



CITY PLANNING LETTER

Date: September 27, 2021

City Planning Commission

901 Bagby

Houston, Texas 77002

GF NO: PT2181035

To Whom It May Concern:

This company (South Land Title, LLC) 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 AM on the 20th day of September 2021, we find the following:

Record Owner:

Woodmere Development Co., Ltd., a Texas limited partnership

Recording Instrument: Harris County Clerk's File No. RP-2020-591729

Legal Description:

A 7.936 acre, or 345,697 square feet more or less acre tract of land, being a portion of a called 99.59 acre tract of land conveyed to BGM land Investments, Ltd., a Texas Limited Partnership, and described in a deed recorded in Clerk's File No. 20140082612 of the Official Public Records






of Real Property of Harris County, Texas, situated in the H.&T.C. RR Co. Survey, Abstract No. 436, in Harris County, Texas. Said 7.936 acre tract being more fully described in Exhibit "A" attached hereto. (Proposed Westfield Ranch Sec. 7)

Subject to the following:

1. Restrictions:

Harris County Clerk's File No. X790996

2. Easements:

- a.  Storm Sewer Easements as granted to Harris County by instrument(s) filed for record under Harris County Clerk's File No(s). 20140547405.
- b.  Sanitary Sewer Easement as granted to Harris County Municipal Utility District No. 167 by instrument(s) filed for record under Harris County Clerk's File No(s). 20140567561.
- c.  Water Line Easement as granted to Harris County Municipal Utility No. 167 by instrument(s) filed for record under Harris County Clerk's File No(s). 20140567562.
- d.  Public Utility Easement as set forth in instrument(s) filed for record under Harris County Clerk's File No(s). RP-2019-182594.
- e.  Electric Easement as granted to CenterPoint Energy Houston Electric, LLC by instrument(s) filed for record under Harris County Clerk's File No(s). RP-2020-239437.
- f. Agreement for the installation, operation and maintenance of underground/overhead electrical distribution systems, granted to CenterPoint Energy Houston Electric, LLC, a Texas corporation, as set forth in instrument(s) filed for record under Harris County Clerk's File No(s). RP-2021-246265.
- g. Subject property lies within the boundaries of Harris County Municipal Utility District 167.
- h. Terms, Conditions and Stipulations of that certain Development Agreement filed under Harris County Clerk's File No. X790998.
- i. Subject property is located within the City of Houston or within its extra territorial jurisdiction (within 5 miles of the city limits but outside another municipality) it is subject to the terms, conditions and provision of City of Houston Ordinance No. 85-1878, pertaining to, among other things, the platting and re-platting of real property and to the establishment of building lines. A certified copy of said ordinance was filed for record on August 1, 1991, under Harris County Clerk's File No(s). N253886.

- j. A one-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property.

3. Liens:

- a. Vendor's Lien retained in Deed dated November 25, 2020, filed for record under Harris County Clerk's File No(s). RP-2020-591729, executed by BGM Land Investments, Ltd., a Texas limited partnership to Woodmere Development Co., Ltd., a Texas limited partnership, securing one promissory note of even date therewith in the principal amount of \$21,363,600.00 (Twenty One Million Three Hundred Sixty Three Thousand Six Hundred and 00/100), payable as therein provided to the order of BGM Land Investments, Ltd., a Texas limited partnership; said note being additionally secured by Deed of Trust of even date therewith in favor of David C. Martin, Trustee(s), and all terms, conditions and stipulations contained therein, including any additional indebtedness secured thereby, by instrument(s) filed for record under Harris County Clerk's File No(s). RP-2020-584260.

Said lien is additionally secured by Financing Statement filed for record under Harris County Clerk's File No(s). RP-2020-584369.

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 insure to the benefit of PLATTING. Liability of South Land Title, LLC for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understating, 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 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.

