

Charter Title Company

845 Texas Avenue, Suite 3910, Houston, Texas 77002
(713) 222-6060

CITY PLANNING SEARCH REPORT

February 7, 2024

City of Houston Planning Commission
611 Walker Street, 6th Floor
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records HARRIS County, Texas, as of **January 30, 2024**, insofar as they pertain to:

LANDHAM CREEK UTILITY DISTRICT WWTP

A **METES & BOUNDS** description of a certain 7.096 acre tract of land located in the WCRR Company Survey Abstract No.'s 910 & 911 in Harris County, Texas, being all of a called 2.000 acre tract of land conveyed to Langham Creek Utility District by General Warranty Deed recorded in Clerk's File No. F492968, all of a called 1.9956 acre tract of land conveyed to Langham Creek Utility District by General Warranty Deed recorded in Clerk's File No. H830838, and a portion of a called 3.252 acre tract of land conveyed to Langham Creek Utility District by Correction Deed recorded in Clerk's File No. G834960, all of the Harris County Official Public Records of Real Property; said 7.096 acre tract being more particularly described in Exhibit "A" attached hereto, with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

LANGHAM CREEK UTILITY DISTRICT, a body politic created and existing under the laws of the State of Texas

EASEMENTS AND OTHER ENCUMBRANCES:

An easement 16 feet in width located along the north property line granted to Houston Lighting & Power Company by instrument dated November 28, 1978, filed for record under Clerk's File No. F874993 of the Official Public Records of Real Property of Harris County, Texas.

An unobstructed easement 10 feet in width, together with an unobstructed aerial easement 10

feet 0 inches wide extending upward from an inclined plane; said inclined plane, which represents the lower limits of the aerial easement, begins at a height of 15 feet 0 inches above the ground located adjacent thereto, and then continues outward to a height of 19 feet 2 inches, granted to Houston Lighting & Power Company by instrument dated May 18, 1979, filed for record under Clerk's File No. G113368 of the Official Public Records of Real Property of Harris County, Texas; the location of said easement being shown by an Exhibit attached to said instrument. (As to Tract II) (Note: However, by Exhibit attached to instrument filed under Clerk's File No. H319204

An unobstructed easement 10 feet in width along the west property line; together with an unobstructed aerial easement 10 feet 0 inches wide extending upward from an inclined plane; said inclined plane, which represents the lower limits of the aerial easement, begins at a height of 15 feet 0 inches above the ground located adjacent thereto, and then continues outward to a height of 19 feet 2 inches, granted to Houston Lighting & Power Company by instrument dated December 15, 1981, filed for record under Clerk's File No. H319204 of the Official Public Records of Real Property of Harris County, Texas.

Sanitary sewer easement 20 feet in width located along the west property line, granted to Langham Creek Utility District by instrument dated August 25, 1977, filed for record under Clerk's File No. F312135 of the Official Public Records of Real Property of Harris County, Texas.

Storm sewer line easement 20 feet in width, located 10 feet west of and parallel to the east property line, granted to Bear Creek Business Park No. 2, Ltd. by instrument dated March 14, 1985, filed for record under Clerk's File No. J940258, given in replacement of J728002, J745054 and J781737 of the Official Public Records of Real Property of Harris County, Texas.

A perpetual easement and right of way for drainage and flood control, located along the northerly property line, granted to Harris County Flood Control District by instrument dated December 21, 1984, filed for record on filed for record under Clerk's File No. J 954572 of the Official Public Records of Real Property of Harris County, Texas.

A 1 foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right of way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors, as reflected on plat recorded in Volume 312, Page 69 of the Map Records of Harris County, Texas.

