

**MINUTES OF THE MEETING OF THE JERSEY VILLAGE
PLANNING AND ZONING COMMISSION**

June 12, 2013 – 7:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON JUNE 12, 2013 AT 7:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS

A. The meeting was called to order at 7:00 p.m. and the roll of appointed officers was taken. Commissioners present were:

Chairman, Debra Mergel	Tom Eustace, Commissioner
Barbara Freeman, Commissioner	Joyce Berube, Commissioner
George Ohler, Commissioner	Michael O’Neal, Commissioner

Commissioner Rick Faircloth and was not present.

Council Liaison, Justin Ray was present at this meeting as well as Council Member Harry Beckwith III, PE.

Staff in attendance: Mike Castro, City Manager, PhD; Lorri Coody, City Secretary; Bobby Gervais, City Attorney; Danny Segundo, Director of Public Works; and Deborah Capaccioli-Paul, Engineering Technician.

Christian Somers, the City’s Building Official, was not present at this meeting.

B. Consider approval of the minutes for the meetings held on May 14, 2013 and May 20, 2013.

Commissioner Freeman moved to approve the minutes for the meetings held on May 14 and May 20, 2013. Commissioner Eustace seconded the motion. The vote follows:

Ayes: Commissioners Eustace, Berube, Freeman, Ohler, and O’Neal
Chairman Mergel

Nays: None

The motion carried.

C. Discuss and take appropriate action concerning the preparation of a written Policy Recommendation, for presentation to City Council on June 17, 2013, regarding the Commission’s findings pertaining to digital billboards.

Danny Segundo, Director of Public Works, introduced the item. He explained that prior to this evening’s meeting, the Planning and Zoning Commission previously met on March 11, April 9, April 29, and May 14 to discuss digital billboards. Before discussing the topic with the Commission, City Council discussed the item on two separate occasions, January 21 and February 18, 2013.

During the May 14, 2013 meeting, the Commission, after duly considering all the information before it, approved a motion that Council not alter the city’s sign ordinance at

this time.

This item is to prepare written Policy Recommendations regarding the Commissions' findings pertaining to digital billboards.

With limited discussion on the matter, Commissioner Ohler moved that the written Policy Recommendations regarding the Commission's findings pertaining to digital billboards be approved for presentation to City Council on June 17, 2013. Commissioner Eustace seconded the motion. The vote follows:

Ayes: Commissioners Eustace, Berube, Freeman, Ohler, and O'Neal
Chairman Mergel

Nays: None

The motion carried.

Upon passage of this motion, the Policy Recommendations were signed for presentation to Council. A copy of the Policy Recommendations pertaining to Bill Boards is attached to and made a part of these minutes as Exhibit "A."

D. Discuss and take appropriate action regarding the setting of certain conditions for the Special Development Plan requested by Heights Venture Architects LLP, 1111 North Loop West, Suite 800, Houston, TX 77008 which, if approved, will allow development in District D as provided by Chapter 14, Article IV, Division 3; permitting "warehouse" as a permitted use for the area shown in the Special Development Permit; and allowing minor modifications to the development standards of District D.

Danny Segundo, Director of Public Works, introduced the item. Background information is as follows:

On April 24, 2013, Heights Venture Architects LLP (HVA) filed an application for a zoning amendment. The Applicant requested modifications to some "mixed-use," "highway mixed-use," mandatory plaza, civil building, and streets within District D. The Applicant further requested consideration of the existing Conceptual Plan as a Special Development Plan in accordance with Chapter 14, Section 14-120, subsection 3.7 of the Jersey Village Code of Ordinances.

The Planning and Zoning Commission presented its preliminary report to City Council on May 20, 2013. A public hearing is called for June 17, 2013 to hear all public comments related to Heights Venture Architects LLP's proposal.

This item is to discuss special conditions for the Special Development Plan (SDP). In connection with same, the Planning and Zoning Commission raised the following items at its May 14, 2013 meeting:

1. Conditions on outside storage to control visual aspects and to limit the amount of outside storage.
2. Potential problems with truck traffic.
3. Landscaping and noise mitigation concerns.

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4. Access and usage of the Union Pacific railroad by future warehouses.

City staff has identified other areas of concern for the proposed warehouse development that may warrant consideration as follows:

1. Public street access.
2. Exterior lighting.
3. Accessory buildings.
4. Time Period for development.

The conditions discussed at the May 14, 2013 meeting, as well as those identified by staff, have been included in the Proposed Ordinance included in the meeting packet for the Commission's consideration.

Staff suggested the following list of other condition areas for the Commission to consider:

1. Vehicular traffic, circulation, parking lots or spaces
2. Hours of operation
3. Maximum allowable lot coverage
4. Mitigation of noise, fumes, odors
5. Exterior lighting
6. Refuse and waste storage
7. Other conditions or restrictions
8. Off-street parking and loading facilities

Mr. Segundo told the Commission that Michael Kravetz, the lead architect with Heights Venture was in attendance to explain the updated site plan that the Commissioners found at their places upon arriving at tonight's meeting.

Mr. Kravetz explained the meeting handout. His main objective was to go over the text information outlined on the right hand side of the site plan. He explained that the request presented by Heights Venture on behalf of the owners of this property is one of a conceptual nature. He stated that the site plan before the Commission outlines a Special Development Plan; however, since the property owners do not have committed warehouse vendors to carry out the plan, it is likely that once vendors do come on board, their requirements will not meet those outlined in this SDP. Therefore, the SDP is being submitted as a conceptual plan. Any amendments that are needed that go beyond minor modifications allowed by Sec. 3.8 of the Form Based Code for district D, must be approved by the P&Z through another SDP proceeding.

Discussion was had on the number of warehouses proposed in the SDP. Mr. Kravetz explained that there are four (4) warehouses.

The P&Z members questioned if Staff is on board with the proposal presented. Mr. Segundo explained that initially Staff had concerns about the SDP and the conditions being met by the applicant. When the item was prepared for the agenda packet, Staff outlined these concerns and indicated a lack of support for the applicant's proposal. However, from the time the meeting packets were delivered until the meeting was convened, Staff worked with the

applicant to negate these concerns and in receiving the updated site plan, Staff is more confident in the proposal.

