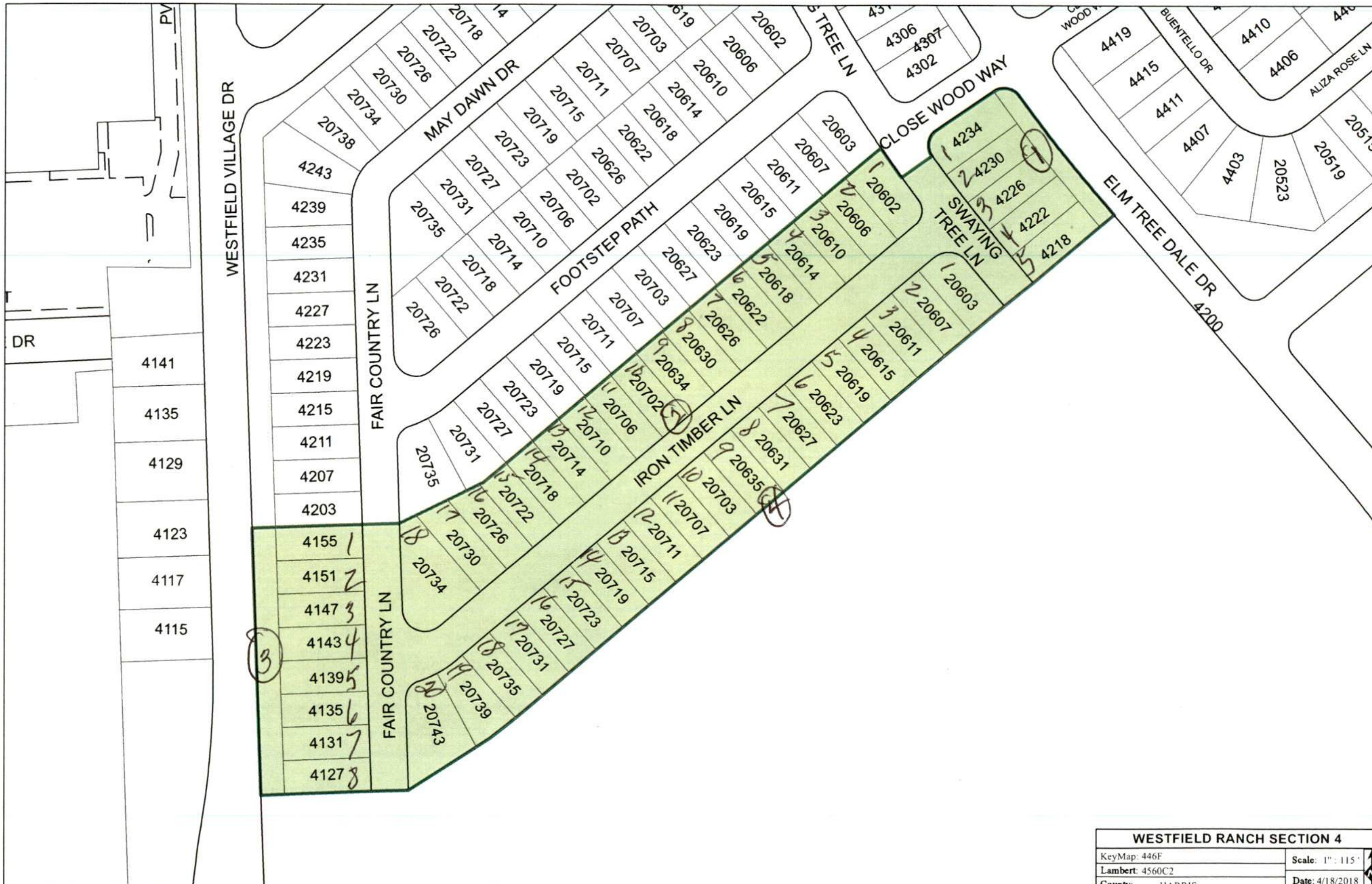

WESTFIELD VILLAGE DR
FAIR COUNTRY LN
MAY DAWN DR
FOOTSTEP PATH
IRON TIMBER LN
CLOSE WOOD WAY
SWAYING TREE LN
ELM TREE DALE DR
BUENTELLO DR
ALIZA ROSE LN
DR
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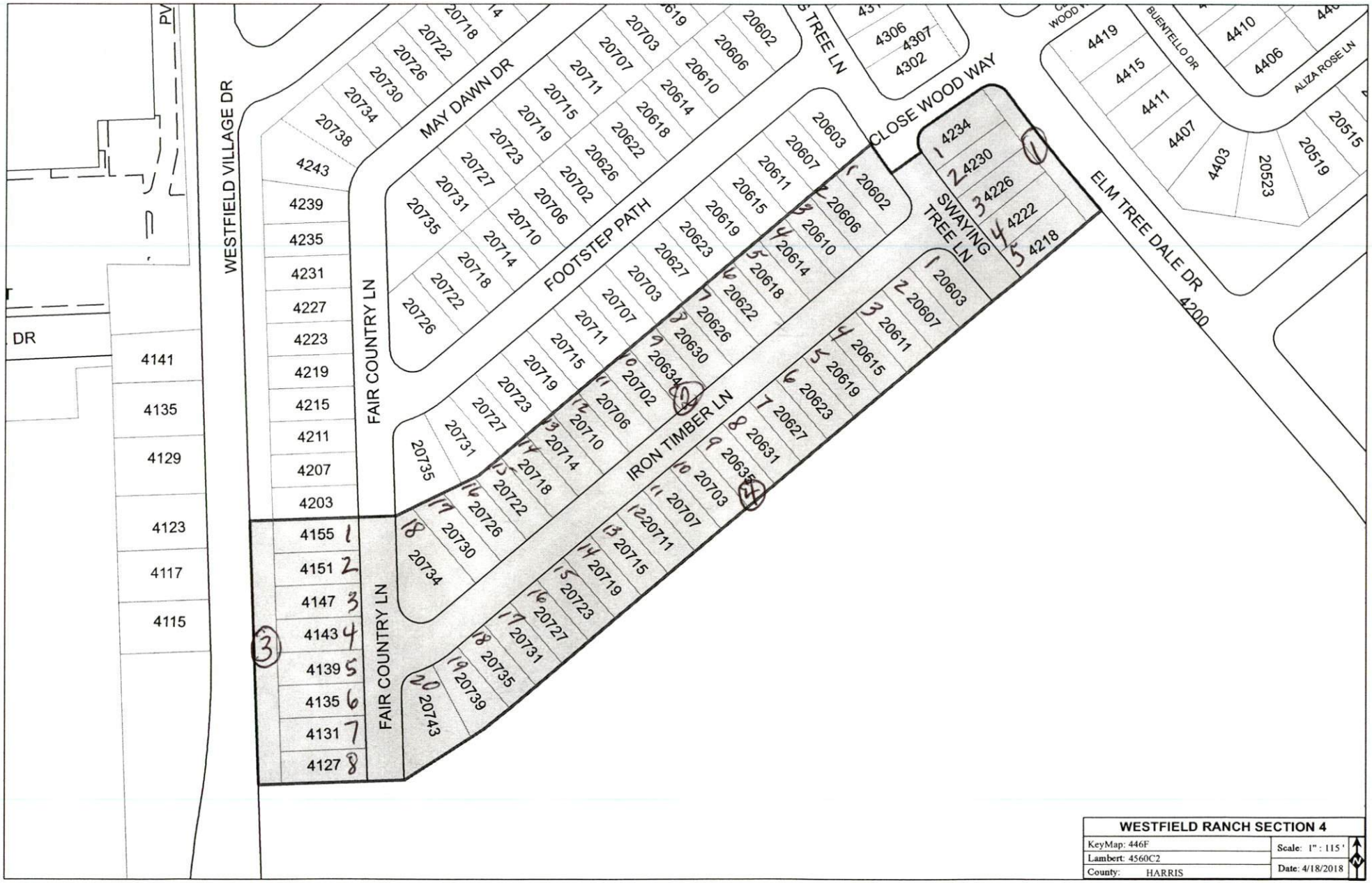
WESTFIELD RANCH SECTION 4
KeyMap: 446F
Lambert: 4560C2
County: HARRIS
Scale: 1" : 115 '
Date: 4/18/2018
N



WESTFIELD RANCH SECTION 4

KeyMap: 446F	Scale: 1" : 115'
Lambert: 4560C2	Date: 4/18/2018
County: HARRIS	

RP-2018-226526

RESTRICTED RESERVE "A" (RESTRICTED TO OPEN SPACE PURPOSES ONLY) 0.127 AC 5,528 SQ.FT.