Linda Pyle

Customer Service Representative



METES AND BOUNDS DESCRIPTION
FOR

A 7.936 acre, or 345,697 square feet more or less acre tract of land, being a portion of a called 99.59 acre tract of land conveyed to BGM Land Investments, Ltd., a Texas Limited Partnership, and described in a deed recorded in Clerk's File No. 20140082612 of the Official Public Records of Real Property of Harris County, Texas, situated in the H.&T.C. RR Co. Survey, Abstract No. 436, in Harris County, Texas. Said 7.936 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System of 1983, South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

BEGINNING: At 5/8 inch iron rod found for the northwest corner of Westfield Ranch Section 5, as recorded in Film Code 690594, in the Map Records of Harris County, Texas, in the south line of a called 30-foot pipeline easement, as recorded in Clerk's File No. 20110509211 of the Official Public Records of Real Property of Harris County, Texas and Volume 451, Page 7, and Volume 6278, Page 80 of the Deed Records of Harris County, Texas;

THENCE: S 01°51'42" E, a distance of 789.73 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the north right-of-way line of Hronas Drive (50 foot right-of-way), as recorded in Clerk's File No. 677806, of the Map Records of Harris County, Texas, for corner of the herein described tract;

THENCE: S 49°47'17" W, along and with said Hronas Drive, a distance of 74.25 feet to a 5/8 inch iron rod found for corner of the herein described tract;

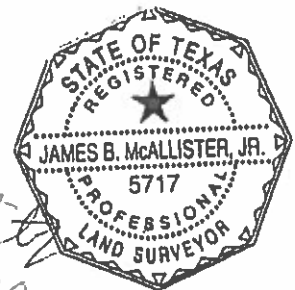
THENCE: S 40°12'43" E, across Hronas Drive, a distance of 50.00 feet to a 5/8 inch iron rod found for corner of the herein described tract;

THENCE: Southeasterly, along a tangent curve to the right, having a radial bearing of S 40°12'43" E, a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 85°12'43" E, 35.36 feet, for an arc length of 39.27 feet to an iron rod found in the south right-of-way line of Open Glen Trail (50 foot right-of-way), as recorded in Clerk's File No. 677806, of the Map Records of Harris County, Texas, for the point of tangency of the herein described tract;

- THENCE: S 40°12'43" E, along and with south right-of-way line of said Open Glen Drive, a distance of 92.00 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the point of curvature of the herein described tract;
- THENCE: Southwesterly, along a tangent curve to the right, having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 04°47'17" W, 35.36 feet, for an arc length of 39.27 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set the in the north right-of-way line of Broad Oak Tree Street (60 foot right-of-way), as recorded in Clerk's File No. 677806, of the Map Records of Harris County, Texas, for the point of tangency of the herein described tract;
- THENCE: S 49°47'17" W, along and with said north right-of-way line of Broad Oak Tree Street, a distance of 389.77 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the point of curvature of the herein described tract;
- THENCE: Southwesterly, continuing along and with said north right-of-way line of Broad Oak Tree Street, along a tangent curve to the right, having a radial bearing of N 40°13'26" W, a radius of 89.78 feet, a central angle of 09°53'48", a chord bearing and distance of S 54°43'28" W, 15.49 feet, for an arc length of 15.51 feet to a 5/8 inch iron rod found for the point of tangency and also point curvature of the herein described tract;
- THENCE: Northwesterly, continuing along and with said north right-of-way line of Broad Oak Tree Street, along a tangent curve to the right, having a radial bearing of N 30°13'36" W, a radius of 30.04 feet, a central angle of 118°15'07", a chord bearing and distance of N 61°06'02" W, 51.56 feet, for an arc length of 61.99 feet to a 5/8 inch iron rod found in the west line of said 99.59 acre tract, and also the east right-of-way line of Westfield Village Drive (60 foot right-of-way) for the southwest corner of the herein described tract;
- THENCE: N 01°51'42" W, along and with said west line of said 99.59 acre tract, and east right-of-way line of said Westfield Village Drive, a distance of 1,173.83 feet to a 5/8 inch iron rod found in the south line of said 30-foot pipeline easement, for the northwest corner of the herein described tract;

