



**Fidelity National Title**  
13101 Northwest Freeway, Suite 100  
Houston, TX 77040

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**CITY PLANNING LETTER**

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**GF#: FAHCS23005162**

Through an effective date of:  
March 6, 2024

**Property**

*Address:* 0 Treschwig Rd  
*City/State/Zip Code:* Spring, Texas 77373  
*Legal Description:*

All that certain tract or parcel containing 3.6988 acres of land situated in the Robert Giles 1/3rd League, A-282 in Harris County, Texas, 3.6988 acres tract being that same tract described as 3/695 acres of land in a deed filed for record under Harris County Clerks File No. RP-2017-515902 and being more particularly described by metes and bounds:

*Metes and Bounds:*

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

**SRS CYPRESSWOOD PROPERTY, LLC, a Texas limited liability company, by virtue of Deed recorded under Harris County Clerks File No. RP-2023-45638.**

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This report hereby reports that the instruments listed below have been filed of 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:**

**Subject to that certain Agreement for underground Electric Service as set out and defined by instrument recorded under Harris County Clerks File No. V072876.**

**Subject to that certain Houston Light and Power Company easement as set out and defined by instrument recorded under Harris County Clerks File No. F182793.**

**Subject to that certain Water Main Easement easement as set out and defined by instrument recorded under Harris County Clerks File No. E819055.**

**CITY PLANNING LETTER**  
(Continued)

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Subject to that certain right-of-way for a 20-foot wide Strom Sewer easement as set out and defined by instrument recorded under Harris County Clerks File No. E628577.

Subject to that certain Utility easement as set out and defined by instrument recorded under Harris County Clerks File No. E032907.

Notice of Detention (DPOUND) filed April 25, 2023, recorded under Harris County Clerks File No. RP-2023-146736.

**LIENS:**

None of Record

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This report is issued for the use of and shall inure to the benefit of **Emil Haddad** and is issued in consideration of **\$541.25** 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 or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Fidelity National Title

By: Steve Barela

E/C SURVEYING COMPANY

12345 Jones Road, Suite 270  
Houston, TX 77070  
281-955-2772 • Fax 281-955-6676  
www.ecsurveying.com • ec@ecsurveying.com

Firm No. 100334-00

All that certain tract or parcel containing 3.6988 acres of land situated in the Robert Giles 1/3<sup>rd</sup> League, A-282 in Harris County, Texas, 3.6988 acre tract being that same tract described as 3.695 acres of land in a deed filed for record under Harris County Clerk's File No. RP-2017-515902 and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with DART cap (found) marking the Northeast corner of Lot 41 in Block 7 of Postwood, Section 3, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record in Volume 238, Page 118 of the Harris County Map Records, (H.C.M.R.), the Southeast corner of Oaklynn Drive, (60.00 feet in width), and the Northwest corner of Restricted Reserve "A" in Block 1 of Gatewood Baptist Church, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record under Film Code No. 496045, (H.C.M.R.), and the Southwest corner of the herein described 3.6988 acre tract of land;

THENCE N 02°25'42" E, (call N 05°16'43" E), along the East right-of-way line of said Oaklynn Lane and the West line of said 3.6988 acre tract of land, passing at 60.00 feet the Northeast corner of said Oaklynn Lane and the Southeast corner of Lot 28 in Block 1 of said Postwood, Section 3, a total distance of 214.85 feet, (call 214.84 feet), to a 5/8" iron rod with DART cap (found) in the East line of Lot 26 in Block 1 of said Postwood, Section 3 marking the beginning of a curve to the right having a radius of 300.00 feet;

THENCE Northeasterly, along the common line of said Lot 26 in Block 1 and said 3.6988 acre tract of land, with said curve to the right through a central angle of 15°14'10", a chord bearing and distance of N 10°16'53" E, 79.54 feet, (call N 12°53'33" E, 79.49 feet), an arc distance of 79.78 feet, (call 79.72 feet), to a 5/8" iron rod with DART cap (found) in the East line of Lot 25 in Block 1 of said Postwood, Section 3 marking a point of tangency;

