

# *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 14 LIFT STATION NO 1**

BEING a 0.4463 acre (19,442 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 24.23 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-2021-233882, a portion of a called 0.0092 acre tract of land described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No RP-2020-376864, and a portion of a called 2.313 acre tract of land described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No. RP-2020-376864, said 0.4463 of one 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 an East line of a called 89.50 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.

Terms, conditions and stipulations contained in that certain Donation Agreement Regarding major Thoroughfares by and between Harris County and Mason Westgreen, LP, as recorded under Harris County Clerk's File No. 20090189756. Amended under RP-2019-23973.

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

Affidavit to the Public for a Stormwater Quality Management Plat, as recorded under Harris County Clerk's File No RP-2018-202660 and RP-2018-202661.

✓ Temporary Access Easement granted to Harris County Improvement District No 14, as recorded under Harris County Clerk's File No. RP-2021-349611.

#### RESTRICTIONS:

Recorded under Harris County Clerk's File No. RP-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 0.0092 acres and 2.313 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 IMPROVEMENT DISTRICT NO 14  
LIFT STATION NO. 1  
0.4463 OF ONE ACRE

JUNE 26, 2019  
REVISED: MARCH 09, 2020  
REVISED: DECEMBER 28, 2020  
REVISED: AUGUST 17, 2021  
JOB NO. 6720-00

DESCRIPTION OF A 0.4463 ACRE TRACT OF LAND SITUATED  
IN THE MOSES MERRITT SURVEY, ABSTRACT NO. 579  
HARRIS COUNTY, TEXAS

BEING a 0.4463 acre (19,442 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 24.23 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-2021-233882, a portion of a called 0.0092 acre tract of land described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No. RP-2020-376864, and a portion of a called 2.313 acre tract of land described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No. RP-2020-376864, said 0.4463 of one acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to an East line of a called 89.50 acre tract as cited herein:

COMMENCING at a 5/8-inch iron rod with cap stamped "Brown and Gay" found for the Northwest corner of a called 410.160 acre tract of land as described in an instrument to Harris County Municipal Utility District No. 358 recorded under H.C.C.F. No. R209030 and an interior corner of a called 89.50 acre tract of land as described in an instrument to Dunham Pointe Development LLC recorded under H.C.C.F. No. RP-018-219092, same being the common West corner of the George Ayers Survey, Abstract No. 102 and the Moses Merritt Survey Abstract No. 579 from which a 4x4-inch concrete monument was found to bear N 50°58' W, 1.54 feet, and from which the Southernmost Southeast corner of said 89.50 acre tract of land as described in an instrument to H.C.C.F. No. RP-2018-219092, bears S 03°23'06" E, 712.11 feet;

THENCE, N 16°34'11" E, over and across said 89.50 acre tract and the remainder of said 24.23 acre tract, a distance of 1,737.04 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the POINT OF BEGINNING and the Southwest corner of the herein described tract

THENCE, continuing over and across the remainder of said 24.23 acre tract, the following courses and distances:

N 11°54'54" W, a distance of 139.56 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 0°55'34" W, a distance of 92.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

THENCE, N 25°42'28" E, continuing over and across said 24.23 acre tract, at a distance of 29.08 feet pass the South line of said 0.0092 acre tract, continuing over and across said 2.313 acre tract of land and said 0.0092 acre tract of land for a total distance of 49.08 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the common North line of said 2.313 acre tract and said 0.0092 acre tract, and for the Northwest corner of the herein described tract;

HARRIS COUNTY IMPROVEMENT DISTRICT NO 14  
LIFT STATION NO. 1  
0.4463 OF ONE ACRE

JUNE 26, 2019  
REVISED: MARCH 09, 2020  
REVISED: DECEMBER 28, 2020  
REVISED: AUGUST 17, 2021  
JOB NO. 6720-00

THENCE, S 64°17'32" E, along and with the common North line of said 0.0092 acre tract and said 2.313 acre tract, at a distance of 3.97 feet pass the Northeast corner of said 0.0092 acre tract, continuing along and with the North line of said 2.313 acre tract, for a total distance of 136.89 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northeast corner of the herein described tract;

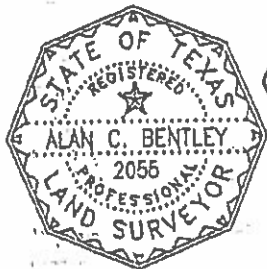
THENCE, S 25°42'28" W, over and across said 2.313 acre tract, at a distance of 20.00 feet pass the South line of said 2.313 acre tract, continuing over and across the remainder of said 24.23 acre tract, for a total distance of 83.35 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set;

THENCE, continuing over and across the remainder of said 24.23 acre tract, the following courses and distances:

S 89°04'26" W, a distance of 67.17 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 11°54'54" E, a distance of 139.56 feet to 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southeast corner of the herein described;

S 89°04'26" W, a distance of 39.83 feet to the POINT OF BEGINNING and containing 0.4463 of one acre (19,442 square feet) of land.