THENCE: N 81°14'19" E, departing the east right-of-way line of said Westfield Village Drive, along and with north line of said 99.59 acre tract and south line said 30-foot pipeline easement, a distance of 304.20 feet to the POINT OF GINNING, and containing 7.936 acres in Harris County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared under job number 49079-20 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 29, 2020
JOB NO. 49079-20
DOC. ID. K:\survey\Survey20\49079-20\Word\49079-20_7.936AC.docx



James B. McAllister, Jr.
07/29/20

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

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HARRIS

WHEREAS, Woodmere Development Co., Ltd., a Texas limited partnership, has platted that certain 7.936 acres of land out of the H. & T.C.R.R. CO. Survey, Abstract No. 436, Harris County, Texas, which property was surveyed and platted on _____, by Pape-Dawson Engineers and known as Westfield Ranch Sec 7 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, BGM Land Investments, Ltd., a Texas limited partnership, is the present owner and holder of a lien(s) against the above described property, said lien(s) being evidenced as recorded at Clerk File Nos. RP-2020-591729, RP-2020-584260, and RP-2020-584369, of the Real Property of Harris County, Texas, and is the holder of promissory note(s) secured by said lien(s), desires to subordinate said lien(s) to the dedication of all streets, rights-of-way and easements as well as all other terms and conditions referred to on the subdivision of Westfield Ranch Sec 7;

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 Woodmere Development Co., Ltd., 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 lien(s) given to secure the payment of the same, does hereby fully subordinate its lien(s) to the plat of the subdivision of Westfield Ranch Sec 7 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM, AND APPROVE in all respects the subdivision of Westfield Ranch Sec 7 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(s) and the lien(s) given to secure the payment of the same and that it is the owner and holder of the note and the lien(s).

Except as expressly modified hereby the lien(s) shall remain in full force and effect.

Executed this 9th day of August, 2021.

BGM Land Investments, Ltd., a Texas limited partnership

By: _____

Printed Name: JASON B ERVIN

Title: CFO

Attest: _____

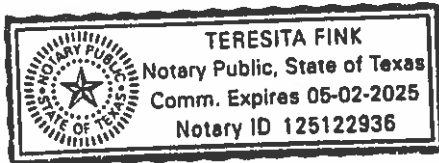
Printed Name: Andrew R...

Title: Project Manager

NOTARY PUBLIC ACKNOWLEDGEMENT FOR ALL SIGNATURES

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jason Emin and Andrew Rue of BGM Land Investments, Ltd., a Texas limited partnership, known to me to be the person(s) whose name(s) is/are 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, and as the act and deed of said corporation.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

9th day of August, 20 21
Teresita Fink

Notary Public in and for the State of Texas

Printed Name: Teresita Fink

After recordation, please return to:
Tim Henschel
Pape-Dawson Engineers, Inc.
10350 Richmond Ave., Suite 200
Houston, TX 77042
Phone: 713-428-2400

TAX CERTIFICATE



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

Issued To:

BGM LAND INVESTMENTS LTD
15915 KATY FWY STE 405
HOUSTON, TX 77094
USA

Legal Description

TR 1E
ABST 436 H&TCRR CO SEC 39 BLK 2

Parcel Address: 0 WESTFIELD VILLAGE DR

Legal Acres: 7.9390

Account Number: 043-102-000-0043

Print Date: 11/11/2021 10:03:01 AM

Certificate No: 12196912

Paid Date:

Certificate Fee: \$10.00

Issue Date: 11/11/2021

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:**

BGM LAND INVESTMENTS LTD
15915 KATY FWY STE 405
HOUSTON, TX 77094
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

2021 Value:	345,823
2021 Levy:	\$2,599.80
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



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:

