



Integrity Title

CITY PLANNING LETTER

October 18, 2021
Effective Date: October 12, 2021

Job No. 2137086A

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 a 1.4001 acre tract of land situated in the W.C.R.R. Company Survey, Abstract No. 907, Harris County, Texas.

We find the record title to be apparently in:

PALAI, LLC

By virtue of that certain Special Warranty Deed with Vendor's Lien dated August 25, 2004 from ASMA Enterprise, Inc. and recorded in Harris County Clerk's File No. X916655.

Subject to the following liens:

Deed of Trust and Security Agreement dated August 25, 2004 and payable to Comerica Bank, a Texas Banking Association successor by merger to Sterling Bank and recorded in Harris County Clerk's File No. X916656.

Subject to the following easements and encumbrances:

Water Line Easement to Jackrabbit Road Public Utility District as recorded in Harris County Clerk's File No. Y685016.

Subject to the following restrictions:

None found of record.



Integrity Title

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.

FIELD NOTES

1.4001 ACRE TRACT

SITUATED IN THE W.C.R.R. COMPANY SURVEY, A-907
IN HARRIS COUNTY, TEXAS

Being a tract of land containing 1.4001 acres, more or less, and situated in the W.C.R.R. Company Survey Abstract 907, Harris County, Texas, being the same lands described in deed to C.J. Swonke, et ux, recorded in the Real Property Records of Harris County, Texas, Clerk File Number B-244657, said 1.4001 acres of land, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the North right-of-way line of Pine Forrest Lane (formerly Old Clay Road (60.00 feet wide), said point being the Southeast corner of the herein described tract and the Southwest corner of a tract containing 5.897 acres conveyed to Clay/Pine 5.9 L.D. recorded under Clerk's File Number R-039045;

THENCE North 89 deg 49 min 34 sec West, along the North line of Pine Forest Lane, a distance of 178.20 feet to a 5/8 inch iron rod found for a point of curvature

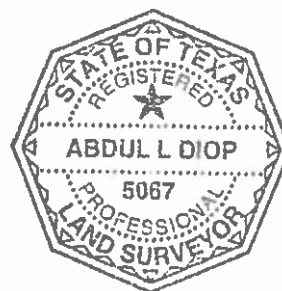
THENCE, in a Northwesterly direction along Pine Forest Lane with a curve to the right having a radius of 100.00 feet and a central angle of 90 deg 00 min 00 sec, and an arc distance of 157.08 feet to a 5/8 inch iron rod found for a point of tangency;

THENCE, North 00 deg 09 min 25 sec East, along the East line of Pine Forest Lane, a distance of 80.63 feet to a 5/8 inch iron rod found for corner in the Southeasterly right-of-way line of Clay Road (100.00 feet wide), and being in the arc of a non-radial curve;

THENCE, In a Northeasterly direction along the Southeasterly line of Clay Road with a curve to the left having a radius of 1,750.00 feet and a central angle of 09 deg 40 min 42 sec, an arc distance of 295.61 to a 5/8 inch iron rod found for corner, said point being the Northwest corner of the said 5.897 acre tract;

THENCE, South 00 deg 04 min 33 sec East, along the West side of the said 5.897 acre tract, a distance of 282.88 feet to the POINT OF BEGINNING OF herein described tract of land containing 1.4001 acres of land, more or less.

Abdul L Diop
Abdul L Diop R.P.L.S. No 5067



HARRIS COUNTY

Engineering Department/Permits

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,



Vivian C. Blanks

Asst. Planner

Harris County Engineering / Permits

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS

KNOWN ALL MEN THESE PRESENTS:

COUNTY OF HARRIS

WHEREAS, Palai, LLC has platted that certain 1.4001 acres of land out of the W.C.R.R. Company Survey, Abstract 907, Harris County, Texas, which property was surveyed and platted on _____ by, Surv-Tex Surveying, Inc. and known as Palai Preserve and recorded at Vol. _____ Pg. No. _____ of the Map Records and Clerk's File No. _____ of the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, Comerica Bank, a Texas banking association is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded in Clerk's File No. X916656 of the Deed Records of Real Property 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 subdivision map of Palai Preserve;

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 Palai, LLC 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 map of Palai Preserve and the dedication evidenced thereby and does hereby RATIFY, CONFIRM, AND APPROVE in all respects the subdivision map of Palai Preserve and the dedication, 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.

