

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

July 15, 2013 – 7:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON JULY 15, 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       | Barbara Freeman, Commissioner |
| Tom Eustace, Commissioner    | George Ohler, Commissioner    |
| Joyce Berube, Commissioner   | Rick Faircloth, Commissioner  |
| Michael O’Neal, Commissioner |                               |

The following City of Jersey Village City Council Members were present:

|  |                                 |
|--|---------------------------------|
| Mayor, Rod Erskine                     | City Manager, Mike Castro, PhD  |
| Council Member, Justin Ray             | City Secretary, Lorri Coody     |
| Council Member, Sandra Joachim         | City Attorney, Charles Williams |
| Council Member, Harry Beckwith III, PE |                                 |
| Council Member, Sheri Sheppard         |                                 |
| Council Member, Jill Klein             |                                 |

City Attorney, Bobby Gervais, was not present at this meeting.

Staff in attendance: Mark Bitz, Fire Chief; Eric Foerster, Chief of Police; Danny Segundo, Director of Public Works; Donna Ginn, Accounting Clerk II; Michael Brown, Director of Parks and Recreation; Courtney Rutherford, Assistant City Secretary; and Christian Somers, City Building Official.

Isabel Kato, Director of Finance was not present at this meeting.

**B. Conduct Joint Public Hearing with City Council concerning the proposal to change the zoning district classification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio Home).**

Mayor Erskine called the item and Chairman Debra Mergel announced a quorum for the Planning and Zoning Commission. Mayor Erskine opened the Joint Public Hearing at 7:09 p.m., stating that the purpose of the meeting was to give those in attendance the right to speak and be heard concerning the proposal to change the zoning district classification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio Home).

City Secretary, Lorri Coody, called attention to two (2) written responses received from Margaret M. Young Family and the Manor at Jersey Village prior to the public hearing and included in the meeting packets.

With no one else desiring to speak at the hearing, Mayor Erskine and Chairman Mergel closed the joint public hearing at 7:10 p.m., and the Planning and Zoning Commission retired from the City Council meeting at 7:10 p.m. to conduct its posted meeting agenda and prepare the final report in connection with this joint public hearing.

Chairman Mergel reconvened the meeting at 7:11 p.m.

**C. Consider approval of the minutes for the meetings held on June 12, 2013 and June 17, 2013.**

Commissioner Freeman moved to approve the minutes for the meetings held on June 12, 2013 and June 17, 2013. Commissioner Ohler seconded the motion. The vote follows:

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

Nays: None

The motion carried.

**D. Discuss and take appropriate action regarding the preparation and presentation of the Final Report 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, 2<sup>nd</sup> 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).**

Danny Segundo, Director of Public Works, introduced the item. Having conducted the joint public hearing, he told the Commission that they must now give consideration to: (1) the directives of Council; (2) the discussions had concerning these issues at prior P&Z meetings; and (3) the comments made by the public during the public hearing in order to prepare and vote on the final report. He also stated that Staff supports this request for reclassification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio home).

Mark Welch, from David Weekly Homes, was in attendance. He explained that they will purchase all of the land at one time and they plan to build approximately ninety (90) homes. There was discussion regarding drainage issues. Mr. Segundo explained that the applicant has worked with City Engineer, Brooks and Sparks, and has found solutions for the drainage issues. Mr. Welch explained that they anticipate it will take approximately two years to build out once all plans are approved and they plan to sell the homes from \$200,000 to \$260,000. If this reclassification is approved David Weekly Homes will then go before the Board of Adjustment and request variances for 5 foot side lot lines.

With no further discussion Commissioner Ohler moved to proceed with final report and present to Council as prepared approving to change the zoning district classification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio Home).

Commissioner Eustace seconded the motion. The vote follows:

Minutes of the Meeting JVP&Z – July 15, 2013

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

Nays: None

**E. Adjourn**

With no additional business to conduct the Commission adjourned at 7:25 p.m. and returned to the City Council Meeting to present the Final Report.

Chairman Mergel presented the Final Report, attached to these minutes as “Exhibit A,” to City Council at 7:45 p.m. and the Planning & Zoning Meeting then adjourned at 7:50 p.m.

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Courtney Rutherford, Assistant City Secretary



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

The Planning and Zoning Commission has previously met on June 12, 2013 and in its preliminary report recommended 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).

