



# RIVERWAY TITLE

## CITY PLANNING LETTER

City Planning Commission Re: File No. 180015-KJ

To Whom it May Concern:

Riverway Title Group, LLC ("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, and as of 8:00 a.m. on October 18, 2021, we find the following:

Record Owner: Landy Properties, LLC by virtue of Warranty Deed dated December 22, 2017, filed December 28, 2017, under Harris County Clerk's File No. RP-2017-569633.

Legal Description:

### TRACT 1:

LOTS Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27), Twenty-Eight (28), Twenty-Nine (29), Thirty (30), Thirty-One (31), Thirty-Two (32), Thirty-Three (33), Thirty-Four (34), Thirty-Five (35), Thirty-Six (36), Thirty-Seven (37), Thirty-Eight (38), Thirty-Nine (39), Forty (40), Forty-One (41), Forty-Two (42), Forty-Three (43), and Forty-Four (44), all in BLOCK TWO (2), of RANCH COUNTRY, SECTION FOUR (4), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 293, Page 47, of the Map Records of Harris County, Texas.

### TRACT 2:

LOTS One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), all in BLOCK THREE (3), of RANCH COUNTRY, SECTION FOUR (4), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 293, Page 47, of the Map Records of Harris County, Texas.

**Subject to the following:**

#### I. RESTRICTIONS:

Restrictive Covenants as set out in Volume 293, Page 47, of the Map Records of Harris County, Texas, and those instrument(s) recorded under Harris County Clerk's File No.(s) N 168346, R182879, R186165, U150321, V584498, 20100190270, 20120148158, 20120148159, 20120148161, 20120148163,

20130376709, 20130645229, 20140033516, 20140407435, RP-2018-151867, RP-2018-309538, and RP-2018-323470, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. (AS TO TRACTS 1 & 2)

2. EASEMENTS:

**AS TO TRACTS 1 & 2**

All easements, building setback lines, and rights-of-way for public and private utilities, street(s), driveways, walkways, sewers, access, and drainage over and across the herein described properties, as set forth and more fully described/located in Volume 293, Page 47, of the Map Records of Harris County, Texas. (AS TO TRACTS 1 & 2)

Right of way easement in favor of Houston Lighting & Power Company as set forth and defined by instrument dated March 25, 1980, recorded under Harris County Clerk's File No. 0518710. (Affects Lots 3, 6, 7, 11, 15, 16, 22, 23, 24, 25, 28, 29, 30, 32, 33, 39, and 40, (et at), in Block 2, of Ranch Country, Section 4 - Tract 1)

Right of way drainage easement in favor of Northwest Freeway Municipal Utility District as set forth and defined by instrument recorded under Harris County Clerk's File No. F265425 (173-08- 1657) and further depicted on the recorded plat of said Subdivision in Volume 293, Page 47, of the Map Records of Harris County, Texas. (Affects Lots I thru 11, in Block 2, of Country Ranch, Section 4 - Tract 1)

Agreement for the installation, operation and maintenance of underground/overhead electrical distribution systems, granted to Houston Lighting & Power Company, as set forth in instrument(s) filed for record under Harris County Clerk's File No(s). 561326 and N269002. (Tracts 1 & 2)  
Agreement by and between Alibico, Inc., and Television Access, Inc., for the installation, operation, and maintenance of a cable television system as reflected by instrument recorded under Harris County Clerk's File No. H240649. (Tracts 1 & 2)

Building Set Back lines as set forth and more fully described in instruments recorded under Harris County Clerk's File No.(s) N168346 and R182879. (Tracts 1 & 2)

Annual Maintenance Charge and Special Assessments for Capital Improvements payable to Ranch Country Association reserved in instrument recorded under Clerk's File No. N168346 and R182879 of the Real Property Records, and additionally secured by a Vendor's Lien, as set forth in instrument(s) recorded under Clerk's File No.(s) N168346 and R182879 of the Real Property Records of Harris County, Texas. This lien having been subordinated therein to all valid purchase money and/or construction liens. (Tracts 1 & 2)

Terms, conditions and stipulations contained in that certain Declaratory Judgment, as set forth in instrument filed for record under Harris County Clerk's File No, 20130232553. (Tracts 1 & 2)

Subject property lies within the boundaries of Northwest Freeway Municipal Utility District.