With this acknowledgement by Staff, discussion moved toward the development of conditions for the SDP and consideration of the application based upon a conceptual plan.

Mr. Kravetz explained that having approval of the SDP as a conceptual plan is necessary for his clients because they currently do not have a deal to develop this property. They hope that an approved SDP will assist with marketing the property and getting the appropriate financing to land a deal that will aid in developing the property. An approved SDP lets any interested warehouse user know what will be expected.

Discussion was had about modifications to the SDP. City Building Official, Christian Somers explained that any modifications to the presented SDP that are more involved than those minor modifications listed in Sec. 3.8 of the Form Based Code Ordinance must come back to the P&Z for review. However, if there are no changes, than the approved SDP will be the determining factor by which warehouses are established in the SDP area. Accordingly, the City Attorney stated that it will be important that the P&Z make sure that the conditions listed are acceptable. The City Attorney also explained that special conditions applying only to warehouses should be separated from those conditions that apply to the whole SDP area.

The Commission discussed the conditions for the SDP, those listed in the proposed ordinance and other conditions that might be added.

Truck traffic was discussed. Limiting hours for operating trucks to non-peak hours was discussed.

The consensus of the Commission was to separate the conditions presented in the proposed Ordinance in accordance with the City Attorney's recommendation. No action was taken on this item.

E. Discuss and take appropriate action concerning the application request of Weekly Homes, LLC, 14444 Northwest Freeway, Houston, Texas 77040 (Applicant through Mark Welsh) and WBC Land LLC, 111 E. Jericho Turnpike, 2nd Floor, Mineola, New York 11501 (Owner – through Eshagh Malekan – Manager) to rezone district C2 (townhouse district) to district C (townhouse/patio home district).

Danny Segundo, Director of Public Works, introduced the item. He told the Commission that Weekly Homes, LLC filed an application for a zoning amendment on June 6, 2013. The request is to rezone district from C2 (townhouse district) to C (townhouse/patio home district), to allow for single family homes development.

The site location involves the entire platted subdivision known as "The Enclave at Castlebridge," and the applicant requests approval of a zoning change to Zone C to allow for the construction of approximately ninety four (94) single family detached homes.

This item is to receive information on Weekly Homes, LLC's request and discuss same. That being said, Mr. Segundo introduced Mr. Welch with Weekley Homes who presented

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additional information pertaining to the application for reclassification of District C2 properties to District C.

Mr. Welch began by introducing the owner of the property and the owner’s Attorney who were both present at the meeting. He then proceeded to explain the applicant’s request. To do this, he presented the P&Z with a handout containing the following information which contained the details of his proposal:

The Enclave at Castlebridge - Zone Change Information				
Zoning Regulation (Code of Ordinances Chapter 14- Building and Development Reference)		Current Zoning Distict C-2	Proposed Zoning Distict C	Specific Comments Castlebridge Zone Change Request
Sec. 14-103 & 14-103.1				
(a)	Use Regulations	Townhouse Units in a Unified Develop.	Townhouses and Patio (garden) Homes	Will Comply Patio/garden Homes
(b)	Height and Area Regulations			
	(1) Height	2 1/2 Stories- 35' Ht. Max.	2 Stories- 30' Ht. Max.	Will comply
	(2) Building Area	Living Area- 1400 SF Min.	Living Area- 1400 SF Min.	Will comply
(Sec. 14-88(b), as modified)	(3) Location on Lot			
	Front Setback	25'	25'	Garage setback will be 25', will request 20' setback for front room/porch area only
	Rear Setback	25'	16'	Will comply
	Side Street Setback	10'	10'	Will comply
	Side Setback	0' for Townhouses	7 1/2 ' & 0' (one side may be on Property Line)	Will request 5' setback on each side
	Additional	Buildings shall be separated on the Side by 10' Open Space	See Below for Building separation.	Will comply
	(4) Density	14 Dwelling Units per Acre (154 units currently in Castlebridge)	Not Specified	- (91 units projected after Zone change)
	(5) Model Home	Not Specified	1 Model Home	Will comply
(c)	Construction	75% Masonry on first floor	75% Masonry on first floor	Will comply
		Abutting dwelling units shall have common firewalls	Minimum building separation between sides of adjacent dwellings shall be 10 feet	Will comply
			Table 14-2: Minimum Lot Size is 5000 SF for Garden/Patio	Will comply
(d)	Additional Platting Requirements	Common elements such as land and recreational facilities are major element of approval	Non Specified	-
(e)	Property Owners Association	Association required	Non Specified	Will create Howoners Assoc.
(f)	Open Space	30% of gross acreage - less required if character and quality of amenities are higher. 10% min.	Non Specified	-

Mr. Welch also presented the P&Z with a handout depicting the floor plans of the homes that Weekley Homes anticipates building on the lots if the reclassification is approved. He mentioned that should the reclassification be granted, there will be a few variance requests made to the Board of Adjustments and briefly explained same for the benefit of the P&Z members. Mr. Welch fielded questions from the Commission and answered accordingly throughout his presentation.

With limited discussion on the matter, Commissioner Ohler moved to approve the request of Weekly Homes, LLC, 14444 Northwest Freeway, Houston, Texas 77040 (Applicant through Mark Welsh) and WBC Land LLC, 111 E. Jericho Turnpike, 2nd Floor, Mineola, New York 11501 (Owner – through Eshagh Malekan – Manager) to rezone district C2 (townhouse district) to district C (townhouse/patio home district). Commissioner Berube seconded the motion. The vote follows:

Ayes: Commissioners Eustace, Berube, Freeman, Ohler, and O’Neal
Chairman Mergel

Nays: None

The motion carried.