The preliminary report was submitted to the Jersey Village City Council at its June 17, 2013 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for July 15, 2013.

On July 15, 2013, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public meeting, which gave the public an opportunity to make comments concerning the proposed amendment.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on July 15, 2013 at 7:00 p.m., recommends 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).

The necessary amendments to the City’s zoning ordinance to effect this recommendation are more specifically detailed in the attached proposed ordinance marked as Exhibit “A.”

Respectfully submitted, this 15th day of July 2013.

s/Debra Mergel, Chairman

**ATTEST:**

s/Courtney Rutherford, Assistant City Secretary



**ORDNANCE NO. 2013-xx**

**AN ORDNANCE 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.

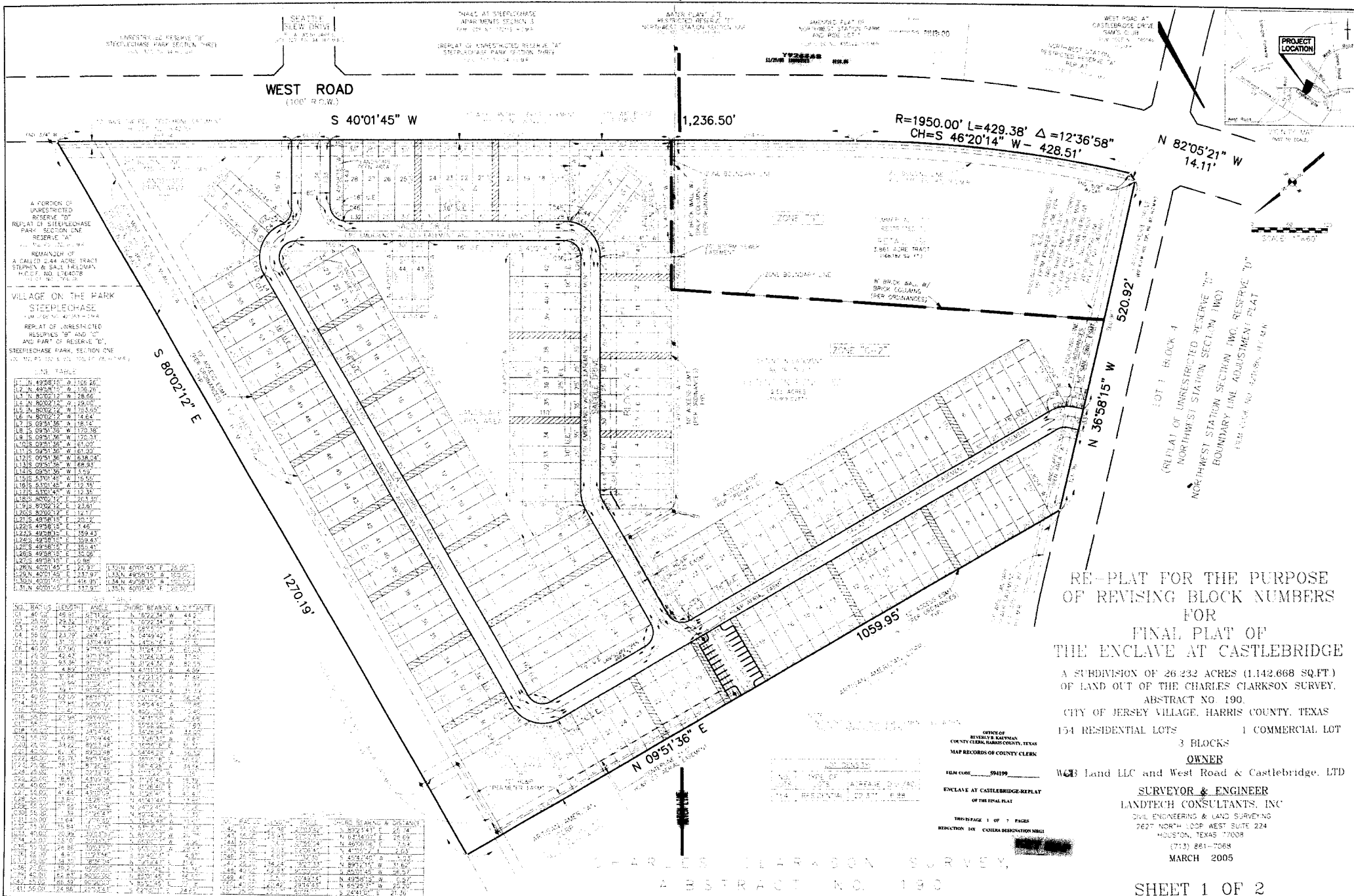
**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ **2013.**