Alan C. Bentley RPLS No. 2055  
BGE, Inc.  
10777 Westheimer Road, Suite 400  
Houston, Texas 77042  
Telephone: (281) 558-8700  
TBPLS Licensed Surveying Firm No. 10106500

# 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,



LaTosha Baker  
Sr. 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 0.4463 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 14 LIFT STATION 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 14 LIFT STATION 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 14 LIFT STATION 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 14 LIFT STATION 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 ANHAM

Title: EVF Development

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS      §

BEFORE ME, the undersigned authority, on this day personally appeared Cary Anham, EVF 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.

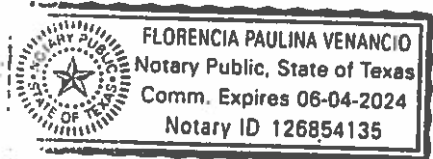
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of September, 2021.

[Signature]

Notary Public in and for the State of Texas

Printed Name: F. Paulina Venancio

My commission expires: 6/4/2024



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:

MASON WESTGREEN LP
2313 MIMOSA DR
HOUSTON, TX 77019-6023
USA

Legal Description

PT TR 4 & (AG-USE)
PT TR 2 ABST 579 M MERRITT
PT TR 10 ABST 547 J W MOODY
(1201 SQ FT EASEMENT)

Parcel Address: 0

Legal Acres: 530.9015

Account Number: 041-072-000-0156

Print Date: 11/08/2021 02:36:13 PM

Certificate No: 12196827

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. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

MASON WESTGREEN LP
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
45 Lone Star College System
633 Emergency Serv Dist #9-E.M.S./Fire

Table with 2 columns: Description and Amount. Rows include 2021 Value (9,701,767), 2021 Levy (\$72,934.77), 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).



Reference (G#) No: N/A

Issued By:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE

CYPRESS FAIRBANKS



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

PT TR 4 & (AG-USE)  
PT TR 2 ABST 579 M MERRITT  
PT TR 10 ABST 547 J W MOODY  
(1201 SQ FT EASEMENT)

Fiduciary Number: 26631015

Parcel Address: 0

Legal Acres: 530.9015

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Account Number: 041-072-000-0156

Print Date: 11/04/2021 12:25:28 PM

Certificate No: 247517535

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 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

MASON WESTGREEN LP  
2313 MIMOSA DR  
HOUSTON, TX 77019-6023  
USA

Certified Tax Unit(s):

1 CYPRESS-FAIRBANKS ISD

2021 Value:	9,701,767
2021 Levy:	\$129,926.06
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

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.: 041-072-000-0156 (parent account)


PROPERTY OWNER NAME & ADDRESS:	PROPERTY LEGAL DESCRIPTION
MASON WESTGREEN LP 2313 MIMOSA DR HOUSTON, TX 77019-6023	PT TR 4 & (AG – USE) PT TR 2 ABST 579 M MERRITT PT TR 10 ABST 547 J W MOODY (1201 SQ FT EASEMENT)

ACREAGE: 115.15250

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>Tax rate has not been adopted. No tax has been assessed on this tax year</i>				
2020	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</i>				
2019	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</i>				
2018	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</i>				
2017	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</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.: 041-072-000-0156 (Parent Account)

PROPERTY OWNER NAME & ADDRESS:	PROPERTY LEGAL DESCRIPTION
MASON WESTGREEN LP 2313 MIMOSA DR HOUSTON, TX 77019-6023	PT TR 4 & (AG – USE) PT TR 2 ABST 579 M MERRITT PT TR 10 ABST 547 J W MOODY (1201 SQ FT EASEMENT)
	ACREAGE: 103.79120

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 No Tax rate has been adopted. No tax has been assessed on this tax year</i>					
2020	\$51,088.86	0.00	0.00	\$0.00	12/23/2020
2019	\$51,088.86	0.00	0.00	\$0.00	01/22/2020

