

CITY PLANNING LETTER
Bridge Creek Terrace Drive Street Dedication Sec 2

GF No.: 1046004501

Time frame covered by this report:

Effective Date: August 10, 2022

PROPERTY

Legal Description:

A **METES & BOUNDS** description of a certain 0.9640 acre tract of land situated in the J. Arnold Survey, Sec 22, Abstract No. 1377, in Harris County, Texas, being out of a called 56.6210 acre tract described in the deed to Harris County Flood Control District, recorded in Clerk's File No. RP-2017-416114 of the Harris County Official Public Records of Real Property; said 0.9640 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a 5/8-inch iron rod found at the northwest corner of a called 95.68 acre tract of land conveyed to WLH Communities-Texas, recorded in Clerk's File No. RP-2019-82570 of the Harris County Official Public Records of Real Property, common with the southwest corner of the remainder of a called 2,065.8 acre tract of land described as Parcel B, Tract 1 conveyed to Bridgeland Development, LP (F/K/A/ Rouse-Houston, LP) recorded in Clerk's File No. W677033 of the Harris County Official Public Records of Real Property and being in the easterly line of said 56.6210 acre tract;

THENCE, South 01°50'23" East, along the west line of said 95.68 acre tract, common with said east line, 1461.59 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for the **POINT OF BEGINNING** of the herein described tract;

THENCE, South 01°50'23" East, along said common line, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner"), from which a found 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") bears South 01°50'23" East, 109.01 feet for the southwest corner of said 95.68 acre tract;

THENCE, South 88°09'37" West, 699.89 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") in the west line of said 56.6210 acre tract, common with the east line of a called 54.32 acre tract (Tract 1B) conveyed to WLH Communities -Texas, LLC by Special Warranty Deed recorded in Clerk's File No. RP-2019-82570 of the Harris County Official Public Records of Real Property;

THENCE, North 01°50'17" West, along said west line, common with the east lines of said 54.32 acre tract and a called 62.19 acre tract (Tract 3) conveyed to WLH Communities -Texas, LLC by Special Warranty Deed recorded in Clerk's File No. RP-2019-82570 of the Harris County Official Public Records of Real Property, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, North 88°09'37" East, 699.88 feet to the **POINT OF BEGINNING, CONTAINING** 0.9640 acre of land in Harris County, Texas.

Based on a search of the Public Records of HARRIS County, Texas, the last instrument purporting to convey title to the land described above was:

Harris County Flood Control District, a political subdivision of the State of Texas pursuant to Clerk's File No. RP-2017-416114 of the Harris County Official Public Records of Real Property.

This report hereby reports that the instruments listed below have been filed for record in the office of the County Clerk of HARRIS, County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

1. Harris County Flood Contract Drainage Easement as set forth in instrument filed for record in Volume 2108, Page 273 of the Deed Records of Harris County, Texas.
2. Terms, conditions and stipulations contained in that certain Easement and Development Matters Agreement (the "EDM Agreement") executed by and between Fry Road Venture, L.P., and GP 570, Ltd., dated February 27, 2014, filed for record under Clerk's File No. 20140078879 of the Official Public Records of Real Property of HARRIS County, Texas. Partial Release of EDM Agreement dated May 13, 2015, filed for record under Clerk's File No. 20150226416 of the Official Public Records of Real Property of HARRIS County, Texas. Amended by that certain Agreement dated April 5, 2014, filed for record on April 18, 2017, under Clerk's File No. RP-2017-164039 of the Official Public Records of Real Property of HARRIS County, Texas.
3. Drill Site Agreement as set forth in instrument recorded under Harris County Clerk's File No. Z078089.