\_\_\_\_\_  
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" E | 110.26 |      |                          |
| 02       | N 49°58'15" W | 126.06 |      |                          |
| 03       | N 80°02'12" E | 120.19 |      |                          |
| 04       | N 80°02'12" W | 126.06 |      |                          |
| 05       | N 80°02'12" E | 120.19 |      |                          |
| 06       | N 80°02'12" W | 126.06 |      |                          |
| 07       | N 80°02'12" E | 120.19 |      |                          |
| 08       | N 80°02'12" W | 126.06 |      |                          |
| 09       | N 80°02'12" E | 120.19 |      |                          |
| 10       | N 80°02'12" W | 126.06 |      |                          |
| 11       | N 80°02'12" E | 120.19 |      |                          |
| 12       | N 80°02'12" W | 126.06 |      |                          |
| 13       | N 80°02'12" E | 120.19 |      |                          |
| 14       | N 80°02'12" W | 126.06 |      |                          |
| 15       | N 80°02'12" E | 120.19 |      |                          |
| 16       | N 80°02'12" W | 126.06 |      |                          |
| 17       | N 80°02'12" E | 120.19 |      |                          |
| 18       | N 80°02'12" W | 126.06 |      |                          |
| 19       | N 80°02'12" E | 120.19 |      |                          |
| 20       | N 80°02'12" W | 126.06 |      |                          |
| 21       | N 80°02'12" E | 120.19 |      |                          |
| 22       | N 80°02'12" W | 126.06 |      |                          |
| 23       | N 80°02'12" E | 120.19 |      |                          |
| 24       | N 80°02'12" W | 126.06 |      |                          |
| 25       | N 80°02'12" E | 120.19 |      |                          |
| 26       | N 80°02'12" W | 126.06 |      |                          |
| 27       | N 80°02'12" E | 120.19 |      |                          |
| 28       | N 80°02'12" W | 126.06 |      |                          |
| 29       | N 80°02'12" E | 120.19 |      |                          |
| 30       | N 80°02'12" W | 126.06 |      |                          |
| 31       | N 80°02'12" E | 120.19 |      |                          |
| 32       | N 80°02'12" W | 126.06 |      |                          |
| 33       | N 80°02'12" E | 120.19 |      |                          |
| 34       | N 80°02'12" W | 126.06 |      |                          |
| 35       | N 80°02'12" E | 120.19 |      |                          |
| 36       | N 80°02'12" W | 126.06 |      |                          |
| 37       | N 80°02'12" E | 120.19 |      |                          |
| 38       | N 80°02'12" W | 126.06 |      |                          |
| 39       | N 80°02'12" E | 120.19 |      |                          |
| 40       | N 80°02'12" W | 126.06 |      |                          |
| 41       | N 80°02'12" E | 120.19 |      |                          |
| 42       | N 80°02'12" W | 126.06 |      |                          |
| 43       | N 80°02'12" E | 120.19 |      |                          |
| 44       | N 80°02'12" W | 126.06 |      |                          |
| 45       | N 80°02'12" E | 120.19 |      |                          |
| 46       | N 80°02'12" W | 126.06 |      |                          |
| 47       | N 80°02'12" E | 120.19 |      |                          |
| 48       | N 80°02'12" W | 126.06 |      |                          |
| 49       | N 80°02'12" E | 120.19 |      |                          |
| 50       | N 80°02'12" W | 126.06 |      |                          |