Rights of the public, and adjoining landowners in and to a road or street which is across a portion of subject property. Said right of way being known as Pattiglen Drive, as dedicated by plat known as Northglen Section Six, recorded in Volume 312, Page 69 and replatted in Volume 353, Page 128, both of the Map Records of Harris County, Texas. (As to a portion of Tract II, being the most westerly portion thereof. NOTE* we find no joinder of record owner in the platting of Northglen Section Six)

An easement 60 feet in width for ingress and egress from the Waste Treatment Plant, granted to Langham Creek Utility District, by instrument dated April 26, 1978, filed for record April 26, 1978 under Clerk's File No. F 573501 of the Official Public Records of Real Property of Harris County, Texas. (Note *the legal description contained in said document extends to Greenhouse

Road, formerly known as Barker-Cypress Road, over, across and through platted additions of what are now known as Northglenn Sections 4, 5 and 6)

A 1/64th royalty interest in and to all oil, gas, and other minerals on, in, under or that may be produced from subject property is excepted herefrom as the same is set forth in instrument dated August 23, 1934, recorded in Volume 966, Page 63 of the Deed Records of Harris County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.

3/4ths of all oil, gas, and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument dated January 1, 1942, recorded in Volume 1220, Page 144 of the Deed Records of Harris County, Texas.

A 1/6th non-participating royalty interest in and to all the oil, gas and other minerals in, on, under or that may be produced from subject property is excepted herefrom as the same is set forth in instrument retained by Henry T. Schmidt, et al, filed for record under Clerk's File No. H443717, corrected by J033328 of the Official Public Records of Real Property of Harris County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.

Mineral Lease dated October 1, 1981, executed by Mrs. Joan Hohlt Wich, Lessor to Jerald H. Arnold & Associates, Inc., Lessee, filed for record under Clerk's File No. H231642 of the Official Public Records of Real Property of Harris County, Texas; assigned to Pringle Petroleum, Inc. filed for record under Clerk's File No. H504171 of the Official Public Records of Real Property of Harris County, Texas.

Mineral Lease dated October 1, 1981, executed by Mrs. Elizabeth Hohlt Pecore, Lessor to Jerald H. Arnold & Associates, Inc., Lessee, filed for record under Clerk's File No. H231643 of the Official Public Records of Real Property of Harris County, Texas; assigned to Pringle Petroleum, Inc. by instrument filed for record under Clerk's File No. H504171 of the Official Public Records of Real Property of Harris County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.

Mineral Lease dated June 10, 1981, executed by Henry T. Schmidt and wife, Katie N. Schmidt, Lessors to J. A. Woodward, Lessee, filed for record under Clerk's File No. H024383; Assignment to Pringle Petroleum, Inc., by instrument filed for record under Clerk's File No. H027356, both of the Official Public Records of Real Property of Harris County, Texas; Waiver of Surface rights executed by Pringle Petroleum, Inc. dated December 15, 1982, filed for record under Clerk's File No. H793457 of the Official Public Records of Real Property of Harris County, Texas.

RESTRICTIONS:

Restrictions filed for record under Clerk's File Nos. F 635002, corrected by G 834960, F 492968 and H830838

LIENS:

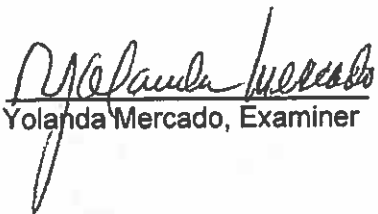
None of Record.

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

This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by:
Charter Title Company

BY: 
Yolanda Mercado, Examiner

February 7, 2024

Langham Creek Utility District
Wastewater Treatment Plant
7.096 Acres

WCRR Company Survey, A-910
WCRR Company Survey, A-911

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES & BOUNDS** description of a certain 7.096 acre tract of land located in the WCRR Company Survey Abstract No.'s 910 & 911 in Harris County, Texas, being all of a called 2.000 acre tract of land conveyed to Langham Creek Utility District by General Warranty Deed recorded in Clerk's File No. F492968, all of a called 1.9956 acre tract of land conveyed to Langham Creek Utility District by General Warranty Deed recorded in Clerk's File No. H830838, and a portion of a called 3.252 acre tract of land conveyed to Langham Creek Utility District by Correction Deed recorded in Clerk's File No. G834960, all of the Harris County Official Public Records of Real Property; said 7.096 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at the northwest corner of said 2.000 acre tract, common with the northeast corner of Northglen Section 5, plat of which is recorded in Film Code No. 312068 of the Harris County Map Records, being in the southerly line of Langham Creek, a called 20.257 acre tract of land conveyed to Harris County Flood Control District by Deed recorded in Clerk's File No. F311577 of the Harris County Official Public Records of Real Property, from which a found 5/8-inch iron rod bears North 37°57'21" West, 0.26 feet;