THENCE N 18°13'58" E, (call N 20°30'20" E), a distance of 30.40 feet along the common line of said Lot 25 in Block 1 and said 3.6988 acre tract of land to a point for corner marking the beginning of a curve to the left having a radius of 200.00 feet, from this point a 1/2" iron rod with TPS cap (found) for reference bears S 62°17'41" W, 0.59 feet;

THENCE Northerly, along the common line of said Lot 25 in Block 1 and said 3.6988 acre tract of land, with said curve to the left through a central angle of 36°14'15", a chord bearing and distance of N 00°36'18" W, 124.40 feet, (call N 02°22'39" E, 124.46 feet), an arc distance of 126.49 feet, (call 126.56 feet), to a 5/8" iron rod with DART cap (found) in the East line of Reserve "C" in Block 1 of said Postwood Glen, Section 1, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record under Film Code No. 508050, (H.C.M.R.), marking a point of tangency;

THENCE N 18°57'24" W, a distance of 24.43 feet, (call N 15°45'01" W, 24.47 feet), along the common line of said Reserve "C" in Block 1 and said 3.6988 acre tract of land to a 5/8" iron rod with DART cap (found) marking the beginning of a curve to the right having a radius of 100.00 feet;

THENCE Northeasterly, along the common line of said Reserve "C" in Block 1 and said 3.6988 acre tract of land, with said curve to the right through a central angle of 71°50'45", a chord bearing and distance of N 17°12'38" E, 117.34 feet, (call N 20°08'18" E, 117.24 feet), an arc distance of 125.39 feet, (call 125.27 feet), to a 5/8" iron rod with DART cap (found) marking a point of tangency;

THENCE N 53°33'03" E, a distance of 58.43 feet, (call N 56°01'31" E, 58.01 feet), along the common line of said Reserve "C" in Block 1 and said 3.6988 acre tract of land to a 5/8" iron rod with DART cap (found) in the Southwest right-of-way line of Cypresswood Drive, (100.00 feet in width), marking the Easterly corner of said Reserve "C" in Block 1 and the Northerly corner of the herein described 3.6988 acre tract of land;

THENCE S 36°47'46" E, a distance of 552.92 feet, (call S 33°58'25" E, 552.94 feet), along the Southwest right-of-way line of said Cypresswood Drive and the Northeast line of said 3.6988 acre tract of land to a 5/8" iron rod with DART cap (found) marking an angle point in the Southwest right-of-way line of said Cypresswood Drive marking the Southeast corner of the herein described 3.6988 acre tract of land;

THENCE S 53°13'51" W, (call S 56°01'33" W), along the Southwest right-of-way line of said Cypresswood Drive and the Southerly line of said 3.6988 acre tract of land, passing at 16.39 feet, (call 16.10 feet), a point for corner marking the Northerly-Northeast corner of said Restricted Reserve "A" in Block 1, from this point a 5/8" iron rod with Hovis Survey cap (found) bears N 06°16'09" W, 0.39 feet, a total distance of 210.41 feet, (call 210.30 feet), to a 5/8" iron rod with DART cap (found) marking the beginning of a curve to the right having a radius of 260.92 feet;

THENCE Southwesterly, along the common line of said Restricted Reserve "A" in Block 1 and said 3.6988 acre tract of land, with said curve to the right through a central angle of 39°21'22", a chord bearing and distance of S 72°50'10" W, 175.72 feet, (call S 75°39'04" W, 175.29 feet), an arc distance of 179.22 feet, (call 178.77 feet), to a 5/8" iron rod with DART cap (found) marking a point of tangency;

THENCE N 87°26'12" W, a distance of 100.12 feet, (call N 84°43'15" W, 100.34 feet), along the common line of said Restricted Reserve "A" in Block 1 and said 3.6988 acre tract of land to the POINT OF BEGINNING and containing 3.6988 acres of land

Surveyed on the ground December 08, 2022.

Job No. 22-592-11. (see corresponding plat)

The basis of bearing is S 30°56'13" W from RM 110335 toward RM 110030.

Land Boundary / Topographic Surveying  
A Division of Everything in Christ Services, Inc.