Affidavit to the Public regarding Stormwater Quality Management Plan filed for record May 3, 2019, in/under Harris County Clerk's File No. RP-2019-184209.

3. LIENS:

Deed of Trust, Assignment of Rents and Security Agreement filed for record August 6, 2018, in/under Harris County Clerk's File No. RP-2018-356534.

Modification, Renewal and Extension Agreement filed for record April 2, 2018, in/under Harris County Clerk's File No. RP-2019-132072.

4. OTHER:

NONE OF RECORD

lien on plat

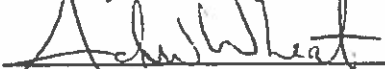
No examination has been made as to abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of the 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 nor 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, neither 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.

Riverway Title Group, LLC

  
Examiner

TAX CERTIFICATE



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

Issued To:

LANDY PROPERTIES LLC
5603 AVON LANDING LN
SUGAR LAND, TX 77479-3550
USA

Legal Description

LTS 3 THRU 44 BLK 2
RANCH COUNTRY SEC 4

Parcel Address: 0 RANCH COUNTRY RD

Legal Acres: 9.1600

Account Number: 114-644-002-0003

Print Date: 10/25/2021 04:20:56 PM

Certificate No: 12196475

Paid Date:

Certificate Fee: \$10.00

Issue Date: 10/25/2021

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

Exemptions:

Certified Owner:

LANDY PROPERTIES LLC
5603 AVON LANDING LN
SUGAR LAND, TX 77479-3550
USA

Table with 2 columns: Description and Amount. Rows include 2020 Value (136,511), 2020 Levy (\$1,097.82), 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):

- 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
648 Emergency Service Dist #21 (Fire)
673 Emergency Service Dist #3 (E.M.S.)



Reference (G) No: N/A

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

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

**TAX CERTIFICATE**

Jurisdiction Code	730
CAD No	1146440020003
<b>Property Information</b>	
LTS 3 THRU 44 BLK 2 RANCH COUNTRY SEC 4	
Acreage: 9.16	
<b>Service Address</b>	
00000 RANCH COUNTRY RD 77447	

**Owner Name and Address**  
 LANDY PROPERTIES LLC  
 5603 AVON LANDING LN  
 SUGAR LAND TX 77479-3550

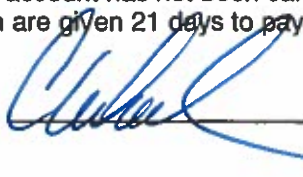
**DATE REQUESTED: 10/21/2021**

**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	\$955.57	\$955.57	1/22/2021	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$955.57	\$955.57	11/25/2019	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$969.22	\$969.22	10/16/2018	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$969.22	\$969.22	11/3/2017	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$982.87	\$982.87	12/28/2016	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$1,061.36	\$1,061.36	12/31/2015	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$1,720.03	\$1,720.03	1/8/2015	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$1,647.09	\$1,647.09	1/16/2014	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$1,801.52	\$1,801.52	1/11/2013	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$1,717.73	\$1,717.73	1/17/2012	\$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.



TAX CERTIFICATE  
WALLER IND. SCHOOL DIST.  
1918 Key Street  
Waller, Texas 77484  
(936) 931-3695

NO 93832

ACCOUNT NUMBER: 729400-002-003-000

PROPERTY OWNER:

LANDY PROPERTIES LLC  
5603 AVON LANDING LN  
SUGAR LAND, TX 77479-3550

PROPERTY DESCRIPTION:

LTS 3 THRU 44 BLK 2  
RANCH COUNTRY SEC  
4

ACRES 9.1600 MIN% .000000000000 TYPE

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE  
THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
		TOTAL TAX:		*	ALL PAID *
		UNPAID FEES:		*	NONE *
		INTEREST ON FEES:		*	NONE *
		COMMISSION:		*	NONE *
		TOTAL DUE ==>		*	ALL PAID *

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2021 EXCEPT FOR UNPAID  
YEARS LISTED ABOVE.

