



Integrity Title

CITY PLANNING LETTER

November 1, 2021
Effective Date: October 27, 2021

Job No. 2035332A

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 1.994 acres out of the Benjamin J. Barrow Survey, Abstract 12, Harris County, Texas, and being the same property as described in Warranty Deed with Vendor's Lien recorded under Harris County Clerks File Number (H.C.C.F. #) RP-2018-339929. Said 1.994 acres being more particularly described as follows:

NOTE: The basis of bearings for this survey is the National Spatial Reference System and the Texas Coordinate System NAD (83) South Central Zone (4204). All bearings and coordinates are Grid. All distances are expressed in surface values. To obtain Grid values multiply the distance by the combined scale factor of 0.9998972954. Point "A" was held for position Point "B" was held for line.

Beginning at a found 1/2 inch iron rod for the southeast corner of the herein described tract in the west right of way line of Sjolander Road, right of way equals 60 feet, and the northeast corner of a track of land conveyed by Audrey Parrish by deed recorded under H.C.C.F. # J637958 at a found 1/2 inch iron rod having coordinates $X = 3,256,282.88$ and $Y = 13,855,823.99$.

Thence $S 72^{\circ} 32' 03'' W$ along the south line of the herein described tract and the north line of the said Parrish tract 254.48 feet to the southwest corner of the herein described tract having coordinates of $X = 3,256.040.79$, $Y = 13,855.745.53$ and the southeast corner of a called 1.6505 acre tract conveyed to Jose G. Carreno by deed recorded under H.C.C.F. # RP-2018-328336 and a found 1/2 inch iron rod found 0.15 feet north and 0.41 feet east.

Thence $N 13^{\circ} 45' 22'' W$ with the west line of the herein described tract and the east line of said Carreno tract 370.13 feet to the northwest corner of the herein described tract having coordinates $X = 3,255.952.78$, $Y = 13,856105.05$, the northeast corner of the said Carreno tract in the south line of a called 22.879 acre tract conveyed to Thomas Badgett by deed recorded under H.C.C.F. # 2011 035 8903 and a 5/8 inch iron rod found 0.17 feet south, 0.2 feet east.



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Thence N 76° 32' 50" E with the most northerly north line of the herein described tract and the south line of the said Badgett tract 210.18 feet to the most westerly northeast corner of the herein described tract and the northwest corner of a called 1.0 acre tract conveyed to Juan and Nubia Benavidez by deed recorded under H.C.C.F. # 2014 0257990 and a one inch iron pipe found 0.94 feet north, 0.06 feet west.

Thence S 7° 22' 24" E with the most westerly east line of the herein described tract and the west line of the said Benavidez tract 214.79 feet to an interior corner of the herein described tract having coordinates X = 3,256,184.76, Y = 13,855,940.94, the southwest corner of the said Benavidez tract and a set 5/8" iron with cap stamped G. W. Hans 1748.

Thence N 74° 31' 33" E with the most southerly north line of the herein described tract and the south line of the said Benavidez tract 171.91 feet to the most southerly northeast corner of the herein described tract having coordinates X = 3,256,350.43, Y = 13,855,986.80, the southeast corner of the said Benavidez tract in the west right of way line of Sjolander Road and a 1/2 inch iron rod found.

Thence S 22° 32' 03" W with the east line of the herein described tract and the west right of way line of Sjolander Road 176.27 feet to the Place of Beginning containing in all 86,865 square feet or 1.994 acres more or less.

We find the record title to be apparently in:

EDUARDO ALVARADO AND ROSLIN ALVARADO

By virtue of that certain Warranty Deed with Vendor's Lien dated February 12, 2020 from David L. Tolleson and Diana L. Tolleson and recorded in Harris County Clerk's File No. RP-2018-339929.

Subject to the following liens:

_____ Deed of Trust dated July 18, 2018 and payable to Texas Dow Employees Credit Union and recorded in Harris County Clerk's File No. RP-2018-339930.

Subject to the following easements and encumbrances:



A pipeline right-of-way and easement over and across the subject granted to Texas Eastern Transmission Corporation as in instrument recorded in Volume 1300 Page 99 and Volume 3012 Page 573 of the Deed Records of Harris County, Texas and being amended by Clerks file No. D614709 of the Real Property Records of Harris County, Texas.