- F. Discuss and take appropriate action regarding the preparation and presentation of the Preliminary Report to Council on June 17, 2013, as it relates to request of Weekly Homes, LLC, 14444 Northwest Freeway, Houston, Texas 77040 (Applicant through Mark Welsh) and WBC Land LLC, 111 E. Jericho Turnpike, 2nd Floor, Mineola, New York 11501 (Owner – through Eshagh Malekan – Manager) to change the zoning district classification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio Home).**

Commissioner Ohler moved that the proposed preliminary report submitted in the meeting packet be presented to Council on June 17, 2013. Commissioner Berube seconded the motion. The vote follows:

Ayes: Commissioners Eustace, Berube, Freeman, Ohler, and O’Neal
Chairman Mergel

Nays: None

The motion carried.

Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit “B.”

G. Adjourn

With no additional business to conduct Commissioner O’Neal moved to adjourn the meeting. Commissioner Berube seconded the motion. The vote follows:

Ayes: Commissioners Eustace, Berube, Freeman, Ohler, O’Neal
Chairman Mergel

Nays: None

The motion carried and the Commission adjourned at 8:02 p.m.

Lorri Coody, City Secretary



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
POLICY RECOMMENDATION
FOR ALLOWING OFF-SITE DIGITAL BILLBOARDS**

The Planning and Zoning Commission has met in order to review the request of City Council relating to digital billboard provisions within the city's sign ordinance. Prior to reaching a decision on this matter, the Planning and Zoning Commission met on March 11, April 9, April 29, and May 14 to discuss digital billboards. During these meetings, Commissioners received public comments from residents and business owners within Jersey Village. In addition, Commissioners received testimony from outdoor advertising professionals, as well as environmental advocacy groups.

The Planning and Zoning Commission, after duly considering all the information before it, recommends that:

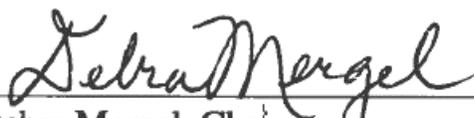
Council not alter the city's sign ordinance at this time.

Commissioners Mergel, Ohler, Freeman and Eustace voted in support of the motion, with Commissioner Berube opposed.

In general, Commissioners felt that allowing digital billboards would not be in the best interest of the community. Commissioners cited the following concerns:

- Long-term implications of allowing digital billboards and a concern for the unintended consequences as they relate to other digital billboard companies.
- The sign(s) would be visible from the older residential areas within Jersey Village and could potentially degrade home values.
- An overwhelming sense that residents are opposed to digital billboards.

Respectfully submitted, this 12th day of June, 2013.



Debra Mergel, Chairman

ATTEST:


Lorri Coody, City Secretary





**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
PRELIMINARY REPORT
ZONING CLASSIFICATION CHANGE**

The Planning and Zoning Commission has met in order to review the request of Weekly Homes, LLC, 14444 Northwest Freeway, Houston, Texas 77040 (Applicant through Mark Welsh) and WBC Land LLC, 111 E. Jericho Turnpike, 2nd Floor, Mineola, New York 11501 (Owner – through Eshagh Malekan – Manager) to change the zoning district classification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio Home).

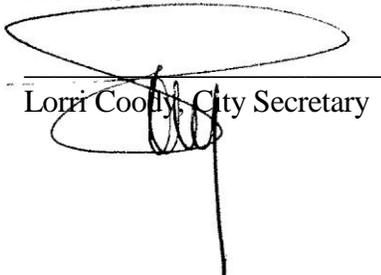
After review and discussion, the Commissioners preliminarily recommend that Council grant the applicant’s request to change the zoning district classification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio Home).

This preliminary recommendation is more specifically detailed in the proposed ordinance attached as Exhibit “A.”

The next step in the process as required by Section 14-84(c)(2)(b) of the Jersey Village Code of Ordinances is for Council to call a joint public hearing with the Planning and Zoning Commission.

Respectfully submitted, this 12th day of June 2013.

ATTEST:



Lorri Coolly, City Secretary



Debra Mergel, Chairman



ORDNANCE NO. 2013-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, CHANGING THE CLASSIFICATION OF A 22.371 ACRE TRACT OF LAND DESCRIBED HEREIN PRESENTLY CLASSIFIED IN ZONING DISTRICT C2 TO ZONING DISTRICT C TOWNHOUSE/PATIO HOME DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR REPEAL.

WHEREAS, following notice and hearing as required by law, the Planning and Zoning Commission recommended in writing that the zoning classifications of a 22.371 acre tract of land be changed; and

WHEREAS, the City Council concurs with the Commission's recommendation; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS THAT:

Section 1. That certain tract containing approximately 22.371 acres of land, and described as Lots 1-58 in Block 1, Lots 1-44 in Block 3, Lots 1-24 in Block 3, Lots 1-28 in Block 4, and all Landscape / Open Areas A – K as more fully described in the Final Plat of the Enclave at Castlebridge attached hereto and made a part hereof as Exhibit A, and presently located in zoning district C2 shall be classified in zoning district C, and all regulations applicable in zoning district C shall apply to said tract.

Section 2. The Official Zoning Map of the City of Jersey Village, Texas, is amended to reflect the changes in classification made by this ordinance.

Section 3. **Severability.** In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 4. **Repeal.** All ordinances or parts or ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