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS  
USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE.  
(SECTION 23.55, STATE PROPERTY TAX CODE).  
PURSUANT TO \*31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX  
CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 10/27/2021

Fee Paid: \$.00

Brenda Bundick  
Tax Assessor & Collector

By: 



\*\* PLEASE NOTE: AS OF THIS DATE, THE 2021 YR WISD  
TAXES HAVE NOT BEEN ASSESSED, BILLED, OR PAID ON THIS ACCOUNT.

TAX CERTIFICATE



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

Issued To:

LANDY PROPERTIES LLC
5603 AVON LANDING LN
SUGAR LAND, TX 77479-3550
USA

Legal Description

LTS 1 THRU 16 BLK 3
RANCH COUNTRY SEC 4

Parcel Address: 0 NINE POINT LN

Legal Acres: 2.3600

Account Number: 114-644-003-0001

Print Date: 10/25/2021 04:21:08 PM

Certificate No: 12196476

Paid Date:

Certificate Fee: \$10.00

Issue Date: 10/25/2021

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

Exemptions:

Certified Owner:

LANDY PROPERTIES LLC
5603 AVON LANDING LN
SUGAR LAND, TX 77479-3550
USA

Table with 2 columns: Description and Amount. Rows include 2020 Value (\$35,981), 2020 Levy (\$289.36), 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).

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
648 Emergency Service Dist #21 (Fire)
673 Emergency Service Dist #3 (E.M.S.)



Reference (GF) No: N/A

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

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

**TAX CERTIFICATE**

<b>Jurisdiction Code</b>	730
<b>CAD No</b>	1146440030001
<b>Property Information</b>	
LTS 1 THRU 16 BLK 3 RANCH COUNTRY SEC 4	
Acreage: 2.36	
<b>Service Address</b>	
00000 NINE POINT LN 77447	

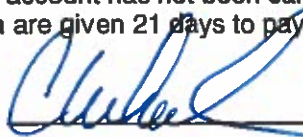
**DATE REQUESTED: 10/21/2021**

**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	\$251.86	\$251.86	2/28/2021	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$251.86	\$251.86	12/13/2019	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$255.46	\$255.46	10/16/2018	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$255.46	\$255.46	12/20/2017	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$259.06	\$259.06	12/28/2016	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$287.84	\$287.84	12/31/2015	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$453.36	\$453.36	1/8/2015	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$464.15	\$464.15	1/16/2014	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$464.15	\$464.15	1/11/2013	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$442.56	\$442.56	1/17/2012	\$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.





TAX CERTIFICATE  
WALLER IND. SCHOOL DIST.  
1918 Key Street  
Waller, Texas 77484  
(936) 931-3695

NO 93833

ACCOUNT NUMBER: 729400-003-001-000

PROPERTY OWNER:

LANDY PROPERTIES LLC  
5603 AVON LANDING LN  
SUGAR LAND, TX 77479-3550

PROPERTY DESCRIPTION:

LTS 1 THRU 16 BLK 3  
RANCH COUNTRY SEC  
4

ACRES 2.3600 MIN% .000000000000 TYPE

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE  
THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
		TOTAL TAX:		*	ALL PAID *
		UNPAID FEES:		*	NONE *
		INTEREST ON FEES:		*	NONE *
		COMMISSION:		*	NONE *
		TOTAL DUE ==>		*	ALL PAID *

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2021 EXCEPT FOR UNPAID  
YEARS LISTED ABOVE.