PAPE-DAWSON
10350 RICHMOND AVE., SUITE 200
HOUSTON, TX 77042-4469

Legal Description

TR 1E
ABST 436 H&TCRR CO SEC 39 BLK 2

Fiduciary Number: 26393214

Parcel Address: 0 WESTFIELD VILLAGE DR

Legal Acres: 7.9390

Account Number: 043-102-000-0043

Print Date: 11/04/2021 12:08:09 PM

Certificate No: 247517532

Paid Date: 11/04/2021

Certificate Fee: \$10.00 CASH

Issue Date: 11/04/2021

Operator ID: LEYRA_CFI5D

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:

BGM LAND INVESTMENTS LTD
15915 KATY FWY STE 405
HOUSTON, TX 77094
USA

Certified Tax Unit(s):

1 CYPRESS-FAIRBANKS ISD

2021 Value:	345,823
2021 Levy:	\$4,631.26
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



ID: R000184585

TAX CERTIFICATE

REF:

HARRIS CO. MUD NO. 167
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Owner Information
BGM LAND INVESTMENTS LTD 15915 KATY FWY STE 405 HOUSTON, TX 77094

Amount Due	\$0.00
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IF PAID IN OCTOBER 2021

Paid in Month	*Addn Fees	Tax Due
November 2021	0.00	0.00
December 2021	0.00	0.00
January 2022	0.00	0.00

Mail to **PAPE DAWSON ENGINEERS, INC.**
10333 RICHMOND AVE, STE 900
HOUSTON, TX 77042

**IF THIS PROPERTY RECEIVED OR IS
 RECEIVING SPECIAL VALUATION
 BASED ON ITS USE, ADDITIONAL
 ROLLBACK TAXES MAY BECOME DUE AS
 PROVIDED BY TAX CODE CHAPTER 23.**

Property Information	Legal Information	Market Values	Summary
ID: R000184585 GEOID: 450431020000043 XREFID: 0431020000043 OWNER INTEREST: 1.0	LEGAL: TR 1EABST 436 H&TCRR CO SEC 39 BLK 2 ACRES: 7.939	Land 345,823	Total Market 345,823 Total Assessed 345,823

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2018	045 HARRIS CO. MUD NO.	10,363.83	10,363.83	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2018	10,363.83	10,363.83	0.00	0.00	0.00	0.00	0.00
2019	045 HARRIS CO. MUD NO.	9,966.53	9,966.53	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2019	9,966.53	9,966.53	0.00	0.00	0.00	0.00	0.00
2020	045 HARRIS CO. MUD NO.	3,319.90	3,319.90	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2020	3,319.90	3,319.90	0.00	0.00	0.00	0.00	0.00
		23,650.26	23,650.26	0.00	0.00	0.00	0.00	0.00

Quick Link:



Amount Due	\$0.00
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IF PAID IN OCTOBER 2021

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Signature of Collections Officer

10/5/2021

Date of Tax Certificate

The 2021 levy for this account has not been calculated. This certificate covers the account through tax year 2020.

Receipt # 3131108
Operator MOBILEUX
Posting Date 10/20/2021
Pay Batch JAGUAR(30417)

HARRIS CO. MUD NO. 167

ORIGINAL RECEIPT

Page 1 of 1

Receipt Date 10/19/2021

HARRIS CO. MUD NO. 167
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Payment Notation

JAGUAR#20211019020100109

Tendered Detail	Amount
Check received (Ck# 7755)	3,181.57
	0.00

Transaction Summary	Amount
Total Amount Due	3,181.57
Total Receipted Amount	3,181.57

PAID BY BGM LAND INVESTMENTS LTD
15915 KATY FWY STE 405
HOUSTON, TX 77094

AMOUNT PAID IN FULL

* Compute Date: 10/19/2021

Property Owner as of Payment

BGM LAND INVESTMENTS LTD

Identification	Legal Information
PROP ID: R000184585 GEO ID: 450431020000043	LEGAL: TR 1EABST 436 H&TCRR CO SEC 39 BLK 2 ACRES: 7.939 SITUS: WESTFIELD VILLAGE DR