RESTRICTED RESERVE "B" (RESTRICTED TO OPEN SPACE PURPOSES ONLY) 0.207 AC 9,000 SQ.FT.

5/23/2018 hospirp1 60.00

FILED
5/23/2018 9:53 AM
Stan Stanart
COUNTY CLERK

VICINITY MAP SCALE: NTS, KEY MAP 446F

STATE OF TEXAS
COUNTY OF HARRIS

WE, WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, BY WOODMERE GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH JASON ERVIN, CFO AND RICHARD RUE, PRESIDENT, BEING OFFICERS OF WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 8.471 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WESTFIELD RANCH SEC 4, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS, OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREIN THE AERIAL EASEMENT TOTALS TWENTY FIVE FEET (25' 0") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR FOUR FEET (4' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREIN THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT, IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES, LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH, OR WILL COMPLY WITH, EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1983, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, THE WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, BY WOODMERE GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JASON ERVIN, ITS CFO, HEREUNTO AUTHORIZED, ATTESTED BY ITS PRESIDENT, RICHARD RUE.

THIS 12th DAY OF March, 2018.

WOODMERE DEVELOPMENT CO., LTD.
A TEXAS LIMITED PARTNERSHIP
BY: WOODMERE GP, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

ATTEST: RICHARD RUE, PRESIDENT

BY: JASON ERVIN, CFO

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON ERVIN, CFO AND RICHARD RUE, PRESIDENT WOODMERE GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12th DAY OF March, 2018.

TERESITA FINK
Notary Public, State of Texas
Comm. Expires 06-03-2021
Notary ID 126122904

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 6-3-2021

I, PAUL A. JURICA, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND; THAT, EXCEPT AS SHOWN, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8") INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

PAUL A. JURICA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4264

STATE OF TEXAS
PAUL A. JURICA JR.
4264
PROFESSIONAL LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WESTFIELD RANCH SEC 4 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 3rd DAY OF April, 2018.

BY: MARTHA L. STEIN, CHAIRMAN
M. SONNY GARZA, VICE CHAIRMAN

BY: PATRICK WALSH, P.E., SECRETARY

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

I, JOHN R. BLOUNT, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE, AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

JOHN R. BLOUNT, P.E., LEED AP
COUNTY ENGINEER

COMMISSIONERS COURT
HARRIS COUNTY, TEXAS

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON May 22, 2018 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: DEPUTY