EXECUTED This 15th day of September 2021.

COMERICA BANK, a Texas banking association

By: 
Name: Mario Martinez, Jr.
Title: Vice President

Attest: 
Name: Elizabeth Sabina
Title: Account Specialist

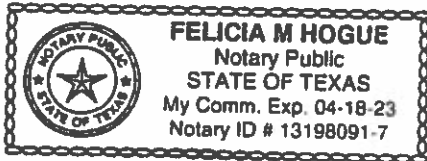
NOTARY PUBLIC ACKNOWLEDGEMENT FOR ALL SIGNATURES

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on September 15, 2021, by Mario Martinez Jr. Vice President of Comerica Bank, a Texas banking association, on behalf of said association.

My Commission Expires: 04-18-23

Fel M. Hogue
Notary Public in and for the State of Texas

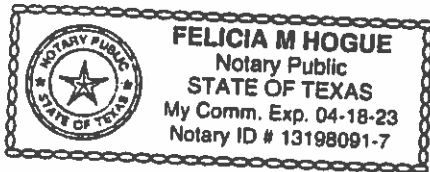


STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on September 15, 2021, by Elizabeth Saldua of Comerica Bank, a Texas banking association, on behalf of said association. Account Specialist

My Commission Expires: 04-18-23

Fel M. Hogue
Notary Public in and for the State of Texas



TAX CERTIFICATE

Original



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

Issued To:

PALAI LLC
4129 LEMAC DR
HOUSTON, TX 77025-4633
USA

Legal Description

TRS 9A & 9C
ABST 907 WCRR CO SEC 15 BLK 2

Parcel Address: 17126 PINE FOREST LN

Legal Acres: 1.3970

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Account Number: 046-007-000-0015

Print Date: 11/09/2021 10:46:37 AM

Certificate No: 12196854

Paid Date:

Certificate Fee: \$10.00

Issue Date: 11/09/2021

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. TAXES THRU 2020 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2021.

Exemptions:

Certified Owner:

PALAI LLC
4129 LEMAC DR
HOUSTON, TX 77025-4633
USA

2020 Value:	641,644
2020 Levy:	\$13,169.64
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):

- 19 Katy I.S.D.
- 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



Reference (CF) No: N/A

Issued By: *Espie Avila*
ANN HARRIS BENNETT

HARRIS COUNTY TAX ASSESSOR-COLLECTOR

JACKRABBIT ROAD PUD
 Catherine Wheeler, Tax A/C
 6935 Barney Rd. #110
 Houston TX 77092
 (713) 462-8906
 www.wheelerassoc.com

TAX CERTIFICATE

Jurisdiction Code	658
CAD No	0460070000015
Property Information	
TRS 9A & 9C ABST 907 WCRR CO SEC 15 BLK 2	
Acreage: 1.397	
Service Address	
17126 PINE FOREST LN 77084	

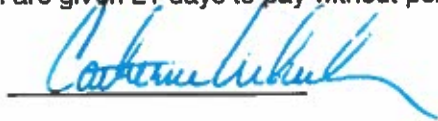
Owner Name and Address
 PALAI LLC
 4129 LEMAC DR
 HOUSTON TX 77025-4633