Year	Taxing Entities	Taxable Value	Tax Rate Per \$100	Base Tax Paid	P & I	Atty Fees	Late Fees	+/-	Total Paid
2021	045-HARRIS CO. MUD NO. 167	345,823	0.92	3,181.57	0.00	0.00	0.00	0.00	3,181.57
			0.92	3,181.57	0.00	0.00	0.00	0.00	3,181.57

Quick Link:



Total Paid 3,181.57

HARRIS CO. MUD NO. 167

2021 TAX STATEMENT

PRINT DATE 10/25/2021
OFFICE USE ONLY 1

PROPERTY OWNERSHIP

HARRIS CO. MUD NO. 167
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

PENALTY & INTEREST IF PAID AFTER JANUARY 31ST
FEB MAR APR MAY JUN * JUL
07% 09% 11% 13% 15% 18%
* If not paid prior to July 1st, additional attorney fees may apply

IF PAID IN	*ADDN FEES	AMOUNT DUE
OCTOBER OF 2021	0.00	0.00
NOVEMBER OF 2021	0.00	0.00
DECEMBER OF 2021	0.00	0.00
JANUARY OF 2022	0.00	0.00
FEBRUARY OF 2022	0.00	0.00
MARCH OF 2022	0.00	0.00

MAIL TO RECIPIENT

BGM LAND INVESTMENTS LTD
15915 KATY FWY STE 405
HOUSTON, TX 77094

PROPERTY IDENTIFICATION	LEGAL DESCRIPTION	EXEMPTIONS	VALUATION SUMMARY
PROP ID: R000184585 GEOID: 450431020000043 SITUS: WESTFIELD VILLAGE DR	LEGAL: TR 1EABST 436 H&TCRR CO SEC 39 BLK 2 ACRES: 7.939		Land 345,823 Appraised 345,823 Assessed 345,823

YEAR	TAXING ENTITIES	EXEMPTIONS	TAXABLE	TAX RATE	TAX AMT	TAX DUE	*ADDN FEES	TOTAL DUE
2021	045 HARRIS CO. MUD No. 167	0	345,823	.920000	3,181.57	0.00	0.00	0.00

* ADDN FEES MAY INCLUDE, BUT ARE NOT LIMITED TO: LATE FILING, PENALTIES, INTERESTS, ATTORNEY, OR ANY APPLICABLE INCURRED COST OR FEE \$0.00

For real property, state for the current tax year and each of the preceding five tax years: (A) The appraised value and taxable value of the property; (B) The total tax rate for the unit; (C) The amount of taxes imposed on the property by the unit; and (D) The difference, expressed as a percent increase or decrease, as applicable, in the amount of taxes imposed on the property by the unit compared to the amount imposed for the preceding tax year; (12) For real property, state the differences, expressed as a percent increase or decrease, as applicable, in the following for the current tax year as compared to the fifth tax year before that tax year: (A) The appraised value and taxable value of the property; (B) The total tax rate for the unit; and (C) The amount of taxes imposed on the property by the unit; and (13) Include any other information required by the comptroller.

Historical Information

Entity	Appr 5 Yr %	Txbl 5 Yr %	Rate 5 Yr %	Tax 5 Yr %	Tax 1 Yr %							
045	-86.2	-86.2	-15.5	-88.4	-4.16							
	2016 Appraised Value 2,517,997		2017 Appraised Value 1,301,821		2018 Appraised Value 996,522							
	2019 Appraised Value 996,653		2020 Appraised Value 345,823									
Entity	Taxable	Rate	Tax % Chg	Taxable	Rate	Tax % Chg	Taxable	Rate	Tax % Chg	Taxable	Rate	Tax % Chg
045	2517997	1.0900	27446.17	-0.97	1301821	1.0600	13799.30	-49.7	996522	1.0400	10363.83	-24.8
	996853	1.0000	9966.53	-3.83	345823	0.9600	3319.90	-86.6				

