

# *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, 6<sup>th</sup> 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:

### **HARRIS COUNTY IMPROVEMENT DISTRICT NO 13 WASTE WATER TREATMENT PLAN NO 1**

**BEING a 6.413 acre (279,341 square foot) tract of land situated in the Moses Merritt Survey, Abstract No. 579 of Harris County, Texas and being a portion of a called 6.505 acre tract of land described in an instrument to Dunham Pointe Development LLC recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2018-219092, same being a portion of a called 89.50 acre tract of land described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No. RP-2018-219092, and being all of a called 0.0321 acre tract of land described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No. RP-2020-376864, said 6.413 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 the 6.505 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.

Storm Sewer Easement granted to Harris County Improvement District No. 14, as recorded under Harris County Clerk's File No. RP-2017-119308.

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

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

Sanitary Sewer Easement granted to Harris County Improvement District No.14 as recorded under Harris County Clerk's File No. RP-2021-442232.

**RESTRICTIONS:**

Recorded under Harris County Clerk's File No. R-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 partnership. (As to 0.00321 acres)

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

# 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,



Nandini Seth  
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 6.413 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 HARRIS COUNTY IMPROVEMENT DISTRICT NO 13 WASTEWATER TREATMENT PLANT NO 1, 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 partnership, 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 HARRIS COUNTY IMPROVEMENT DISTRICT NO 13 WASTEWATER TREATMENT PLANT NO 1.

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 partnership, 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 HARRIS COUNTY IMPROVEMENT DISTRICT NO 13 WASTEWATER TREATMENT PLANT NO 1 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of HARRIS COUNTY IMPROVEMENT DISTRICT NO 13 WASTEWATER TREATMENT PLANT NO 1 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 partnership

By: [Signature]

Printed Name: CARY DINKHAM

Title: EVP Development

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared Cary Dinkham, EVP Development of Mason Westgreen LP, a Texas limited partnership, 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.

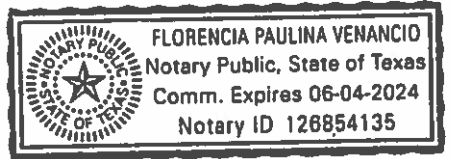
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of September, 2021.

[Signature]

Notary Public in and for the State of Texas

Printed Name: F. Paulina Venancio

My commission expires: 06/04/2024



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:

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 02:36:43 PM

Certificate No: 12196828

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

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

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).



Reference (GF) No: NA

Issued By:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE

CYPRESS FAIRBANKS



HOUSTON TEXAS 77065

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 12:29:17 PM

Certificate No: 247517539

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

Table with 2 columns: Description, Amount. Rows include 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. 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&amp;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

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&amp;I</u>	<u>20% ATTY FEE</u>	<u>TOTAL DUE</u>	<u>DATE PAID</u>
<i>2021 Not certified. No tax rate has been adopted. No tax has been assessed on this tax year</i>					
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

# 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 281-558-9701  
Owner/Developer's Name Dunham Pointe Development LLC, a Texas limited liability company Phone 281-558-9701  
Owner/Developer's Mailing Address 1305 Afton Street City Houston  
State TX Zip 77063

## 2. LOCATION OF PROPERTY

Proposed Subdivision Name Harris County Improvement District No 13 Waste Water Treatment Plant No 1

Recorded plat name (if a replat or amending plat)

Survey Name Moses Merritt Abstract Number 579 Acreage 6.4130

## 3. SERVICE CAPACITY

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

Other Waste Water Treatment Plant

Number of Lots: N/A Estimated Sewerage Capacity Required: 500 ES FC's

Number of Reserves: 1

## 4. WATER/SEWER SERVICE All additional documents to be submitted to: [plating@hcpid.org](mailto:plating@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 a 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 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 a 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, Fren-Mark L. Banes, 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. Banes* Date 9/9/2021

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



September 9, 2021

To Whom It May Concern,

Re: Waste Water Treatment Plant No. 1  
6.413 Acres  
Harris County Improvement District No. 13

Harris County Improvement District No. 13 (the "District") has authorized the design and construction of Wastewater Treatment Plant Phase 1 (the "facility") to serve HCID 13 and its sister District HCID 14. This facility is located within the Waste Water Treatment Plant No. 1 plat boundary and is part of the District's wastewater treatment system which will serve future single family and commercial development. This facility is sized to serve up to 500 equivalent single-family connections ("ESFCs") with its Phase 1 components. The District's water and wastewater treatment plants will have capacity to serve the 500 ESFC's planned for the Phase 1 development.

Please contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Fren-Mark L. Banes".

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

Serving. Leading. Solving.™

BGE, Inc. · 10777 Westheimer Road, Suite 400 · Houston, Texas 77042 · 281-558 8700 · [www.bgeinc.com](http://www.bgeinc.com)



## ANN HARRIS BENNETT

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

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March 22, 2017

Whom It May Concern:

Please be advised that the name HARRIS COUNTY IMPROVEMENT DISTRICT NO 13 WASTE WATER TREATMENT PLANT 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.

A handwritten signature in cursive script, appearing to read "Jose Scha", is written over a horizontal line.

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