DATE REQUESTED: 10/11/2021

ISSUED BY: JODY DENSON

Account Summary				Outstanding / Delinquent			
Tax Year	Tax Levied Amount	Total Paid Amount	Last Pmt. Date	Tax Due	Penalty / Interest	Other Fees	Total Due
2020	\$1,907.28	\$1,907.28	1/31/2021	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$1,868.73	\$1,878.73	1/27/2020	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$1,800.04	\$1,800.04	1/17/2019	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$1,786.93	\$1,829.91	1/12/2018	(\$42.98)	\$0.00	\$0.00	(\$42.98)
2016	\$1,805.74	\$1,805.74	1/26/2017	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$1,740.00	\$1,740.00	1/14/2016	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$1,826.34	\$1,826.34	1/29/2015	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$1,529.77	\$1,529.77	1/28/2014	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$1,481.25	\$1,481.25	1/30/2013	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$2,091.15	\$3,033.56	4/30/2013	\$0.00	\$0.00	\$0.00	\$0.00

Catherine Wheeler is the tax-assessor collector for the above referenced Utility District. As of this date first written, the above referenced account has not been calculated for 2021, however will be taxable and due upon receipt. Taxes billed after January 10th are given 21 days to pay without penalty and interest.

BY ASSESSOR: 

THIS CERTIFICATE GUARANTEES INFORMATION RECEIVED BY THE TAX OFFICE THRU THE DATE ISSUED. CORRECTIONS RECEIVED BY THE CENTRAL APPRAISAL DISTRICT COULD RENDER THIS CERTIFICATE INVALID.



UTILITY SERVICE PLAN

1. APPLICANT INFORMATION (Please print or type)

Applicant's Name Surv-Tex Surveying Inc.
Mailing Address 4141 Southwest Fwy Suite 480 City Houston State TX Zip 77027
Office Phone 713-521-4551 Cellular Phone 281-220-9451 Fax _____
Owner/Developer's Name Palai LLC Phone 832-283-5895
Owner/Developer's Mailing Address 1403 Village Garden Drive City Missouri City
State TX Zip 77459

2. LOCATION OF PROPERTY

Proposed Subdivision Name PALAI PRESERVE
Recorded plat name (if a replat or amending plat) _____

Survey Name W.C.R.R. Company Survey Abstract Number 907 Acreage 1.4001

3. SERVICE CAPACITY

Proposed Use of Development: Single Family Commercial Mixed Single Family/Commercial
 Other _____
Number of Lots: 0 Estimated Sewerage Capacity Required: 1,250 gpd
Number of Reserves: 1

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, Abdul L Diop, 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  Date 04-09-2021

*** 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 plattng@hcpid.org



DENNIS W. SANDER, P.E.
President

ERIK D. MILLER, P.E.
Vice President

WILLIAM T. MANNING, JR., P.E.
Vice President

CONSULTING ENGINEERS - SURVEYORS
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. F-517
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM NO. 19930306

2001 WILCREST, SUITE 550
HOUSTON, TEXAS 77042

713-784-4830
FAX 713-784-4052

April 13, 2021

Mr. Abdul L. Diop, R.P.L.S.
Surv-Tex Surveying, Inc.
4141 Southwest Freeway, Suite 480
Houston, TX 77027

Re: Capacity Approval for 17126 Pine Forest Lane
Approx. 1.4001 acres
Jackrabbit Road Public Utility District

89-055
Utility Commitments

Abdul,

Sander Engineering Corporation is in receipt of your request to serve the above referenced property with the capacity of 1,250 gallons per day for water from Jackrabbit Road Public Utility District ("JRRPUD"). The facilities include a fueling station and convenience store which are within the service area boundaries of JRRPUD. JRRPUD is pleased to provide the water capacity as requested in the amount of 1,250 gpd.

As you are aware, JRRPUD has been providing water and sanitary service to the property since 2014.

Please call me if you any questions.

Thank you,

Erik D. Miller, P.E.
Engineer for Jackrabbit Road Public Utility District



ANN HARRIS BENNETT

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

November 5, 2020

Whom It May Concern:

Please be advised that the name PALAI PRESERVE 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.

V. Hernandez

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