| 51       | N 80°02'12" E | 120.19 |      |                          |
| 52       | N 80°02'12" W | 126.06 |      |                          |
| 53       | N 80°02'12" E | 120.19 |      |                          |
| 54       | N 80°02'12" W | 126.06 |      |                          |
| 55       | N 80°02'12" E | 120.19 |      |                          |
| 56       | N 80°02'12" W | 126.06 |      |                          |
| 57       | N 80°02'12" E | 120.19 |      |                          |
| 58       | N 80°02'12" W | 126.06 |      |                          |
| 59       | N 80°02'12" E | 120.19 |      |                          |
| 60       | N 80°02'12" W | 126.06 |      |                          |
| 61       | N 80°02'12" E | 120.19 |      |                          |
| 62       | N 80°02'12" W | 126.06 |      |                          |
| 63       | N 80°02'12" E | 120.19 |      |                          |
| 64       | N 80°02'12" W | 126.06 |      |                          |
| 65       | N 80°02'12" E | 120.19 |      |                          |
| 66       | N 80°02'12" W | 126.06 |      |                          |
| 67       | N 80°02'12" E | 120.19 |      |                          |
| 68       | N 80°02'12" W | 126.06 |      |                          |
| 69       | N 80°02'12" E | 120.19 |      |                          |
| 70       | N 80°02'12" W | 126.06 |      |                          |
| 71       | N 80°02'12" E | 120.19 |      |                          |
| 72       | N 80°02'12" W | 126.06 |      |                          |
| 73       | N 80°02'12" E | 120.19 |      |                          |
| 74       | N 80°02'12" W | 126.06 |      |                          |
| 75       | N 80°02'12" E | 120.19 |      |                          |
| 76       | N 80°02'12" W | 126.06 |      |                          |
| 77       | N 80°02'12" E | 120.19 |      |                          |
| 78       | N 80°02'12" W | 126.06 |      |                          |
| 79       | N 80°02'12" E | 120.19 |      |                          |
| 80       | N 80°02'12" W | 126.06 |      |                          |
| 81       | N 80°02'12" E | 120.19 |      |                          |
| 82       | N 80°02'12" W | 126.06 |      |                          |
| 83       | N 80°02'12" E | 120.19 |      |                          |
| 84       | N 80°02'12" W | 126.06 |      |                          |
| 85       | N 80°02'12" E | 120.19 |      |                          |
| 86       | N 80°02'12" W | 126.06 |      |                          |
| 87       | N 80°02'12" E | 120.19 |      |                          |
| 88       | N 80°02'12" W | 126.06 |      |                          |
| 89       | N 80°02'12" E | 120.19 |      |                          |
| 90       | N 80°02'12" W | 126.06 |      |                          |
| 91       | N 80°02'12" E | 120.19 |      |                          |
| 92       | N 80°02'12" W | 126.06 |      |                          |
| 93       | N 80°02'12" E | 120.19 |      |                          |
| 94       | N 80°02'12" W | 126.06 |      |                          |
| 95       | N 80°02'12" E | 120.19 |      |                          |
| 96       | N 80°02'12" W | 126.06 |      |                          |
| 97       | N 80°02'12" E | 120.19 |      |                          |
| 98       | N 80°02'12" W | 126.06 |      |                          |
| 99       | N 80°02'12" E | 120.19 |      |                          |
| 100      | N 80°02'12" W | 126.06 |      |                          |