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE

ON May 23, 2018, AT 9:53 O'CLOCK A.M., AND DULY RECORDED

ON May 23, 2018, AT 10:30 O'CLOCK A.M., AND AT FILM CODE

NO. 684874 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

STAN STANART
STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

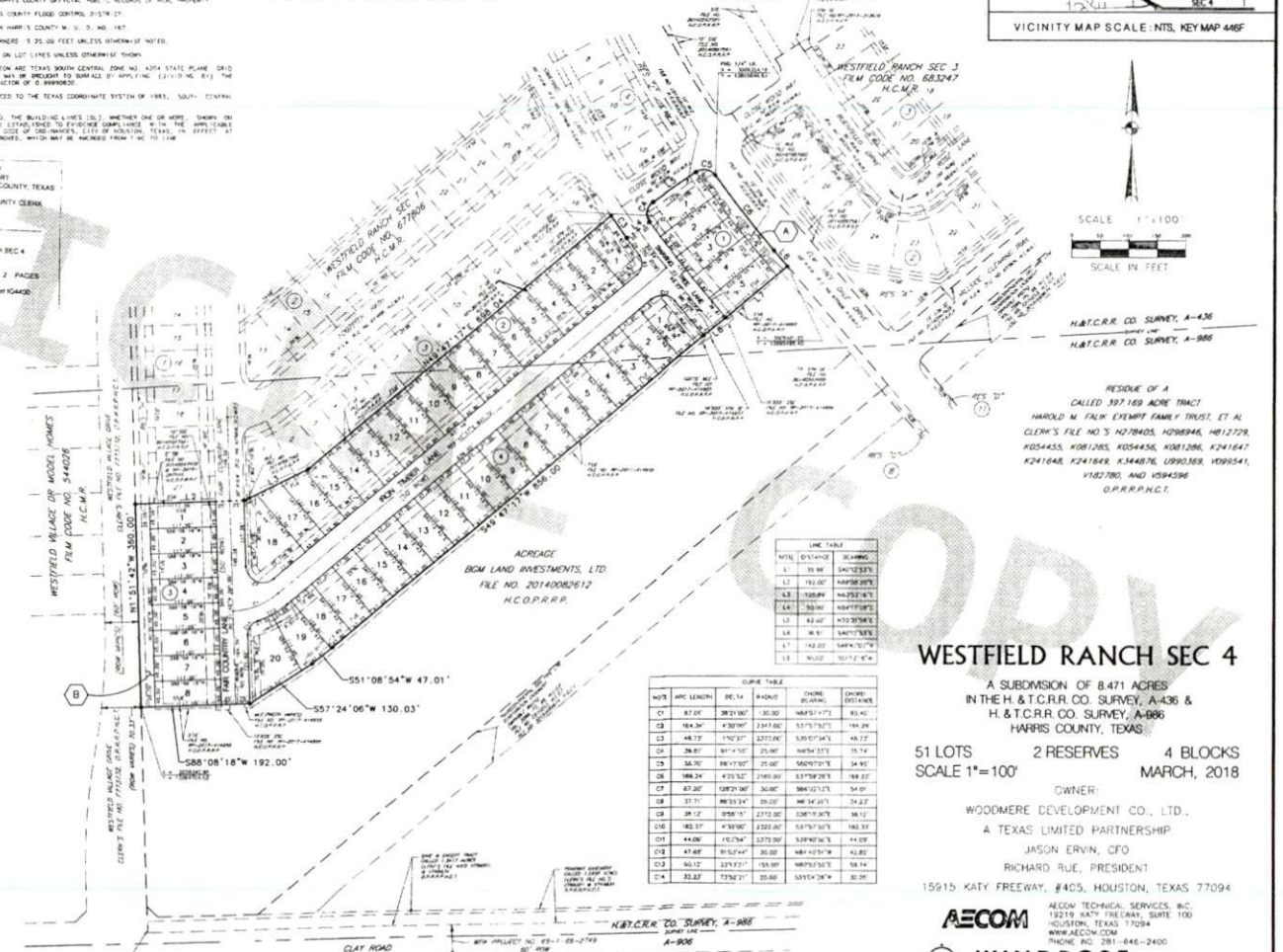
BY: DEPUTY

NOTES:

1. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE PUBLIC STREET AND THE ADJACENT RESERVE, THE DYNEDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT RESERVE IS REPLATTED AND APPROVED BY THE COMMISSION, THE ONE-FOOT RESERVE SHALL AUTOMATICALLY BE VACATED AND THE FEE TITLE THEREBY SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
2. ● INDICATES SET 5/8" I.R. WITH CAP STAMPED "WHONSE LAND SERVICES" UNLESS INDICATED OTHERWISE ON PLAT.
3. ○ INDICATES FND 5/8" OR 5/8" I.R. WITH CAP STAMPED "SAM INC" UNLESS INDICATED OTHERWISE ON PLAT.
4. BL INDICATES BUILDING LINE.
5. UE INDICATES UTILITY EASEMENT.
6. AE INDICATES AERIAL EASEMENT.
7. WLE INDICATES WATER LINE EASEMENT.
8. SSE INDICATES STORM SEWER EASEMENT.
9. SSE INDICATES SANITARY SEWER EASEMENT.
10. DE INDICATES DRAINAGE EASEMENT.
11. GBL INDICATES GARAGE BUILDING LINE.
12. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
13. H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.
14. H.C.O.P.R.R.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
15. H.C.F.C.D. INDICATES HARRIS COUNTY FLOOD CONTROL DISTRICT.
16. THIS PLAT IS LOCATED WITHIN HARRIS COUNTY M.U.D. NO. 167.
17. THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET UNLESS OTHERWISE NOTED.
18. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
19. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING (2)(10 NE 6) THE FOLLOWING COMBINED SCALE FACTOR OF 0.99990830.

ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

20. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
21. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED, USED AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING WITHIN EACH UNIT. ONE-FAMILY DWELLING (TOWNHOUSE) MEANS A BUILDING CONTAINING ONE DWELLING UNIT AND A DEEMED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET. THIS SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL DWELLING. THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT. SHALL BE SINGLE FAMILY RESIDENTIAL.
22. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PRESENT (ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED).
23. THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO DEVELOPMENT OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
24. STREET NAME CHANGE SYMBOL
25. PRIOR WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT FREE FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTION BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS ARE ALLOWED ON PLAT, LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES WILL NOT USE WOODEN POSTS AND PANELED WOODEN FENCES SHOULD THEY BE DAMAGED, THEY WILL NOT REPLACE WITH NEW FENCING.
26. ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY NEW DEVELOPMENT PERMITS.
27. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.



LINE TABLE		
NOTE	DISTANCE	BEARING
L1	30.98'	S42°12'53"E
L2	192.00'	N88°08'18"E
L3	120.89'	N42°52'16"E
L4	50.00'	N84°17'08"E
L5	82.42'	N53°37'58"E
L6	8.51'	S42°17'58"E
L7	142.22'	S48°42'52"W
L8	90.02'	S51°12'47"W

CURVE TABLE					
NOTE	ARC LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	87.05'	38°21'00"	130.00'	N84°57'47"E	85.45'
C2	164.34'	4°30'00"	2347.00'	S37°57'52"E	164.29'
C3	48.73'	1°42'31"	2373.00'	S30°07'34"E	48.73'
C4	29.87'	91°14'10"	25.00'	N45°41'22"E	35.74'
C5	38.70'	88°47'00"	25.00'	S60°07'01"E	34.95'
C6	188.24'	4°23'52"	2160.00'	S37°58'26"E	188.23'
C7	67.20'	128°21'00"	30.00'	S64°22'12"E	54.01'
C8	37.71'	89°35'24"	39.00'	N61°34'20"E	34.23'
C9	38.12'	0°58'15"	2372.00'	S38°19'26"E	38.12'
C10	182.33'	4°30'00"	2322.00'	S37°57'52"E	182.33'
C11	44.08'	112°74"	3372.00'	S39°46'34"E	44.08'
C12	47.68'	91°52'44"	30.00'	N84°43'51"W	42.82'
C13	90.12'	23°13'21"	155.00'	N80°53'36"E	58.74'
C14	32.23'	73°52'21"	25.00'	S35°14'28"W	30.05'

WESTFIELD RANCH SEC 4

A SUBDIVISION OF 8.471 ACRES
IN THE H. & T.C.R.R. CO. SURVEY, A-436 &
H. & T.C.R.R. CO. SURVEY, A-986
HARRIS COUNTY, TEXAS

51 LOTS 2 RESERVES 4 BLOCKS
SCALE 1"=100' MARCH, 2018

OWNER:
WOODMERE DEVELOPMENT CO., LTD.,
A TEXAS LIMITED PARTNERSHIP
JASON ERVIN, CFO
RICHARD RUE, PRESIDENT
15915 KATY FREEWAY, #405, HOUSTON, TEXAS 77094

AECOM
AECOM TECHNICAL SERVICES, INC.
19219 KATY FREEWAY, SUITE 100
HOUSTON, TEXAS 77094
WWW.AECOM.COM
PHONE NO. 281-646-2400

WINDROSE
LAND SURVEYING | PLATTING
3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2361
FIRM REGISTRATION NO. 10108000 | WINDROSESERVICES.COM

Last saved by: MORALES1 (2018-03-06) Last Plotted: 2018-03-06
Filename: P:_LDRAWETS\FIELD RANCH\60504391\6 SEC 4 (PAVEMENT)\MP\4-4_FINAL.DWG JOB NO. 60543918

PRELIMINARY
FOR REVIEW
NOT FOR CONSTRUCTION
FOR BIDDING OR PERMIT PURPOSES
WORKING DOCUMENT
NOT FOR RECORDING
NOT FOR CONSTRUCTION
FOR REVIEW

HARRIS COUNTY
Public Infrastructure Department
Architecture & Engineering Division

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,

Vivian C. Blanks
Asst. Planner
Harris County Engineering / Permits

TAX CERTIFICATE

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

Issued To:
BGM LAND INVESTMENTS LTD
13915 KATY FWY STE 405
HOUSTON , TX 77094-1710

Legal Description
TR 6A-1
TR 16-1 ABST 436 H&TCRR CO SEC 39 BLK 2
ABST 946 E PROMERT