TAX CERTIFICATE



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

Issued To:

SRS CYPRESSWOOD PROPERTY LLC
20625 LOUETTA GLEN RD STE A1
SPRING, TX 77388-5625
USA

Legal Description

TR 15B
ABST 282 R GILES

Parcel Address: 0 TRESCHWIG RD

Legal Acres: 3.7000

Account Number: 042-145-000-0011

Print Date: 01/12/2024 09:49:52 AM

Certificate No: 12282829

Paid Date:

Certificate Fee: \$10.00

Issue Date: 01/12/2024

Operator ID: CPerez

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 2023. AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

SRS CYPRESSWOOD PROPERTY LLC
20625 LOUETTA GLEN RD STE A1
SPRING, TX 77388-5625
USA

Table with 2 columns: Description and Amount. Rows include 2023 Value (725,274), 2023 Levy (\$5,532.86), 2023 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
45 Lone Star College System
550 Emergency Service Dist #7 (Fire)
666 Emergency Service Dist #11 (E.M.S.)



Reference (GF) No: N/A
Issued By:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

Handwritten signature in blue ink



**Spring ISD**  
 Dorset Neeley  
 Tax Assessor/Collector  
 420 Lockhaven Dr  
 Houston, TX 77073  
 Phone: (281) 891-6160 Fax: (281) 891-6161

# Tax Certificate

Property Account Number:  
**042145000011**

**Statement Date:** 01/03/2024  
**Owner:** SRS CYPRESSWOOD PROPERTY LLC  
**Mailing Address:** 20625 LOUETTA GLEN RD STE A1  
 SPRING TX 773885625

**Property Location:** 0000000 TRESCHWIG RD  
**Legal:** TR 15B|ABST 282 R GILES

TAX CERTIFICATE FOR ACCOUNT : 042145000011  
 AD NUMBER: 042145000011  
 GF NUMBER:  
 CERTIFICATE NO : 89840

DATE : 1/3/2024  
 FEE : 10.00  
**PROPERTY DESCRIPTION**  
 TR 15B|ABST 282 R GILES

PAGE 1 OF 1

**COLLECTING AGENCY**

Spring ISD  
 420 Lockhaven Dr  
 Houston TX 77073

0000000 TRESCHWIG RD  
 3.7 ACRES

**REQUESTED BY**

E.I.C. SURVEYING COMPANY  
 12345 JONES ROAD SUITE 270  
 HOUSTON TX 77070

**PROPERTY OWNER**

SRS CYPRESSWOOD PROPERTY LLC  
 20625 LOUETTA GLEN RD STE A1  
 SPRING TX 773885625

UDI: 100%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING ISD ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

2023 Total Assessed 01 \$8,044.74  
**TOTAL ASSESSED LEVY : \$8,044.74**

**CURRENT VALUES**

LAND MKT VALUE:	\$725,274.00	IMPROVEMENT :	\$0.00
AG LAND VALUE:	\$0.00	DEF HOMESTEAD:	\$0.00
APPRAISED VALUE:	\$725,274.00	LIMITED VALUE:	\$0.00
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2023	SPRING ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023 SUB TOTAL							\$0.00

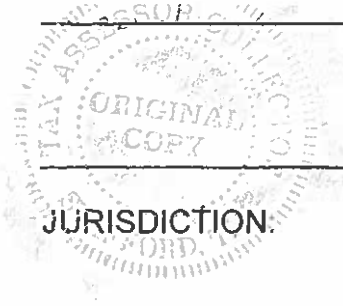
**TOTAL CERTIFIED TAX DUE 1/2024 : \$0.00**

ISSUED TO : E.I.C. SURVEYING COMPANY  
 ACCOUNT NUMBER: 042145000011

*Dorset Neeley*

CERTIFIED BY: \_\_\_\_\_  
 Authorized agent of Spring ISD





# TAX CERTIFICATE

JURISDICTION:

**POST WOOD M.U.D.**  
C/O TAX TECH, INCORPORATED  
12841 CAPRICORN ST  
STAFFORD, TX 77477-5710  
(281) 499-1223

ACCOUNT NO.: 042-145-000-0011

PROPERTY OWNER NAME & ADDRESS:

SRS CYPRESSWOOD PROPERTY LLC  
20625 LOUETTA GLEN RD STE A1  
SPRING, TX 77388-5625

PROPERTY LEGAL DESCRIPTION:

TR 15B  
ABST 282 R GILES  
Acreage: 3.700000 TRESCHWIG RD

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE, THE FOLLOWING TAXES, PENALTIES, AND INTEREST ARE DUE ON THE ABOVE DESCRIBED PROPERTY AS OF THE DATE OF THIS CERTIFICATE.