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

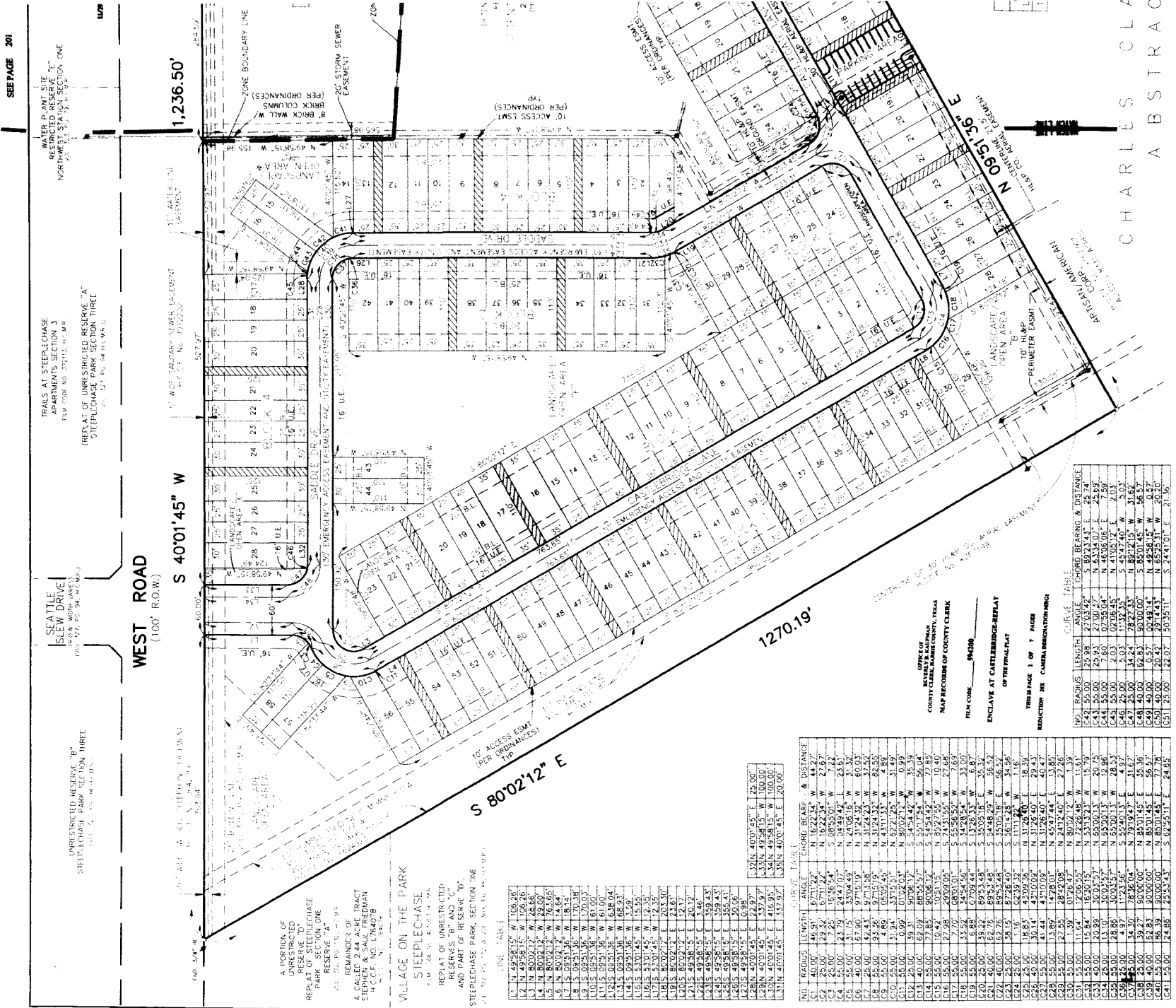
3 BLOCKS

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

CHARLES CLARKSON SURVEY, ABSTRACT NO. 190

Exhibit A



SEE PAGE 201

UNRESTRICTED RESERVE "B"  
STEEPLECHASE PARK SECTION THREE  
FILED FOR NO. 37211, H.C.M.P.

TRAILS AT STEEPLCHASE  
APARTMENTS SECTION 3  
FILED FOR NO. 37211, H.C.M.P.

SEATTLE  
SLEW DRIVE  
(PER ORDINANCES)

UNRESTRICTED RESERVE "A"  
STEEPLECHASE PARK SECTION THREE  
FILED FOR NO. 37211, H.C.M.P.

1,236.50'

WEST ROAD  
(100' R.O.W.)

S 40°01'45" W

1,236.50'

A PORTION OF UNRESTRICTED RESERVE "D", REPEAT OF STEEPLECHASE PARK SECTION THREE, RESERVE "A".  
REMAINDER OF UNRESTRICTED RESERVE "B", REPEAT OF STEEPLECHASE PARK SECTION THREE, RESERVE "A".  
A CALLED 2.44 ACRE TRACT STEEPLY & GAULDRON ROAD, SECTION 3, T.24N., R.4E., S.17E., CO. 10, TEXAS.  
VILLAGE ON THE PARK STEEPLCHASE  
FILED FOR NO. 37211, H.C.M.P.

