



First American Title Insurance Company
National Commercial Services
601 Travis, Suite 1875
Houston, TX 77002
Phn - (800)683-5552
Fax -

Limitation of Liability for Informational Report

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CITY PLANNING LETTER

11/10/2021

City Planning Commission

Re: File No. NCS-976667-A-HOU1

To Whom It May Concern:

First American Title Insurance Company National Commercial Services ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, through an effective date of 09/27/2021, we find the following:

Record Owner: Northwest Harris County Municipal Utility District No. 12 by deed filed for record under Harris County Clerk's File No. RP-2019-474648

Legal Description:

See Exhibit "A" attached hereto and made a part hereof.

Subject to the following:

RESTRICTIONS: NONE OF RECORD

EASEMENTS:

- a. Easement: White Oil Pipe Line Co.
Purpose: unlocated easements with rights of utilities and additional lines
Recorded: 4/19/1920 in Volume 447, Page 635, of the Deed records, of Harris County, Texas.
- b. Easement: Magnolia Petroleum Co.
Purpose: unlocated easement
Recorded: 6/11/1924 in Volume 579, Page 168, of the Deed records, of Harris County, Texas.

Partial Release Agreement filed for record under Harris County Clerk's File No. D637621

- c. Easement: Magnolia Pipe Line Co.
Purpose: pipeline easement
Recorded: 10/2/1935 in Volume 993, Page 420, of the Deed records, of Harris County, Texas.

Partial Release Agreement filed for record under Harris County Clerk's File No. D637621

- d. Easement: County of Harris
Purpose: Street Right-of-Way Easement
Recorded: 9/19/1978 in Clerk's File No. F773732, of the Real Property records, of Harris County, Texas.
- e. Easement: Northwest Harris County Municipal Utility District No. 12
Purpose: Temporary Drainage and Detention Easement
Recorded: 2/14/2019 in County Clerk's File No. RP-2019-59872, of the Real Property records, of Harris County, Texas.
- f. Inclusion within Harris County Municipal Utility District No. 105.
- g. Terms, conditions and stipulations contained in Agreement:
Recorded: Clerk's File No. RP-2020-57627, Real Property Records, Harris County, Texas.
Type: Sanitary Control Easement

LIENS: NONE OF RECORD

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

This letter is issued for the use of , and shall inure to the benefit of PLATTING. Liability of 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 Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or 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. Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (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.

First American Title Insurance Company National Commercial Services

BY

Lisa Aguilar

County: Harris County
Project: NWHCMUD 12 Water Plant #2
M.S.G. No.: 181295
Job Number: 3615-DS

FIELD NOTES FOR 1.963 ACRES
PROPOSED WATER PLANT SITE

Being a 1.963 acre (85,497 square feet) tract of land, located in the H. & T. C. Railroad Survey, Abstract-435, in Harris County, Texas; said 1.963 acre tract being a portion of the remainder of a called 438.3 acre tract recorded in the name of Kech I Limited, in Harris County Clerk's File No. (H.C.C.C.F. No.) R500077; said 1.963 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1-inch iron pipe found at the northeast corner of a called 331.233 acre tract, recorded in the name of Bear Creek Trust under H.C.C.F. No. S679800 and being an interior corner of said 438.3 acre tract;

THENCE, with the north line of said 331.233 acre tract, South 87 degrees 48 minutes 06 seconds West, a distance of 1,285.05 feet to an angle point;

THENCE, departing the north line of said 331.233 acre tract, through and across said 438.3 acre tract, a 50 foot road easement (unimproved), recorded under H.C.C.F. No. F942336, North 02 degrees 11 minutes 54 seconds West, a distance of 50.00 feet to the **POINT OF BEGINNING**;

THENCE, continuing through and across said 438.3 acre tract, said 50 foot wide road easement and the northeasterly line of a called 60' Mobil Pipeline Co. easement, recorded in Volume 993, Page 420, H.C.D.R. and H.C.C.F. No. D637621, the following six (6) courses:

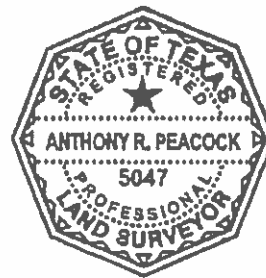
1. South 87 degrees 48 minutes 06 seconds West, a distance of 768.20 feet to an angle point;
2. North 70 degrees 38 minutes 14 seconds East, a distance of 100.27 feet to an angle point;
3. North 72 degrees 30 minutes 14 seconds East, a distance of 685.73 feet to an angle point;
4. South 17 degrees 26 minutes 17 seconds East, a distance of 26.24 feet to a point for the beginning of a curve to the right;
5. 160.60 feet along the arc of said curve to the right, having a radius of 950.00 feet, a central angle of 09 degrees 41 minutes 09 seconds, a chord that bears South 12 degrees 35 minutes 42 seconds East, a distance of 160.41 feet to a point for the beginning of a curve to the right;

6. 41.69 feet along the arc of said curve to the right, having a radius of 25.00 feet, a central angle of 95 degrees 33 minutes 13 seconds, a chord that bears South 40 degrees 01 minutes 29 seconds West, a distance of 37.03 feet to the **POINT OF BEGINNING** and containing 1.963 acres of land;

An exhibit of the herein described tract was prepared in conjunction with this metes and bounds description.

Anthony R. Peacock

Anthony R. Peacock
Registered Professional Land Surveyor
Texas Registration No. 5047



MILLER SURVEY GROUP
PH: (713) 413-1900
Texas Firm Registration No. 10047100
Dwg: 3615_EXH-3
October 18, 2018

TAX CERTIFICATES

Texas Statutes, Property Code, Chapter 12, Recording of Instrument, Section 12.002 (e) requires that tax certificates and receipts be provided to the County Clerk before a subdivision plat can be recorded. Section 12.002 (e)(2) exempts taxing units which acquire property for public use through eminent domain proceedings or voluntary sale.

The taxing unit indicated below owns the property within the boundaries of the proposed subdivision plat and is exempt from this requirement as this property is being subdivided for public use.

PLAT NAME: NORTHWEST HARRIS COUNTY MUD NO 12 WATER PLANT NO 2

TAXING UNIT: NORTHWEST HARRIS COUNTY MUD NO 12

Typically exempted:

- City or County properties
- Municipal Utility District facilities
- School District properties

UTILITY SERVICE PLAN

1. APPLICANT INFORMATION (Please print or type)

Applicant's Name R.G. Miller Engineers
Mailing Address 16340 Park ten Place Ste. 350 City Houston State TX Zip 77084
Office Phone 713.461.9600 Cellular Phone 281.921.8715 Fax 713.461.9600
Owner/Developer's Name Northwest Harris County MUD No 12 Phone 281.367.5511
Owner/Developer's Mailing Address 11500 Northwest Fwy Ste 150 City Houston
State TX Zip 77092

2. LOCATION OF PROPERTY

Proposed Subdivision Name Northwest Harris County MUD No 12 Water Plant No 2

Recorded plat name (if a replat or amending plat)

Survey Name H.&T.C. Railroad Abstract Number 435 Acreage 1.963

3. SERVICE CAPACITY

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

☐ Other _____

Number of Lots: 0 Estimated Sewerage Capacity Required: _____

Number of Reserves: 1

4. WATER/SEWER SERVICE All additional documents to be submitted to: platting@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, Yolanda Norman, 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 Yolanda Norman Date 11/10/21

*** 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 platting@hcpid.org



September 24, 2021

Harris County Engineering Department
10555 Northwest Fwy, Ste 120
Houston, TX 77092

Re: Water Plant No. 2
Within Northwest Harris County Municipal Utility District No. 12

To Whom it May Concern,

As District Engineers of Northwest Harris County Municipal Utility District No. 12 and on behalf of said M.U.D., I offer no objection to the plans and plat of the above referenced project.

Please call me at 713-461-9600 should you have any questions regarding this matter or require additional information.

Regards,

R.G. Miller Engineers, Inc.

A handwritten signature in cursive script that reads "Jack P. Miller".

Jack P. Miller, P.E.
Engineers for the District

JPM/aa

P 1937.703/C
L:\1937_NWHCMUD_12\1937.703 Water Plant No 2\Admin\Correspondence\L-10 HCED_No_Objection.doc

16340 Park Ten Place . Suite 350 . Houston, Texas 77084 . 713.461.9600
Texas Registered Engineering Firm No. F-487



ANN HARRIS BENNETT

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

October 8, 2020

Whom It May Concern:

Please be advised that the name NORTHWEST HARRIS COUNTY MUD NO 12 WATER PLANT NO 2 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