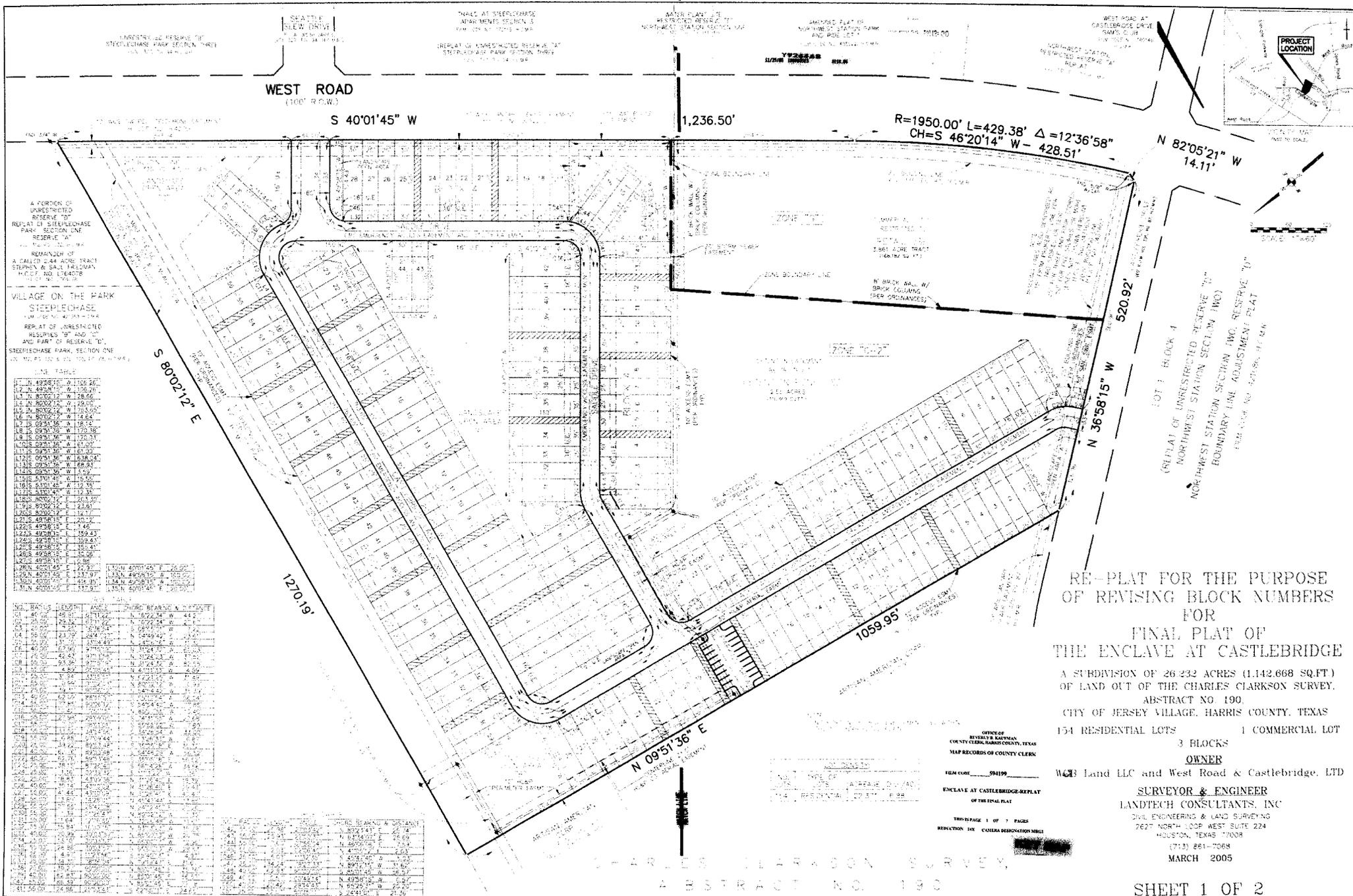
PASSED, APPROVED, AND ADOPTED this _____ day of _____ **2013.**

Rod Erskine, Mayor

ATTEST:

Lorri Coody, City Secretary

Exhibit A



LINE TABLE

LINE NO.	BEARING	LENGTH	AREA	CURVE BEARING & DISTANCE
01	N 49°58'15\"	110.26		
02	N 49°58'15\"	110.26		
03	N 80°02'12\"	120.19		
04	N 80°02'12\"	120.19		
05	N 80°02'12\"	120.19		
06	N 80°02'12\"	120.19		
07	N 80°02'12\"	120.19		
08	N 80°02'12\"	120.19		
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RE-PLAT FOR THE PURPOSE OF REVISING BLOCK NUMBERS FOR FINAL PLAT OF THE ENCLAVE AT CASTLEBRIDGE

A SUBDIVISION OF 26 232 ACRES (1,142,868 SQ.FT.) OF LAND OUT OF THE CHARLES CLARKSON SURVEY, ABSTRACT NO. 190, CITY OF JERSEY VILLAGE, HARRIS COUNTY, TEXAS

154 RESIDENTIAL LOTS 1 COMMERCIAL LOT

3 BLOCKS

OWNER
WCB Land LLC and West Road & Castlebridge, LTD

SURVEYOR & ENGINEER
LANDTECH CONSULTANTS, INC.
CIVIL ENGINEERING & LAND SURVEYING
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TEXAS 77008
(713) 861-7068
MARCH 2005