THENCE, North 87°55'26" East, along the northerly line of said 2.000 acre tract, common with the southerly line of said Langham Creek, 450.00 feet to a found 5/8-inch iron rod for the northeast corner of said 2.000 acre tract, common with the southeast corner of said 20.257 acre tract;

THENCE, South 02°01'13" East, along the easterly line of said 2.000 acre tract, 15.10 feet to the northwest corner of said 1.9956 acre tract, being in the southerly line of a 160' wide Langham Creek Harris County Flood Control District Easement recorded in Volume 1750, Page 677 of the Harris County Deed Records, from which a found 5/8-inch iron rod bears North 33°36'54" East, 0.29 feet;

THENCE, along the northerly line of said 1.9956 acre tract, common with the southerly line of said 160' Langham Creek Easement, the following eleven (11) courses and distances:

1. North 83°23'14" East, 122.67 feet to a point for corner, from which a found 1-inch iron pipe (bent) bears South 60°36'21" East 0.25 feet;
2. North 64°42'32" East, passing a found 1-inch iron pipe bent at 50.22 feet (0.16' right) for the westernmost corner of a called 0.1696 acre Harris County Flood Control District Right-of-Way Easement recorded in Clerk's File No. J954572 of the Harris County Official Public Records of Real Property, a total distance of 66.07 feet to a point for corner, from which a found 3/4-inch iron rod bears South 69°53'14" West, 0.19 feet;
3. North 11°42'27" East, 17.37 feet to a point for corner;
4. North 54°55'57" East, 36.31 feet to a point for corner;
5. North 65°14'50" East, 16.40 feet to a point for corner;

Langham Creek Utility District
Wastewater Treatment Plant
7.096 Acres

WCRR Company Survey, A-910
WCRR Company Survey, A-911

6. North 80°14'35" East, 25.15 feet to a point for corner;
7. South 60°59'11" East, 7.37 feet to a point for corner;
8. South 50°33'47" East, 23.03 feet to a point for corner;
9. South 33°42'15" East, 21.85 feet to a point for corner;
10. South 39°38'04" East, 72.90 feet to a point for corner;
11. South 48°49'19" East, 61.99 feet to a found 1-inch iron pipe bent for the easternmost corner of said 1.9956 acre tract, common with the north corner of a called 0.031 acre tract of land conveyed to Harris County Flood Control District by Deed recorded in Clerk's File No. L743065 of the Harris County Official Public Records of Real Property;

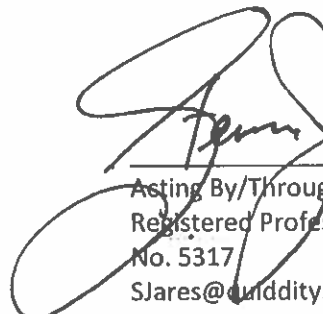
THENCE, South 50°02'30" West, along the southeast line of said 1.9956 acre tract, common with the northwest line of said 0.031 acre tract and a called 4.244 acre tract of land conveyed to Amvest Corporation by General Warranty Deed recorded in Clerk's File No. 20150254526 of the Harris County Official Public Records of Real Property, 484.75 feet to the south corner of said 1.9956 acre tract, common with the northwest corner of said 4.244 acre tract and the southeast corner of the aforementioned 3.252 acre tract, common with the northeast corner of a called 3.22 acre tract of land conveyed to Hanson Kachin Baptist Church by General Warranty Deed recorded in Clerk's File No. RP-2021-260301 of the Harris County Official Public Records of Real Property, from which a found 5/8-iron rod (with cap stamped "Weisser Eng") bears South 83°34'09" East, 0.36 feet;