LIENS:

NONE OF RECORD


This report is issued for the use of and shall inure to the benefit of Jones Carter and is issued in consideration of \$0.00 paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital status or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

CHARTER TITLE COMPANY

BY: 
Sari LaGrone
Vice President

Bridge Creek Terrace Drive Street Dedication Section 2
0.9640 Acre

J. Arnold Survey Sec 22
Abstract No. 1377

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES & BOUNDS** description of a certain 0.9640 acre tract of land situated in the J. Arnold Survey Section 22, Abstract No. 1377, in Harris County, Texas, being out of a called 56.6210 acre tract described in the deed to Harris County Flood Control District, recorded in Clerk's File No. RP-2017-416114 of the Harris County Official Public Records of Real Property; said 0.9640 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

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THENCE, North 88°09'37" East, 699.88 feet to the **POINT OF BEGINNING**, CONTAINING 0.9640 acre of land in Harris County, Texas.

Jones|Carter
6330 West Loop South, Suite 150
Bellaire, Texas 77401
(713) 777-5337

*Texas Board of Professional Land Surveying
Registration No. 10046100*

 02/25/21
Acting By/Through Jeromy Alvin Chandler
Registered Professional Land Surveyor
No. 5755
JChandler@jonescarter.com



HARRIS COUNTY

Engineering Department

10555 Northwest Frwy., Suite 120
Houston, Texas 77092
(713) 274-3900

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) exempt 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: **BRIDGE CREEK TERRACE DRIVE STREET DEDICATION SEC 2**

Property Owner/Taxing Unit: **HARRIS COUNTY FLOOD CONTROL DISTRICT**

Typically exempted:

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



Vivian C. Blanks

Asst. Planner

Harris County Engineering / Permits

UTILITY SERVICE PLAN

1. APPLICANT INFORMATION (Please print or type)

Applicant's Name Jones|Carter
Mailing Address 1575 Sawdust Rd., Ste 400 City The Woodlands State Tx Zip 77380
Office Phone 281 363 4039 Cellular Phone 832 396 0061 Fax _____
Owner/Developer's Name Harris County Flood Control District, a political subdivision of the State of Texas Phone 346 286 4000
Owner/Developer's Mailing Address 9900 Northwest Freeway City Houston
State Tx Zip 77092

2. LOCATION OF PROPERTY

Proposed Subdivision Name Bridge Creek Terrace Drive Street Dedication Sec 2

Recorded plat name (If a replat or amending plat)

Survey Name J. Arnold Survey, Sec 22 Abstract Number 1377 Acreage 0.9640 ac

3. SERVICE CAPACITY

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

☒ Other street dedication

Number of Lots: 0 Estimated Sewerage Capacity Required: n/a

Number of Reserves: 0

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, Mikalia Hodges, 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 Mikalia Hodges Date 8/29/2022

*** 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



April 4th, 2022

Dr Milton Rahman, P.E., PMP, CFM, ENV SP
Executive Director and County Engineer
c/o Harris County Engineering Department
10555 Northwest Freeway, Suite 120
Houston, Texas 77092

Re: Bridge Creek Terrace Drive Street Dedication Sec 2- 0. 9640ac
Harris County Municipal Utility District 165
DAC Job No. 8165-2201

Dear Dr. Rahman:

On behalf of Harris County MUD No. 165 we:

- ✓ Do not object to the recordation of the plat for the above referenced project.
- ✓ Do not object to the approval of the construction plans for the above referenced project.

The District intends to serve the above referenced project with potable water and wastewater treatment capacity. We recognize that there are no lots currently planned for direct connection to these sections of road. These statements of no objection do not, in any way, relieve the design engineer of any responsibility for adherence to all applicable regulations, criteria or permitting. This approval is for the plat and plans as submitted for review, and is valid for plat recordation and construction plan approval for one year from the date of this letter.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. B. Keel', is written over a horizontal line.

David B. Keel, P.E.
District Engineer
Harris County M.U.D. No. 165

Cc: File



ANN HARRIS BENNETT

Tax Assessor-Collector
www.hctax.net

April 14, 2022

Whom It May Concern:

Please be advised that the name BRIDGE CREEK TERRACE DRIVE STREET DEDICATION SEC 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.

Veronica Hernandez.

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