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS  
USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE.  
(SECTION 23.55, STATE PROPERTY TAX CODE).  
PURSUANT TO \*31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX  
CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 10/27/2021

Fee Paid: \$.00

Brenda Bundick  
Tax Assessor & Collector

By: 

\*\*PLEASE NOTE: AS OF THIS DATE, THE 2021 YR WISD  
TAXES HAVE NOT BEEN ASSESSED, BILLED, OR PAID ON THIS  
ACCOUNT.



## Baker, LaTosha (Engineering)

---

**From:** Matthew Sigmon <matthew@texaslegalmedia.com>  
**Sent:** Tuesday, September 14, 2021 3:13 PM  
**To:** Baker, LaTosha (Engineering)  
**Subject:** Fwd: RANCH COUNTRY SEC 4 PARTIAL REPLAT NO 1- Notification of Plat Review CRM:02744246

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello LaTosha,

Below is the response from HCAD I received that states that the ROWs do not have account numbers that should validate the discrepancy in the acreage totals.

Our engineer is also working with TK to get the limited scope TIA and updated WCR letter.

We are getting closer to having everything we need to be able to have our recording meeting before the next agenda meeting. I believe the next agenda will be on the 28th. Is that correct?

Thank you,

Texas Land Maps  
Matthew Sigmon  
c: 713-298-9987  
o: 281-645-6600

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**From:** Alisha Kellum <AKellum@hcad.org>  
**Sent:** Tuesday, September 14, 2021, 12:24 PM  
**To:** Matthew Sigmon  
**Subject:** RE: RANCH COUNTRY SEC 4 PARTIAL REPLAT NO 1- Notification of Plat Review CRM:02744246

Matthew,

This was the response that I received:

Ranch Country Section 4 was set up before the Appraisal District was created. The County did not set up ROW accounts for subdivisions at that time. Currently, there is no account number for the ROW.

Thanks in advance,

*Alisha Kellum*  
Customer Service Resolution Specialist II  
Communications Division  
Harris County Appraisal District

13013 Northwest Frwy  
Houston, TX 77040  
[akellum@hcad.org](mailto:akellum@hcad.org)



**From:** Alisha Kellum  
**Sent:** Monday, September 13, 2021 10:45 AM  
**To:** 'Matthew Sigmon' <[matthew@texaslegalmedia.com](mailto:matthew@texaslegalmedia.com)>  
**Subject:** RE: RANCH COUNTRY SEC 4 PARTIAL REPLAT NO 1- Notification of Plat Review CRM:02744246

Thank you for the email. This has been forwarded for further review. Once I receive a response, I'll let you know.

*Alisha Kellum*

Customer Service Resolution Specialist II  
Communications Division  
Harris County Appraisal District  
13013 Northwest Frwy  
Houston, TX 77040  
[akellum@hcad.org](mailto:akellum@hcad.org)



**From:** Matthew Sigmon <[matthew@texaslegalmedia.com](mailto:matthew@texaslegalmedia.com)>  
**Sent:** Friday, September 10, 2021 7:09 PM  
**To:** Help <[Help@hcad.org](mailto:Help@hcad.org)>  
**Subject:** Fwd: RANCH COUNTRY SEC 4 PARTIAL REPLAT NO 1- Notification of Plat Review CRM:02744246

Hello,

Please find attached highlighted HCAD map, the 2 tax certificates for the taxable land within this subdivision boundary and proposed replat for Ranch Country Sec 4 Partial Replat No 1. This replat has already been approved and recorded with the city of Houston, but because it is in the city ETJ it also needs to be approved by Harris County.

The reviewer for Harris County Platting Dept, LaTosha Baker, is asking for a brief statement from Harris County Appraisal District stating that there is no HCAD account number associated with the ROWs that I have highlighted on the attached HCAD map PDF.

The acreage on our proposed plat is larger than the total Tax Certs acreage because currently the highlighted ROWs are considered Public Land and not being assessed for taxes.