- CONTACT COUNTY OR CITY OR ISD TAX OFFICES FOR THEIR RESPECTIVE LEVIES
- CHECK MAY BE CONVERTED INTO ELECTRONIC FUNDS
- THIS STATEMENT REPRESENTS ONLY YOUR MUD TAX
- PLEASE READ FRONT AND BACK CAREFULLY
- TO PAY ONLINE, VISIT OUR WEBSITE

RETURN BOTTOM PORTION WITH PAYMENT

☐ CHECK IF INFORMATION BELOW HAS CHANGED

BGM LAND INVESTMENTS LTD
15915 KATY FWY STE 405
HOUSTON, TX 77094

☐ CHECK FOR RECEIPT

PENALTY & INTEREST IF PAID AFTER JANUARY 31ST
FEB MAR APR MAY JUN * JUL
07% 09% 11% 13% 15% 18%
* If not paid prior to July 1st, additional attorney fees may apply

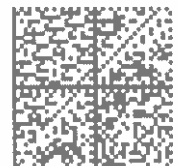
IF PAID IN	*ADDN FEES	AMOUNT DUE
OCTOBER OF 2021	0.00	0.00
NOVEMBER OF 2021	0.00	0.00
DECEMBER OF 2021	0.00	0.00
JANUARY OF 2022	0.00	0.00
FEBRUARY OF 2022	0.00	0.00
MARCH OF 2022	0.00	0.00

TOTAL AMOUNT ENCLOSED

TO PAY ONLINE, VISIT US AT WWW.ASWTAX.COM

REMIT PAYMENT TO

HARRIS CO. MUD NO. 167
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368



UTILITY SERVICE PLAN

1. APPLICANT INFORMATION (Please print or type)

Applicant's Name PAPE-DAWSON ENGINEERS / TIM HENSCHEL
Mailing Address 10350 Richmond Ave., Ste 200 City Houston State TX Zip 77042
Office Phone 713-428-2400 Cellular Phone _____ Fax _____
Owner/Developer's Name Woodmere Development Co., LTD., A Texas Limited Partnership Phone 281-646-1727
Owner/Developer's Mailing Address 15915 Katy Freeway, #405 City Houston
State TX Zip 77094

2. LOCATION OF PROPERTY

Proposed Subdivision Name Westfield Ranch Sec 7

Recorded plat name (if a replat or amending plat)

Survey Name H.&T.C. R.R. CO. Survey Abstract Number 436 Acreage 7.936

3. SERVICE CAPACITY

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

☐ Other _____

Number of Lots: ³⁸ _____ Estimated Sewerage Capacity Required: 11970 GPD

Number of Reserves: ³ _____

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, Tim Henschel

, 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 Tim Henschel Date 8/18/21

*** 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 plattng@hcpid.org

August 16, 2021

Mr. Tim Henschel
Pape-Dawson Engineers
10350 Richmond Road, Suite 200
Houston, Texas 77042

Re: Westfield Ranch Section 7 (38 lots)
Harris County Municipal Utility District No. 167

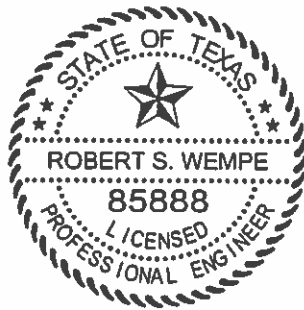
Dear Mr. Henschel:

The purpose of this letter is to confirm that Harris County Municipal Utility District No. 167 has adequate capacity in existing facilities to serve this project with water and sanitary sewer service.

Please contact me at (713) 428-2400 if you have any questions.

Very truly yours,


Robert S. Wempe, P.E.
Engineer for the District





ANN HARRIS BENNETT

Tax Assessor-Collector
www.hctax.net

August 19, 2021

Whom It May Concern:

Please be advised that the name WESTFIELD RANCH SEC 7 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.

Veronica Hernandez

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