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✓ Ingress and Egress easement 40 feet wide along the North property line, as reflected by instrument recorded under Clerk's File No. F187375 of the Real Property Records of Harris County, Texas.

✓ Houston Lighting and Power Company easement 60 feet wide along the North property line, as reflected by instrument recorded under Clerk's File No. B922561 of the Real Property Records of Harris County, Texas.

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.

1.994-ACRE
LEGAL DESCRIPTION

Being 1.994 acres out of the Benjamin J. Barrow Survey, Abstract 12, Harris County, Texas, and being the same property as described in Warranty Deed with Vendor's Lien recorded under Harris County Clerks File Number (H.C.C.F. #) RP-2018-339929. Said 1.994 acres being more particularly described as follows:

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Gordon W. Hans, PE, RPLS



TAX CERTIFICATE



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

Issued To:

ALVARADO EDUARDO & ROSLIN
708 INWOOD DR
BAYTOWN, TX 77521-4057
USA

Legal Description

TR 15 BLK 3
GARDEN TERRACE U/R

Parcel Address: 2336 TERRACE DR

Legal Acres: 2.0000

Account Number: 102-049-000-0063

Print Date: 11/10/2021 09:23:22 AM

Certificate No: 12196897

Paid Date:

Certificate Fee: \$10.00

Issue Date: 11/10/2021

Operator ID: EAVILA

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:

ALVARADO EDUARDO & ROSLIN
708 INWOOD DR
BAYTOWN, TX 77521-4057
USA

Table with 2 columns: Description, Amount. Rows include 2021 Value (85,268), 2021 Levy (\$585.23), 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).

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
664 Emergency Serv Dist #75



Reference (CF) No: N/A

Issued By: [Signature]
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE FOR ACCOUNT : 1020490000063
 AD NUMBER: 1020490000063
 GF NUMBER:
 CERTIFICATE NO : 6265365

DATE : 10/27/2021
 FEE : \$10.00

COLLECTING AGENCY
 GCCISD TAX SERVICES
 P.O.BOX 2805
 607 W Baker Road
 BAYTOWN TX 77522-2805

PROPERTY DESCRIPTION
 TR 15 BLK 3|GARDEN TERRACE W/R

0002336 TERRACE DR
 2 ACRES

REQUESTED BY

PROPERTY OWNER
 ALVARADO EDUARDO & ROSLIN

708 INWOOD DR
 BAYTOWN TX 775214057

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE GOOSE CREEK CISD TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

CURRENT VALUES			
LAND MKT VALUE:	78,408	IMPROVEMENT :	6,860
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	85,268	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	GOOSE CREEK CISD	0.00	0.00	0.00	0.00	0.00	0.00
2021	LEE COLLEGE DISTRICT	0.00	0.00	0.00	0.00	0.00	0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 10/2021: \$ 0.00

ISSUED TO:
 ACCOUNTNUMBER: 1020490000063

Changes made by
 H.C.A.D. or C.A.D.
 may make this certificate
 invalid.

CERTIFIED BY: 

Goose Creek CISD



UTILITY SERVICE PLAN

1. APPLICANT INFORMATION (Please print or type)

Applicant's Name Hans Consulting Company

Mailing Address 9019 North Point Dr. City Beach City State Tx Zip 77523

Office Phone 281 427-6054 Cellular Phone 281 427-6054 Fax n/a

Owner/Developer's Name Eduardo and Roslin Alvarado Phone 713 755-9843

Owner/Developer's Mailing Address 2336 Terrace Dr City Baytown
State TX Zip 77523

2. LOCATION OF PROPERTY

Proposed Subdivision Name La casa Alvarado minor Plat

Recorded plat name (if a replat or amending plat)
NONE

Survey Name Benjamin Barrow Abstract Number A-123 Acreage 1.994 Ac.

3. SERVICE CAPACITY

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

Number of Lots: 1 Estimated Sewerage Capacity Required: 200 gpd
Number of Reserves: 0

4. WATER/SEWER SERVICE All additional documents to be submitted to: 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 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, Gordon W. Hans, 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 G. W. Hans Date 9/20/20

*** 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

March 4, 2021

Whom It May Concern:

Please be advised that the name LA CASA ALVARADO MINOR PLAT 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