\*\*\*NO TAX RATE ADOPTED PRIOR TO 2019. ZERO TAXES ASSESSED\*\*\*

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



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

Issued To:

MASON WESTGREEN LP
2313 MIMOSA DR
HOUSTON, TX 77019-6023
USA

Legal Description

PT TR 4 & (HOMESITE)
PT TR 2 ABST 579 M MERRITT
PT TR 10 ABST 547 J W MOODY
ABST 116 J W BAKER

Parcel Address: 29101 NORTHWEST FWY

Legal Acres: .5000

Account Number: 041-072-000-0030

Certificate No: 12196824

Certificate Fee: \$10.00

Print Date: 11/08/2021 02:35:01 PM

Paid Date:

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. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

MASON WESTGREEN LP
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
45 Lone Star College System
633 Emergency Serv Dist #9-E.M.S./Fire

Table with 2 columns: Description and Amount. Rows include 2021 Value (21,780), 2021 Levy (\$163.74), 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).



Reference (CF) No: N/A

Issued By:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE

CYPRESS FAIRBANKS



DAVID PIWONKA  
CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR  
10494 JONES RD, SUITE 106  
HOUSTON, TEXAS 77065

Issued To:

BGF, INC  
10777 WESTHEIMER RD STE 400  
HOUSTON, TX 77042

Legal Description

PT TR 4 & (HOMESITE)  
PT TR 2 ABST 579 M MERRITT  
PT TR 10 ABST 547 J W MOODY  
ABST 116 J W BAKER

Fiduciary Number: 26631015

Parcel Address: 29101 NORTHWEST FWY

Legal Acres: .5000

Account Number: 041-072-000-0030

Print Date: 10/14/2021 01:02:31 PM

Paid Date: 10/14/2021

Issue Date: 10/14/2021

Operator ID: LEYRA\_CFISD

Certificate No: 247501516

Certificate Fee: \$10.00

CHECK NO. 99902

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:

MASON WESTGREEN LP  
2313 MIMOSA DR  
HOUSTON, TX 77019-6023  
USA

Certified Tax Unit(s):

1 CYPRESS-FAIRBANKS ISD

2021 Value:	21,780
2021 Levy:	\$291.68
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

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.: 041-072-000-0030

PROPERTY OWNER NAME & ADDRESS:      PROPERTY LEGAL DESCRIPTION

MASON WESTGREEN LP  
2313 MIMOSA DR  
HOUSTON, TX 77019-6023

PT TR 4 & (HOMESITE)  
PT TR 2  
ABST 579 M MERRITT  
PT TR 10  
ABST 547 J W MOODY  
ABST 116 J W BAKER

ACREAGE: 0.50000

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>Tax rate has not been adopted. No tax has been calculated or assessed on this tax year</i>				
2020	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</i>				
2019	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</i>				
2018	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</i>				
2017	<i>Did not levy a tax rate. No tax has been calculated or assessed on this tax year</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



# 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 St City Houston  
State TX Zip 77063

## 2. LOCATION OF PROPERTY

Proposed Subdivision Name Harris County Improvement District No 14 Lift Station No 1  
Recorded plat name (if a replat or amending plat) \_\_\_\_\_

Survey Name Moses Merritt Abstract Number 579 Acreage 0.4463

## 3. SERVICE CAPACITY

Proposed Use of Development:  Single Family  Commercial  Mixed Single Family/Commercial  
 Other Lift Station  
Number of Lots: N/A Estimated Sewerage Capacity Required: 445 ESFCs  
Number of Reserves: 1

## 4. WATER/SEWER SERVICE All additional documents to be submitted to: [plattng@hcpid.org](mailto:plattng@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. Baner, 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. Baner 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: Lift Station No. 1  
0.4463 Acres  
Harris County Improvement District No. 14

Harris County Improvement District No. 14 (the "District") has authorized the design and construction of Lift Station No. 1 (the "facility") to serve HCID 14. This facility is part of the District's sanitary sewer system which will serve future single family development. The interim of this facility is sized to serve up to 445 equivalent single-family connections ("ESFCs"). The District's wastewater treatment plant has sufficient capacity to serve the 445 ESFC's directed from the facility.

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

April 21, 2020

Whom It May Concern:

Please be advised that the name HARRIS COUNTY IMPROVEMENT DISTRICT NO 14 LIFT STATION 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 black ink, appearing to read "Ann Harris Bennett", is written over a horizontal line.

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