID: SMOGHADAM

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:

HOUSTON LD LLC
4058 NORTH COLLEGE STE 300
FAYETTEVILLE, AR 72703-5234
USA

Table with 2 columns: Description and Amount. Rows include 2021 Value (\$26,068), 2021 Levy (\$214.78), 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).

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
550 Emergency Service Dist #7 (Fire)
666 Emergency Service Dist #11 (E.M.S.)



Reference (GF) No: N/A

Issued By:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

# SPRING ISD TAX OFFICE TAX CERTIFICATE

ID: R000058308

REF:

**SPRING ISD TAX OFFICE**  
**PO BOX 4826**  
**HOUSTON, TX 77210**  
**PHONE: (281) 891-6160**  
**FAX: (281) 891-6161**  
**EMAIL: TAX@SPRINGISD.ORG**

Owner Information
HOUSTON LD LLC 4058 NORTH COLLEGE STE 300 FAYETTEVILLE, AR 72703-5234

<b>Amount Due</b>		<b>\$0.00</b>
<i>IF PAID IN NOVEMBER 2021</i>		
Paid in Month	*Addn Fees	Tax Due
December 2021	0.00	0.00
January 2022	0.00	0.00
February 2022	0.00	0.00

Mail to **CORE LAND SURVEYING**  
**10210 GROGANS MILL RD**  
**SUITE 120**  
**THE WOODLANDS, TX 77380**

**IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.**

Property Information	Legal Information	Market Values	Summary
ID: R000058308 GEOID: 0420750020336 OWNER INTEREST: 1.0 SITUS: HARDY TOLL RD	LEGAL: TR 1D ABST 221 H DECROW ACRES: 0.299	Land 26,068	Total Market 26,068 Total Assessed 26,068

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2021	01 SPRING ISD	342.22	342.22	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL FOR 2021</b>	<b>342.22</b>	<b>342.22</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
		<b>342.22</b>	<b>342.22</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Quick Link:



<b>Amount Due</b>		<b>\$0.00</b>
<i>IF PAID IN NOVEMBER 2021</i>		

*This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.*

\_\_\_\_\_  
 Signature of Collections Officer

11/8/2021  
 \_\_\_\_\_  
 Date of Tax Certificate



# UTILITY SERVICE PLAN

## 1. APPLICANT INFORMATION (Please print or type)

Applicant's Name Core Land Surveying  
Mailing Address 10210 Grogans Mill Road, Suite 120 City The Woodlands State TX Zip 77380  
Office Phone 224-828-1208 Cellular Phone 405-706-9947 Fax \_\_\_\_\_  
Owner/Developer's Name Houston LD, LLC a Texas limited liability company Phone \_\_\_\_\_  
Owner/Developer's Mailing Address 4058 N College Avenue, Suite 300 City Fayetteville  
State AR Zip 72703

## 2. LOCATION OF PROPERTY

Proposed Subdivision Name Enclave at Lexington Woods South  
Recorded plat name (if a replat or amending plat) \_\_\_\_\_

Survey Name Howard DeCrow Survey Abstract Number A-221 Acreage .2992

## 3. SERVICE CAPACITY

Proposed Use of Development:  Single Family  Commercial  Mixed Single Family/Commercial  
 Other \_\_\_\_\_  
Number of Lots: 1 Estimated Sewerage Capacity Required: \_\_\_\_\_  
Number of Reserves: 0

## 4. WATER/SEWER SERVICE All additional documents to be submitted to: [planning@hcpid.org](mailto:planning@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](mailto: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](mailto:wastewater@hcpid.org).

I, Naomi Strauss, 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 Naomi Strauss Digitally signed by Naomi Strauss Date: 2021.09.13 10:20:59 -0500 Date 9-13-2021

\*\*\* 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 [planning@hcpid.org](mailto:planning@hcpid.org)



## **BLEYL ENGINEERING**

PLANNING • DESIGN • MANAGEMENT

10515 Rodgers Road  
Houston, Texas 77070  
Phone: (936) 271-9600  
Texas Reg. No. F-678

September 8, 2021

Harris County Engineering Department  
10555 Northwest Freeway, Suite 120  
Houston, Texas 77092

Attention: Julian Boxill  
Manager of Platting Program

Re: Harris County WCID No. 92 (the "District")  
Proposed Plat For Enclave At Lexington Woods South  
0.2992 Acre Tract- Howard DeCrow Survey A-221

This is to advise your office that the District has agreed to provide water and wastewater capacity for the referenced development.

Should there be any questions, please let me know.

Sincerely,

  
\_\_\_\_\_  
Mark W. Adam, P.E.  
Senior Director

Attachment (Subdivision Plat)



## **ANN HARRIS BENNETT**

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Tax Assessor-Collector  
www.hctax.net

September 13, 2021

Whom It May Concern:

Please be advised that the name ENCLAVE AT LEXINGTON WOODS SOUTH 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