The 2 account numbers of the tax certs provided are:  
1146440020003  
1146440030001

# UTILITY SERVICE PLAN

## 1. APPLICANT INFORMATION (Please print or type)

Applicant's Name Texas Land Maps

Mailing Address 6935 Overlook Hill Ln City Sugar Land - State TX Zip 77479

Office Phone 713-298-9987 Cellular Phone 713-298-9987 Fax \_\_\_\_\_

Owner/Developer's Name Landy Properties LLC Phone 713-878-8615

Owner/Developer's Mailing Address 3605 Avon Landing Cr. City Sugar Land  
State TX Zip 77479

## 2. LOCATION OF PROPERTY

Proposed Subdivision Name Ranch Country Sec 4 Partial Replat No 1

Recorded plat name (if a replat or amending plat)  
Ranch Country Sec 4

Survey Name School Lands Survey Abstract Number 333 Acreage 15.033

## 3. SERVICE CAPACITY

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

Other \_\_\_\_\_

5,750 gallons per day current capacity

Number of Lots: 0

Number of Reserves: 2 Estimated Sewerage Capacity Required: ~~XXXXXXXXXXXXXXXXXXXX~~

## 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 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](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 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](mailto:wastewater@hcpid.org).

I, Matthew Sigmon, 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 M Sigmon Date 8-4-2021

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



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. 10030300

2901 WILCREST, SUITE 550  
HOUSTON, TEXAS 77042

713-784-4830  
FAX 713-784-4052

October 7, 2021

Harris County Platting Department  
10555 Northwest Freeway, Suite 147  
Houston, Texas 77092

Attn: Ms. Latosha Baker

RE: Ranch Country SEC 4, Partial Replat No. 1  
A Subdivision of 15.0332 Acres  
Northwest Freeway Municipal Utility District  
Harris County, Texas

84-037

Dear Ms. Baker,

Attached is a copy of the proposed plat titled Ranch Country SEC 4, Partial Replat No. 1. Northwest Freeway MUD has sanitary sewer capacity available to serve the reference replat in the amount of 5,750 gallons per day, average daily flow and the related water capacity.

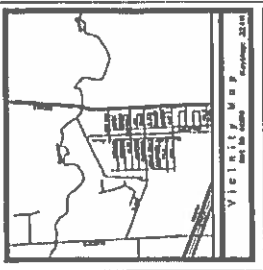
Attached for reference is a copy of the proposed replat.

Respectfully,

Dennis W. Sander, P.E.  
Engineer for Northwest Freeway MUD

- xc: 1) Mr. Spencer Creed  
Schwartz, Page & Harding, L.L.P. w/ attachment
- 2) Mr. Matthew Sigmon  
Texas Land and Maps w/ attachment