OFFICE OF
SHERIFF & CLERK
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

FIGM CURR. 59199

ENCLAVE AT CASTLEBRIDGE-REPLAT
OF THE FINAL PLAT

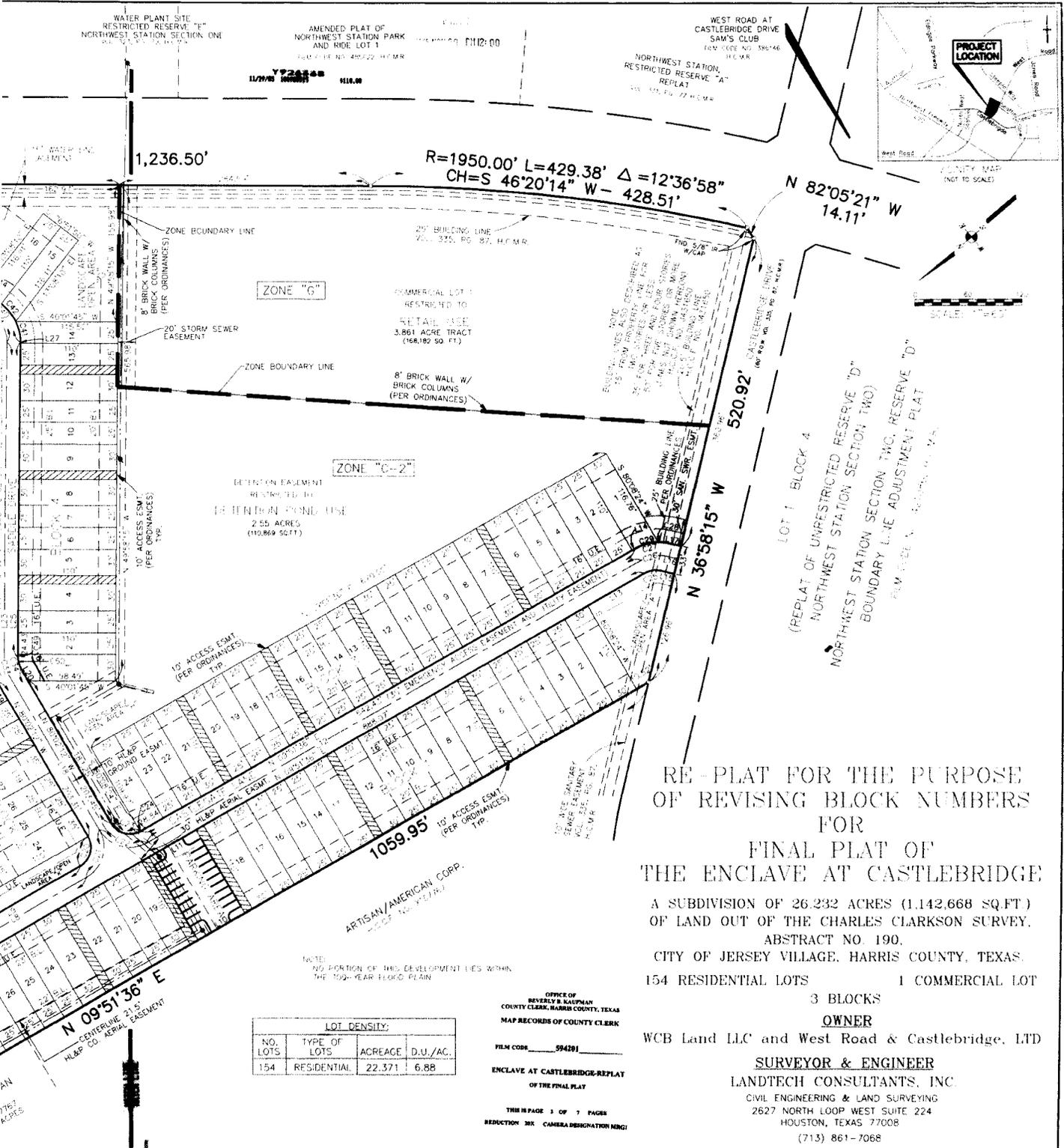
TOTAL PAGE 1 OF 7 PAGES
REPRODUCTION DATE: CAMERA DESIGNATION: N805

CHARLES CLARKSON SURVEY,
ABSTRACT NO. 190

SHEET 1 OF 2

Exhibit A

SEE PAGE 200



RE-PLAT FOR THE PURPOSE OF REVISING BLOCK NUMBERS FOR FINAL PLAT OF THE ENCLAVE AT CASTLEBRIDGE

A SUBDIVISION OF 26.232 ACRES (1,142,668 SQ FT) OF LAND OUT OF THE CHARLES CLARKSON SURVEY, ABSTRACT NO. 190, CITY OF JERSEY VILLAGE, HARRIS COUNTY, TEXAS.

154 RESIDENTIAL LOTS 1 COMMERCIAL LOT

3 BLOCKS

OWNER

WCB Land LLC and West Road & Castlebridge, LTD

SURVEYOR & ENGINEER

LANDTECH CONSULTANTS, INC.

CIVIL ENGINEERING & LAND SURVEYING
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TEXAS 77008
(713) 861-7068

MARCH 2005

LOT DENSITY:

NO. LOTS	TYPE OF LOTS	ACREAGE	D.U./AC.
154	RESIDENTIAL	22.371	6.88

OFFICE OF BEVERLY B. KAUFMAN COUNTY CLERK, HARRIS COUNTY, TEXAS MAP RECORDS OF COUNTY CLERK

FILM CODE 594281

ENCLAVE AT CASTLEBRIDGE-REPLAT OF THE FINAL PLAT

THIS IS PAGE 3 OF 7 PAGES REDUCTION 3X CAMERA DESIGNATION 18M3

NOTE: NO PORTION OF THIS DEVELOPMENT LIES WITHIN THE 100-YEAR FLOOD PLAIN

ARTISAN/AMERICAN CORP. (REPLAT OF UNRESTRICTED RESERVE "D" NORTHWEST STATION SECTION TWO) BOUNDARY LINE ADJUSTMENT PLAT

CHARLES CLARKSON SURVEY, A BSTRACT NO. 190

SHEET 1 OF 2

Exhibit A

STATE OF TEXAS
COUNTY OF HARRIS

We, WCB Land LLC and West Road & Castlebridge, LTD, acting by and through Esnogh Molekian and Cathy Tran, owners heretofore referred to as Owners of the 26.232 acre tract described the above and foregoing map of THE ENCLAVE AT CASTLEBRIDGE, do hereby make and establish said subdivision and development plan of said property according to all laws, regulations, restrictions, and installation regulations on said map 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), ditches, drains, 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 to the land so dedicated.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15') feet wide on each side of the center line of any and all layouts, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Jersey Village, Harris County, or any other governmental agency, the right to enter upon said easement of 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, parking 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.

PUBLIC EASEMENTS

All public easements created on this plat are hereby dedicated to the use of the public forever. Any public utility, including the City of Jersey Village, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity of any time of procuring the permission of the property owner. Any part of the easement the City of Jersey Village shall have the right to move or keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or any of the easements shown on this plat. Neither the City of Jersey Village or any public utility shall be responsible for repairing or reimbursing the property owner due to removal or relocation of any construction in the public easements.