Parcel Address: 0 WESTFIELD VILLAGE DR
Legal Acres: 14.7000

<- - - - - ->

Account Number: 046-087-000-0075

Certificate No: 12195002
Certificate Fee: $10.00

Print Date: 05/08/2018
Paid Date:
Issue Date: 05/08/2018
Operator ID: DPURSLEY

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 2017. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
BGM LAND INVESTMENTS LTD
13915 KATY FWY STE 405
HOUSTON , TX 77094-1710

2017 Value:	872,820
2017 Levy:	$6,964.90
2017 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
45 Lone Star College System
633 Emergency Serv Dist #9 E M S Fire

Child account 046-087-000-0076 is a new account for tax year 2018. This account has not been certified or calculated. All taxes are paid in full on the above parent account.

Reference (GF) No:
Issued By:
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE

DAVID PIWONKA
CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR
10494 JONES RD, SUITE 106
HOUSTON, TEXAS 77065

Issued To:
BGM LAND INVESTMENTS LTD
13915 KATY FWY 405
HOUSTON , TX 77094-1710

Legal Description
TR 6A-1
TR 16-1 ABST 436 H&TCRR CO SEC 39 BLK 2
ABST 946 E PROMERT

Fiduciary Number: 5134W

Parcel Address: 0 WESTFIELD VILLAGE DR
Legal Acres: 14.7000

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Account Number: 046-087-000-0075

Certificate No: 23512005
Certificate Fee: $10.00

Print Date: 05/09/2018
Paid Date: 05/09/2018
Issue Date: 05/09/2018
Operator ID: MEDUECAR

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 2017. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
BGM LAND INVESTMENTS LTD
13915 KATY FWY STE 405
HOUSTON , TX 77094-1710

2017 Value:	872,820
2017 Levy:	$12,369.81
2017 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):
[illegible]

046-087-000-0076 child account is a new account for tax year 2018. Account has not been certified for years 2018. All taxes are paid in full for the above parent account.

DUE TO ITS AGRICULTURAL USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLL BACK TAXES MAY BE DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No:
Issued By:
DAVID PIWONKA
CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR

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5 Oakline
P.O. Box 1368
Friendswood, TX 77549 - 1368

ASW
Assessments of the Southwest, Inc.

Phone (281) 482 - 0216
Fax (281) 482 - 5285
www.aswtax.com

May 7, 2018

AECOM
19219 Katy Freeway
Suite 100
Houston, Tx 77094

RE: Account Number: 0460870000076

To whom it may concern,

This letter will serve as verification that a tax certificate cannot be issued on the above referenced property account by Harris MUD #167 (the "District"). The property will be a new account on the tax roll for 2018 and there has not been a certified value yet.

Please contact me if I can provide you with additional information or assistance.

Very truly yours,

David Patterson, RTA
Deputy Tax Assessor/Collector
Harris MUD #167

DP/bs

Print Date : 3/6/2018

HARRIS CO. M.U.D. #167
TAX CERTIFICATE

Page 1 of 2

ID: 8000246231

HARRIS CO. M.U.D. #167
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Owner Information
BGM LAND INVESTMENTS LTD
13915 KATY FWY STE 405
HOUSTON, TX 77094-1710

Amount Due $0.00
IF PAID IN MARCH 2018

Paid in Month	*Adm Fees	Tax Due
Apr 2018	0.00	0.00
May 2018	0.00	0.00
June 2018	0.00	0.00

Mail To: AECOM
19219 KATY FREEWAY
SUITE 100
HOUSTON, TX 77094

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
ID: 8000246231
GEOID: 4504680700000075
HMFID:0460870000075
OWNER INTEREST: 1.0

Legal Information
LEGAL: TR 16A-1TR 16-1 ABST 436 H&TCRR CO SEC 39 BLK 2ABST 946 E PROMERT ACRES: 10.700

Market Values		Summary	
Land	872,820	Total Market	872,820
		Total Assessed	872,820

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2017	045 HARRIS CO. M.U.D.	5,251.89	5,251.89	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2017	5,251.89	5,251.89	0.00	0.00	0.00	0.00	0.00
		5,251.89	5,251.89	0.00	0.00	0.00	0.00	0.00

Quick Link

Amount Due $0.00
IF PAID IN MARCH 2018

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

3/6/2018
Date of Tax Certificate

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 664875

WESTFIELD RANCH SEC 4

THIS IS PAGE 2 OF 2 PAGES

SCANNER Contest (04400

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