DWS/lis



**NOTES:**

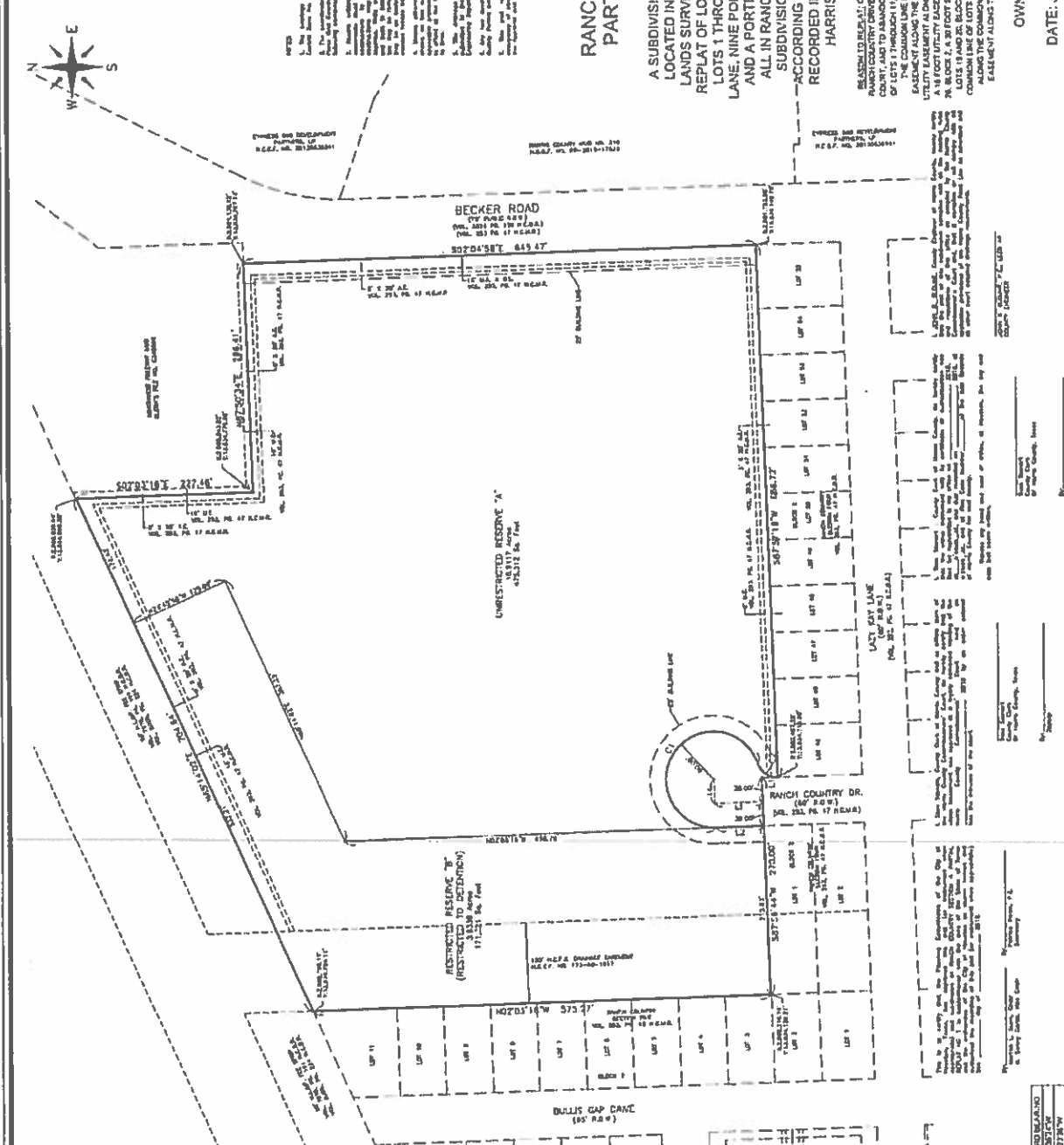
1. The boundaries shown on this map are based on the survey conducted by the Surveyor General of Texas, which is the only survey of record for this land.
2. The boundaries shown on this map are based on the survey conducted by the Surveyor General of Texas, which is the only survey of record for this land.
3. The boundaries shown on this map are based on the survey conducted by the Surveyor General of Texas, which is the only survey of record for this land.
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9. The boundaries shown on this map are based on the survey conducted by the Surveyor General of Texas, which is the only survey of record for this land.
10. The boundaries shown on this map are based on the survey conducted by the Surveyor General of Texas, which is the only survey of record for this land.

### RANCH COUNTRY SEC 4 PARTIAL REPLAT NO 1

A SUBDIVISION OF 15.0332 ACRES OF LAND LOCATED IN THE HARRIS COUNTY SCHOOL LANDS SURVEY, ABSTRACT NO. 333, BEING A REPLAT OF LOTS 3 THROUGH 44, BLOCK 2, AND LOTS 1 THROUGH 16, BLOCK 3, FORTY FOUR LANE, NINE POINT LANE AND NINE POINT COURT, AND A PORTION OF RANCH COUNTRY DRIVE, ALL IN RANCH COUNTRY SECTION FOUR, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 293, PAGE 47 OF THE HARRIS COUNTY MAP RECORDS.