FURTHER, we do hereby covenant and agree that those private streets located within the boundaries of this plat are hereby dedicated and establish as emergency access easements for the benefit and use of the owners of the lots created herein, their heirs and assigns and to the public for use by firefighters, firefighting equipment, police and other emergency vehicles of whatever nature and for access by representatives of the public utilities contained herein for repair, maintenance and oversight of their respective utility facilities.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend or remove any covenants or restrictions, we further certify that no portion of the proposed area to be replatted is limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, plat to be signed by Esnogh Molekian
and Cathy Tran thereunto authorized, this 14 day of November, 2005.
WCB Land LLC West Road & Castlebridge, LTD
By Esnogh Molekian By Cathy Tran
Esnogh Molekian Cathy Molykian Tran

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **ESNOGH MOLEKIAN** and **CATHY TRAN** known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of November, 2005



Dinesh Kumar
Notary Public in and for the State of Texas
My Commission Expires 11-25-08

Douglas W. Turner, a Surveyor under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from a plat survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet and that the plat boundary corners have been tied to the nearest survey corner.



Douglas W. Turner
Reg. Prof. Land Surveyor No. 3988

Kristen Lisen, Director of Public Works for the City of Jersey Village, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which my approval is required.

Kristen Lisen
Director of Public Works for the City of Jersey Village

RECORDERS MEMORANDUM
All use of instruments... this instrument was filed and recorded.

We, International Bank of Commerce, owner and holder of liens against the property, described in the plat known as THE ENCLAVE AT CASTLEBRIDGE, do hereby make and establish said subdivision and development plan of said property according to all laws, regulations, restrictions, and installation regulations on said map 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), ditches, drains, 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 to the land so dedicated.

International Bank of Commerce
Patricia C. Smith

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **Patricia C. Smith** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of October, 2005

Patricia C. Smith
Notary Public in and for the State of Texas
My Commission Expires: 11-19-07



L. Narciso Lira, Jr., P.E., Engineer No. 43822 hereby certify that proper engineering consideration has been given this plat in regard to design, construction and layout of public improvements.

L. Narciso Lira, Jr.
Narciso Lira, Jr., P.E.
Engineer Registered in the State of Texas

Frank Shroyer, City Engineer for the City of Jersey Village, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which my approval is required.

Frank Shroyer
Frank Shroyer, P.E.
City Engineer
The City of Jersey Village

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 59482
ENCLAVE AT CASTLEBRIDGE-REPLAT
OF THE FINAL PLAT
THIS IS PAGE 4 OF 7 PAGES
REDUCTION BOX CAMERA DESIGNATION NEMO

I, Mike Castro, City Manager for the City of Jersey Village, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which my approval is required.

Mike Castro
City Manager for the City of Jersey Village

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Nov 29, 2005, at 12:00 o'clock (A.M. or P.M.), and duly recorded on Nov 30, 2005, at 1:00 o'clock (A.M. or P.M.), and in Film Code Number 594199 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.

BEVERLY B. KAUFMAN
Beverly B. Kaufman
Clerk of the County Court
Harris County, Texas



By **Angela...**
Deputy

This plat has been submitted to and considered by the City of Jersey Village, Texas, with respect to the platting of the land and is hereby approved.
Dated this 18 day of November, 2005

Ed Bechtolt
Mayor
City of Jersey Village

Dale Pal
Chairman
Planning and Zoning Commission

RE-PLAT FOR THE PURPOSE OF REVISING BLOCK NUMBERS FOR FINAL PLAT THE ENCLAVE AT CASTLEBRIDGE

A SUBDIVISION OF 26.232 ACRES (1,142,668 SQ.FT.) OF LAND OUT OF THE CHARLES CLARKSON SURVEY, ABSTRACT NO. 190, CITY OF JERSEY VILLAGE, HARRIS COUNTY, TEXAS. 154 RESIDENTIAL LOTS 1 COMMERCIAL LOT 3 BLOCKS OWNER

WCB Land LLC and West Road & Castlebridge, LTD
SURVEYOR & ENGINEER
LANDTECH CONSULTANTS, INC
CIVIL ENGINEERING & LAND SURVEYING
2627 NORTH LOOP WEST SUITE 224
HOUSTON, TEXAS 77008
(713) 861-7068
MARCH 2005

Exhibit A

SEE PAGE 204

STATE OF TEXAS
COUNTY OF HARRIS

We, WCB Land LLC and West Road & Castlebridge, LTD, acting by and through Eshagh Malekan and Cathy Tran, owner hereinafter referred to as Owners of the 26.232 acre tract described the above and foregoing map of THE ENCLAVE AT CASTLEBRIDGE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map 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 to the land so dedicated.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15' 0") feet wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Jersey Village, 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.

PUBLIC EASEMENTS

All public easements denoted on this plat are hereby dedicated to the use of the public forever. Any public utility, including the City of Jersey Village, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time or procuring the permission of the property owner. Any public utility, including the City of Jersey Village shall have the right to move or keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on this plat. Neither the City of Jersey Village or any public utility shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easements.

FURTHER, we do hereby covenant and agree that those private streets located within the boundaries of this plat are hereby dedicated and establish as emergency access easements for the benefit and use of the owners of the lots created hereon, their heirs and assigns and to the public for use by firefighters, firefighting equipment, police and other emergency vehicles of whatever nature and for access by representatives of the public utilities contained herein for repair, maintenance and oversight of their respective utility facilities.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend or remove any covenants or restrictions, we further certify that no portion of the proposed area to be replatted is limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, plat to be signed by Eshagh Malekan
and Cathy Tran thereunto authorized, this 14 day of November, 2005.

WCB Land LLC

West Road & Castlebridge, LTD

By: Eshagh Malekan
Eshagh Malekan

By: Cathy Tran
Cathy MuiHing Tran

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ESHAGH MALEKAN
CATHY MUIHING TRAN known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of Nov, 2005.



Dhiren Gupta
Notary Public in and for the State of Texas
My Commission Expires: 11-25-2006

I, Douglas W. Turner 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3' 0") feet and that the plat boundary corners have been tied to the nearest survey corner.