<u>Tax Year</u>	<u>Base Tax</u>	<u>P &amp; I</u>	<u>Delinquent Tax Attorney Fee</u>	<u>Total Due</u>	<u>Date Paid</u>
2023	3,096.92	0.00	0.00	0.00	12/30/2023
2022	1,149.76	0.00	0.00	0.00	1/31/2023

THIS CERTIFICATE DOES NOT REFLECT THE POTENTIAL OF ROLLBACK TAXES WHICH MAY BECOME DUE ON PROPERTIES RECEIVING AGRICULTURAL OR OPEN SPACE VALUATION.

  
SIGNATURE OF AUTHORIZED  
OFFICER OF COLLECTING OFFICE

1/23/2024  
DATE OF TAX CERTIFICATE

\$10.00  
FEE PAID

# UTILITY SERVICE PLAN

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

Applicant's Name E.I.C. Surveying Company  
Mailing Address 12345 Jones Road #270 City Houston State Texas Zip 77070  
Office Phone 281-955-2772 Cellular Phone N/A Fax 281-955-6678  
Owner/Developer's Name SRS Cypresswood Property, LLC, A Texas Limited Liability Company. Phone (832) 274-3120  
Owner/Developer's Mailing Address 20625 Louetta Glen Road Suite A1 City Spring  
State Tx. Zip 77388

## 2. LOCATION OF PROPERTY

Proposed Subdivision Name Oaklynn Place

Recorded plat name (if a replat or amending plat)

Survey Name Robert Giles 1/3 League Abstract Number 282 Acreage 3.6988

## 3. SERVICE CAPACITY

Proposed Use of Development:  Single Family  Commercial  Mixed Single Family/Commercial  
 Other \_\_\_\_\_  
Number of Lots: 0 Estimated Sewerage Capacity Required: 765 G/P/D  
Number of Reserves: 1

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, Emil Haddad, 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 *Emil Haddad* Date 3/7/2024

\*\*\* 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](mailto:plattng@hcpid.org)



**Lockwood, Andrews  
& Newnam, Inc.**  
A LEO A DALY COMPANY

March 7, 2024

SRS Oaklynn Business Inc.  
c/o Sohail Patel  
20625 Louetta Glen Road Suite A1  
Spring, Texas 77388

RE: Letter of Capacity  
Proposed Gas Station and Convenience Store  
23301 Cypresswood Drive  
Spring, TX 77014  
Post Wood Municipal Utility District  
LAN Project No. 120-02014-001-100

Dear Mr. Patel:

This letter is written in response to your request for water and wastewater utility service from Post Wood MUD to the above referenced tract. In our capacity as the District Engineers for Post Wood MUD, we understand that the intended land use for the tract is a gas station and convenience store with lease space(s). The above referenced tract has been approved for 2.21 equivalent single family connections or 765 gpd of wastewater service by Post Wood MUD and the related water capacity.

There is a 12-inch water line and a 15-inch sanitary sewer line within the Cypresswood Drive Right-of-Way available for service to the tract.

If there are any questions, please feel free to contact me directly at 713-821-0457.

Sincerely,

A handwritten signature in blue ink that reads "Edward C. Streich".

Edward C. Streich, P.E.  
Senior Associate, Team Leader

G:\Office-Groups\LAN\Group25\2014\001 Approvals\23301 Cypresswood Drive (Best Stop #15 Gas Station)





# ANN HARRIS BENNETT

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

December 21, 2023

Whom It May Concern:

Please be advised that the name OAKLYNN PLACE 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