THIS MAP IS A REPLAT OF A PORTION OF A SUBDIVISION OF 15.0332 ACRES OF LAND LOCATED IN THE HARRIS COUNTY SCHOOL LANDS SURVEY, ABSTRACT NO. 333, BEING A REPLAT OF LOTS 3 THROUGH 44, BLOCK 2, AND LOTS 1 THROUGH 16, BLOCK 3, FORTY FOUR LANE, NINE POINT LANE AND NINE POINT COURT, AND A PORTION OF RANCH COUNTRY DRIVE, ALL IN RANCH COUNTRY SECTION FOUR, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 293, PAGE 47 OF THE HARRIS COUNTY MAP RECORDS.

OWNER: JOSEPH P. LANDY  
DATE: JULY, 2018 SCALE: 1"=60'



**UNRESTRICTED RESERVE "A"**  
42,512 Sq. Ft.

**RESTRICTED RESERVE "B" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "C" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "D" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "E" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "F" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "G" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "H" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "I" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "J" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "K" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "L" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "M" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "N" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "O" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "P" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "Q" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "R" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "S" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "T" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "U" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "V" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "W" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "X" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "Y" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

**RESTRICTED RESERVE "Z" (RESTRICTED TO DETENTION)**  
17,331 Sq. Ft.

LINE	BEARING	DISTANCE
1	N 89° 00' 00" W	33.00'
2	S 89° 00' 00" W	33.00'
3	N 89° 00' 00" W	33.00'
4	S 89° 00' 00" W	33.00'
5	N 89° 00' 00" W	33.00'
6	S 89° 00' 00" W	33.00'
7	N 89° 00' 00" W	33.00'
8	S 89° 00' 00" W	33.00'
9	N 89° 00' 00" W	33.00'
10	S 89° 00' 00" W	33.00'
11	N 89° 00' 00" W	33.00'
12	S 89° 00' 00" W	33.00'
13	N 89° 00' 00" W	33.00'
14	S 89° 00' 00" W	33.00'
15	N 89° 00' 00" W	33.00'
16	S 89° 00' 00" W	33.00'
17	N 89° 00' 00" W	33.00'
18	S 89° 00' 00" W	33.00'
19	N 89° 00' 00" W	33.00'
20	S 89° 00' 00" W	33.00'
21	N 89° 00' 00" W	33.00'
22	S 89° 00' 00" W	33.00'
23	N 89° 00' 00" W	33.00'
24	S 89° 00' 00" W	33.00'
25	N 89° 00' 00" W	33.00'
26	S 89° 00' 00" W	33.00'
27	N 89° 00' 00" W	33.00'
28	S 89° 00' 00" W	33.00'
29	N 89° 00' 00" W	33.00'
30	S 89° 00' 00" W	33.00'
31	N 89° 00' 00" W	33.00'
32	S 89° 00' 00" W	33.00'
33	N 89° 00' 00" W	33.00'
34	S 89° 00' 00" W	33.00'
35	N 89° 00' 00" W	33.00'
36	S 89° 00' 00" W	33.00'
37	N 89° 00' 00" W	33.00'
38	S 89° 00' 00" W	33.00'
39	N 89° 00' 00" W	33.00'
40	S 89° 00' 00" W	33.00'
41	N 89° 00' 00" W	33.00'
42	S 89° 00' 00" W	33.00'
43	N 89° 00' 00" W	33.00'
44	S 89° 00' 00" W	33.00'



## ANN HARRIS BENNETT

Tax Assessor-Collector  
www.hctax.net

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August 5, 2021

Whom It May Concern:

Please be advised that the name RANCH COUNTRY SEC 4 PARTIAL REPLAT 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.

*U. Hernandez.*

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