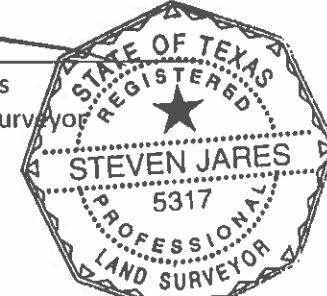
THENCE, South 58°20'55" West, along the southeast line of said 3.252 acre tract, common with the northwest line of said 3.22 acre tract, 448.52 feet to a point for corner, from which a found 3/4-inch iron rod bears South 40°24'47" East, 0.40 feet;

THENCE, South 87°55'26" West, along said common line, 59.56 feet to the southwest corner of said 3.252 acre tract, common with the northwest corner of said 3.22 acre tract, being in the easterly line of the Replat of Northglen Section 6, plat of which is recorded in Film Code No. 349053 of the Harris County Map Records, from which a found 5/8-inch iron rod bears South 70°25'06" East, 0.34 feet;

THENCE, North 02°04'34" West, along the westerly line of said 3.252 acre tract and the aforementioned 2.000 acre tract, common with the easterly line of said Northglen Section 6 and the aforementioned Northglen Section 5, 590.00 feet to the **POINT OF BEGINNING, CONTAINING 7.096 acres** of land in Harris County, Texas.

Quiddity Engineering
6330 West Loop South, Suite 150
Bellaire, Texas 77401
(713) 777-5337
Texas Board of Professional Land Surveying
Registration No. 10046100


Acting By/Through Steven Jares
Registered Professional Land Surveyor
No. 5317
SJares@quiddity.com



HARRIS COUNTY

Office of the County Engineer
Permit Office

1111 Fannin St., 8th Fl
Houston, Texas 77002
(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) 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: LANGHAM CREEK UTILITY DISTRICT WWTP

TAXING UNIT(S): LANGHAM CREEK UD

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 Quiddity Engineering, LLC
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 Llanham Creek Utility District, a body to be created and existing under the laws of the State of Texas Phone 713 623 4531
Owner/Developer's Mailing Address 1300 Post Oak Blvd., Ste 2400 City Houston State TX Zip 77056

2. LOCATION OF PROPERTY

Proposed Subdivision Name Llanham Creek Utility District WWTP
Recorded plat name (if a replat or amending plat)

Survey Name WCRR Company Survey Abstract Number 910 & 911 Acreage 7.096

3. SERVICE CAPACITY

Proposed Use of Development: [] Single Family [] Commercial [] Mixed Single Family/Commercial
[] Other restricted reserve
Number of Lots: Estimated Sewerage Capacity Required: 350 gpd
Number of Reserves: 1

4. WATER/SEWER SERVICE All additional documents to be submitted to: platting@hccpld.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@hccpld.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@hccpld.org.

I, Mikalla 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 [Signature] Date 1/18/2024

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



1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
Tel: 281.363.4039
www.quiddity.com

December 20, 2023

Dr. Milton Rahman, P.E., PMP, CFM, ENV SP
County Engineer
c/o Harris County Engineering Department
1111 Fannin St., 11th Fl,
Houston, TX 77002

Re: City of Houston Plat Tracker - Letter of No Objection
Project Number: 00163-0207-01
Project Name: Wastewater Treatment Plant Grit Removal and Disinfection Improvements
Plat Name(s): Langham Creek Utility District WWTP

Dear Dr. Rahman:

This letter is on behalf of Langham Creek Utility District to notify Harris County that Langham Creek Utility District:

- Does not object to the recordation of the plat for the above referenced project
- Does 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 supply and wastewater treatment capacity. 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/or plans as submitted for review, and shall be valid for plat recordation and/or construction plan approval until March 2025.

If you have any questions or comments, please contact me or Tyler P. Mai at 281-363-4039.

Sincerely,

A handwritten signature in black ink that reads "Chad Walker".

Chad A. Walker, PE

CAW/tpm

K:\00163\900-00 General Consultation\General\Correspondence\Letters\2023\CoH Plat Tracker\Letter of No Objection v2.doc



ANN HARRIS BENNETT

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

January 12, 2024

Whom It May Concern:

Please be advised that the name LANGHAM CREEK UTILITY DISTRICT WWTP 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