Douglas W. Turner
Douglas W. Turner
Reg. Prof. Land Surveyor No. 3988

I, Kimberly Olsen, Director of Public Works for the City of Jersey Village, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which my approval is required.

Kimberly Olsen
Kimberly Olsen
Director of Public Works for
The City of Jersey Village

We, International Bank of Commerce in the plat known as THE ENCLAVE AT County, Texas, do hereby in all things st effects of said plat and the dedications we hereby confirm that we are the pres any part thereof.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned auth known to me to be the person whose r acknowledged to me that he executed t expressed.

GIVEN UNDER MY HAND AND SEAL

Notary
My C

I, Narciso Lira III, P.E., Engineer engineering consideration has been given public improvements

I, Frank Brooks, City Engineer for subdivision plat conforms to all requirem my approval is required.

N
E
F
C
T

OFFICE OF
SHERYL S. KASTNER
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 594283
ENCLAVE AT CASTLEBRIDGE-REPLAT
OF THE FINAL PLAT
THIS IS PAGE 5 OF 7 PAGES
REDUCTION BY CAMERA DESIGNATION M8C1

RECORDING INFORMATION
At the time of recording, the instrument was
found to conform to the requirements of the
Public Information Act, Chapter 252, Texas
Government Code, and the instrument was
recorded in the public records of the state
of Texas.

Exhibit A

SEE PAGE 203

We, International Bank of Commerce, owner and holder of liens against the property described in the plat known as THE ENCLAVE AT CASTLEBRIDGE, said liens being evidenced by instruments of record in the Clerk's File No. 11111111 of the Official Public Records of Real Property of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

International Bank of Commerce

By: *Patricia C. Smith*

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared *Patricia C. Smith* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of October, 2005.

Natalie Michelle Schoroda
Notary Public in and for the State of Texas

My Commission Expires: 11-19-07



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

I, Narciso Lira III, P.E., Engineer No. 93822 hereby certify that proper engineering consideration has been given this plat in regard to design, construction and layout of public improvements

Narciso Lira III

Narciso Lira III, P.E.
Engineer Registered in the State of Texas

I, Frank Brooks, City Engineer for the City of Jersey Village, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which my approval is required.

Frank Brooks

Frank Brooks, P.E.
City Engineer
The City of Jersey Village

I, Mike Castro, City Manager for the City of Jersey Village, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which my approval is required.

Mike Castro

Mike Castro
City Manager for
The City of Jersey Village

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office

on NOV 29, 2005, at 12:00 o'clock (A.M. or P.M.), and duly recorded on

NOV 30, 2005, at 1:00 o'clock (A.M. or P.M.), and in Film Code Number

544199

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.

BEVERLY B. KAUFMAN

Beverly B. Kaufman
Clerk of the County Court
Harris County, Texas

By: *Greg J. Jones*
Deputy

This plat has been submitted to and considered by the City of Jersey Village, Texas, with respect to the platting of the land and is hereby approved.

Dated this 18th day of November, 2005

Ed Henthart

Mayor
City of Jersey Village

Dale E. Paul

Chairman
Planning and Zoning Commission

RE-PLAT FOR THE PURPOSE
OF REVISING BLOCK NUMBERS
FOR
FINAL PLAT
THE ENCLAVE AT CASTLEBRIDGE

A SUBDIVISION OF 26.232 ACRES (1,142,668 SQ.FT.)
OF LAND OUT OF THE CHARLES CLARKSON SURVEY.

ABSTRACT NO. 190.

CITY OF JERSEY VILLAGE, HARRIS COUNTY, TEXAS.

154 RESIDENTIAL LOTS 1 COMMERCIAL LOT

3 BLOCKS

OWNER

WCB Land LLC and West Road & Castlebridge, LTD

SURVEYOR & ENGINEER

LANDTECH CONSULTANTS, INC.

CIVIL ENGINEERING & LAND SURVEYING

2627 NORTH LOOP WEST SUITE 224

HOUSTON, TEXAS 77008

(713) 861-7068

MARCH 2005

SHEET 2 OF 2

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE: 594284
ENCLAVE AT CASTLEBRIDGE-REPLAT
OF THE FINAL PLAT
THIS IS PAGE 6 OF 7 PAGES
REDUCTION 30% CAMERA DESIGNATION MRC1

Exhibit A

TAX CERTIFICATE



DAVID SANDERS
 CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR
 18494 JONES RD
 HOUSTON, TEXAS 77065
 (281) 897-4014

TAX CERTIFICATE FOR ACCOUNT: 116-576-005-0001
 AD NUMBER: 116-576-005-0001
 GF NUMBER:
 CERTIFICATE NO: 128210
COLLECTING AGENCY
 CITY OF JERSEY VILLAGE
 18501 JERSEY DRIVE
 JERSEY VILLAGE TX 77040-1999

DATE: 11/22/2005
 FEE: \$10.00
PROPERTY DESCRIPTION
 RES E BLK 5
 NORTHWEST STATION SEC 2

PAGE 1 OF 1

Issued To:
 COURT RECORDS RESEARCH
 PO BOX 3796
 HOUSTON, TX 77253-0090

Legal Description:
 RES E BLK 5

NORTHWEST STATION SEC 2

Parcel Address: WEST RD

Legal Acre: 26.2320

Print Date: 11/14/2005

Paid Date: 11/14/2005

Issue Date: 11/14/2005

Operator ID: DSHU

REQUESTED BY
 COURT RECORD RESEARCH
 405 MAIN STREET, SUITE 650
 HOUSTON TX 77002

PROPERTY OWNER
 WCB LAND LLC &
 WEST ROAD CASTLEBRIDGE LTD
 21330 PARK YORK DR
 KATY, TX 774504725

THIS IS TO CERTIFY THAT THE AD VALOREM RECORDS OF THE CITY OF JERSEY VILLAGE TAX ASSESSOR-COLLECTOR REFLECT THE TAX, INTEREST, AND OTHER STATUTORY FEES THAT HAVE BEEN ASSESSED AND ARE NOW DUE TO THE TAXING ENTITIES AND FOR THE YEARS SET OUT BELOW FOR THE DESCRIBED PROPERTY HEREIN. THE TAX ASSESSOR-COLLECTOR MAKES NO CERTIFICATION AS TO THE AMOUNT OF TAX, PENALTY, INTEREST, OR OTHER FEES ASSESSED BY OR DUE ANY TAXING ENTITY FOR THE YEAR OR YEARS FOR WHICH THE TAX ASSESSOR-COLLECTOR DID NOT HAVE THE STATUTORY DUTY TO COLLECT OR KEEP RECORDS OF SUCH COLLECTION. ADDITIONAL TAXES MAY BECOME DUE ON THE DESCRIBED PROPERTY, WHICH ARE NOT REFLECTED HEREIN, IF THE SAID DESCRIBED PROPERTY HAS OR IS RECEIVING ANY SPECIAL STATUTORY VALUATIONS THAT MAY TRIGGER TAX ROLLBACK PROVISIONS. THIS CERTIFICATE APPLIES TO ADVALOREM TAXES ONLY AND DOES NOT APPLY TO ANY SPECIAL ASSESSMENT LEVIES.

Account Number: 116-576-005-0001
 Certificate No: 1940412
 Certificate Fee: \$10.00
 Parent No.

THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID TO CYPRESS-FAIRBANKS ISD UP TO AND INCLUDING THE YEAR 2004.

TAXES HAVE NOT BEEN CALCULATED FOR YEAR 2005

Exemptions:

Certified Owner:
 WCB LAND LLC &
 WEST ROAD & CASTLEBRIDGE
 LTD
 21330 PARK YORK DR
 KATY, TX 77456-4725

Certified Tax Unit(s):
 1 CYPRESS ISD

2004 Value: \$1,314,660.00
 2004 Levy: \$23,521.67
 2004 Levy Balance: \$0.00
 Delinquent Levy Balance: \$0.00
 Total Levy Due: \$0.00
 P&I + Attorney Fee: \$0.00
 Total Amount Due: \$0.00

CURRENT VALUES		IMPROVEMENT:	
LAND MKT VALUE:	1,314,060	DEF HOMESTEAD:	0
AG LAND VALUE:	0	LIMITED VALUE:	0
APPRAISED VALUE:	1,314,060		
EXEMPTIONS: LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2004	CITY OF JERSEY VILLAGE	0.00	0.00	0.00	0.00	0.00	0.00
2004 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 11/2005: \$ 0.00
 ISSUED TO: COURT RECORD RESEARCH
 ACCOUNT NUMBER: 116-576-005-0001

CERTIFIED BY: City of Jersey Village

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

DAVID SANDERS
 CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR

TAX CERTIFICATE FOR ACCOUNT: 116-576-005-0001
 AD NUMBER: 116-576-005-0001
 GF NUMBER:
 CERTIFICATE NO: 128145
COLLECTING AGENCY
 CITY OF JERSEY VILLAGE
 16501 JERSEY DRIVE
 JERSEY VILLAGE TX 77040-1999

DATE: 11/15/2005
 FEE: \$10.00
PROPERTY DESCRIPTION
 RES E BLK 5
 NORTHWEST STATION SEC 2

000000 WEST RD
 0 ACRES

PROPERTY OWNER
 WCB LAND LLC &
 WEST ROAD CASTLEBRIDGE LTD
 21330 PARK YORK DR
 KATY, TX 774504725

REQUESTED BY
 WCB LAND LLC &
 WEST ROAD CASTLEBRIDGE LTD
 21330 PARK YORK DR
 KATY, TX 774504725

OFFICE OF
 BEVERLY B. KAUFMAN
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK

FILM CODE: 594205

ENCLAVE AT CASTLEBRIDGE-REPLAT
 OF THE FINAL PLAT

THIS IS PAGE 1 OF 7 PAGES
 REDUCTION 16% CAMERA DESIGNATION MRMG

THIS IS TO CERTIFY THAT THE AD VALOREM RECORDS OF THE CITY OF JERSEY VILLAGE TAX ASSESSOR-COLLECTOR REFLECT THE TAX, INTEREST, AND OTHER STATUTORY FEES THAT HAVE BEEN ASSESSED AND ARE NOW DUE TO THE TAXING ENTITIES AND FOR THE YEARS SET OUT BELOW FOR THE DESCRIBED PROPERTY HEREIN. THE TAX ASSESSOR-COLLECTOR MAKES NO CERTIFICATION AS TO THE AMOUNT OF TAX, PENALTY, INTEREST, OR OTHER FEES ASSESSED BY OR DUE ANY TAXING ENTITY FOR THE YEAR OR YEARS FOR WHICH THE TAX ASSESSOR-COLLECTOR DID NOT HAVE THE STATUTORY DUTY TO COLLECT OR KEEP RECORDS OF SUCH COLLECTION. ADDITIONAL TAXES MAY BECOME DUE ON THE DESCRIBED PROPERTY, WHICH ARE NOT REFLECTED HEREIN, IF THE SAID DESCRIBED PROPERTY HAS OR IS RECEIVING ANY SPECIAL STATUTORY VALUATIONS THAT MAY TRIGGER TAX ROLLBACK PROVISIONS. THIS CERTIFICATE APPLIES TO ADVALOREM TAXES ONLY AND DOES NOT APPLY TO ANY SPECIAL ASSESSMENT LEVIES.

CURRENT VALUES		IMPROVEMENT:	
LAND MKT VALUE:	1,841,510	DEF HOMESTEAD:	0
AG LAND VALUE:	0	LIMITED VALUE:	0
APPRAISED VALUE:	1,841,510		
EXEMPTIONS: LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2005	CITY OF JERSEY VILLAGE	0.00	0.00	0.00	0.00	0.00	0.00
2005 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 11/2005: \$ 0.00
 ISSUED TO: WCB LAND LLC &
 ACCOUNT NUMBER: 116-576-005-0001

CERTIFIED BY: City of Jersey Village