TABLE "A" - LOTS

|     |               |         |
|-----|---------------|---------|
| L1  | N 49°38'12" W | 106.26' |
| L2  | N 80°02'12" W | 28.64'  |
| L3  | N 80°02'12" W | 28.64'  |
| L4  | N 80°02'12" W | 29.00'  |
| L5  | N 80°02'12" W | 76.65'  |
| L6  | N 69°51'17" W | 14.84'  |
| L7  | N 80°02'12" W | 28.64'  |
| L8  | N 80°02'12" W | 28.64'  |
| L9  | S 92°51'36" W | 70.03'  |
| L10 | S 92°51'36" W | 161.00' |
| L11 | S 92°51'36" W | 161.00' |
| L12 | S 92°51'36" W | 161.00' |
| L13 | S 92°51'36" W | 161.00' |
| L14 | S 92°51'36" W | 161.00' |
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| L44 | S 92°51'36" W | 161.00' |
| L45 | S 92°51'36" W | 161.00' |
| L46 | S 92°51'36" W | 161.00' |
| L47 | S 92°51'36" W | 161.00' |
| L48 | S 92°51'36" W | 161.00' |
| L49 | S 92°51'36" W | 161.00' |
| L50 | S 92°51'36" W | 161.00' |

TABLE "B" - BEARINGS & DISTANCES

|     |               |         |
|-----|---------------|---------|
| C1  | N 49°38'12" W | 106.26' |
| C2  | N 80°02'12" W | 28.64'  |
| C3  | N 80°02'12" W | 28.64'  |
| C4  | N 80°02'12" W | 29.00'  |
| C5  | N 80°02'12" W | 76.65'  |
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| C11 | S 92°51'36" W | 161.00' |
| C12 | S 92°51'36" W | 161.00' |
| C13 | S 92°51'36" W | 161.00' |
| C14 | S 92°51'36" W | 161.00' |
| C15 | S 92°51'36" W | 161.00' |
| C16 | S 92°51'36" W | 161.00' |
| C17 | S 92°51'36" W | 161.00' |
| C18 | S 92°51'36" W | 161.00' |
| C19 | S 92°51'36" W | 161.00' |
| C20 | S 92°51'36" W | 161.00' |
| C21 | S 92°51'36" W | 161.00' |
| C22 | S 92°51'36" W | 161.00' |
| C23 | S 92°51'36" W | 161.00' |
| C24 | S 92°51'36" W | 161.00' |
| C25 | S 92°51'36" W | 161.00' |
| C26 | S 92°51'36" W | 161.00' |
| C27 | S 92°51'36" W | 161.00' |
| C28 | S 92°51'36" W | 161.00' |
| C29 | S 92°51'36" W | 161.00' |
| C30 | S 92°51'36" W | 161.00' |
| C31 | S 92°51'36" W | 161.00' |
| C32 | S 92°51'36" W | 161.00' |
| C33 | S 92°51'36" W | 161.00' |
| C34 | S 92°51'36" W | 161.00' |
| C35 | S 92°51'36" W | 161.00' |
| C36 | S 92°51'36" W | 161.00' |
| C37 | S 92°51'36" W | 161.00' |
| C38 | S 92°51'36" W | 161.00' |
| C39 | S 92°51'36" W | 161.00' |
| C40 | S 92°51'36" W | 161.00' |
| C41 | S 92°51'36" W | 161.00' |
| C42 | S 92°51'36" W | 161.00' |
| C43 | S 92°51'36" W | 161.00' |
| C44 | S 92°51'36" W | 161.00' |
| C45 | S 92°51'36" W | 161.00' |
| C46 | S 92°51'36" W | 161.00' |
| C47 | S 92°51'36" W | 161.00' |
| C48 | S 92°51'36" W | 161.00' |
| C49 | S 92°51'36" W | 161.00' |
| C50 | S 92°51'36" W | 161.00' |

STATE OF TEXAS  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILE NO. 94120  
ENCLAVE AT CASTLEBRIDGE BEZAT  
OF THE PLAT  
THIS PAGE 1 OF 7 PAGES  
REVISION: NO. COUNCIL RESOLUTION 1983

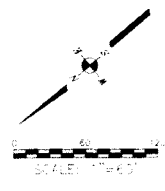
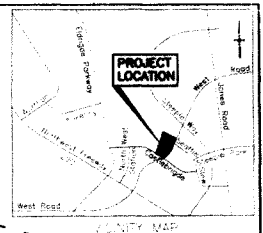
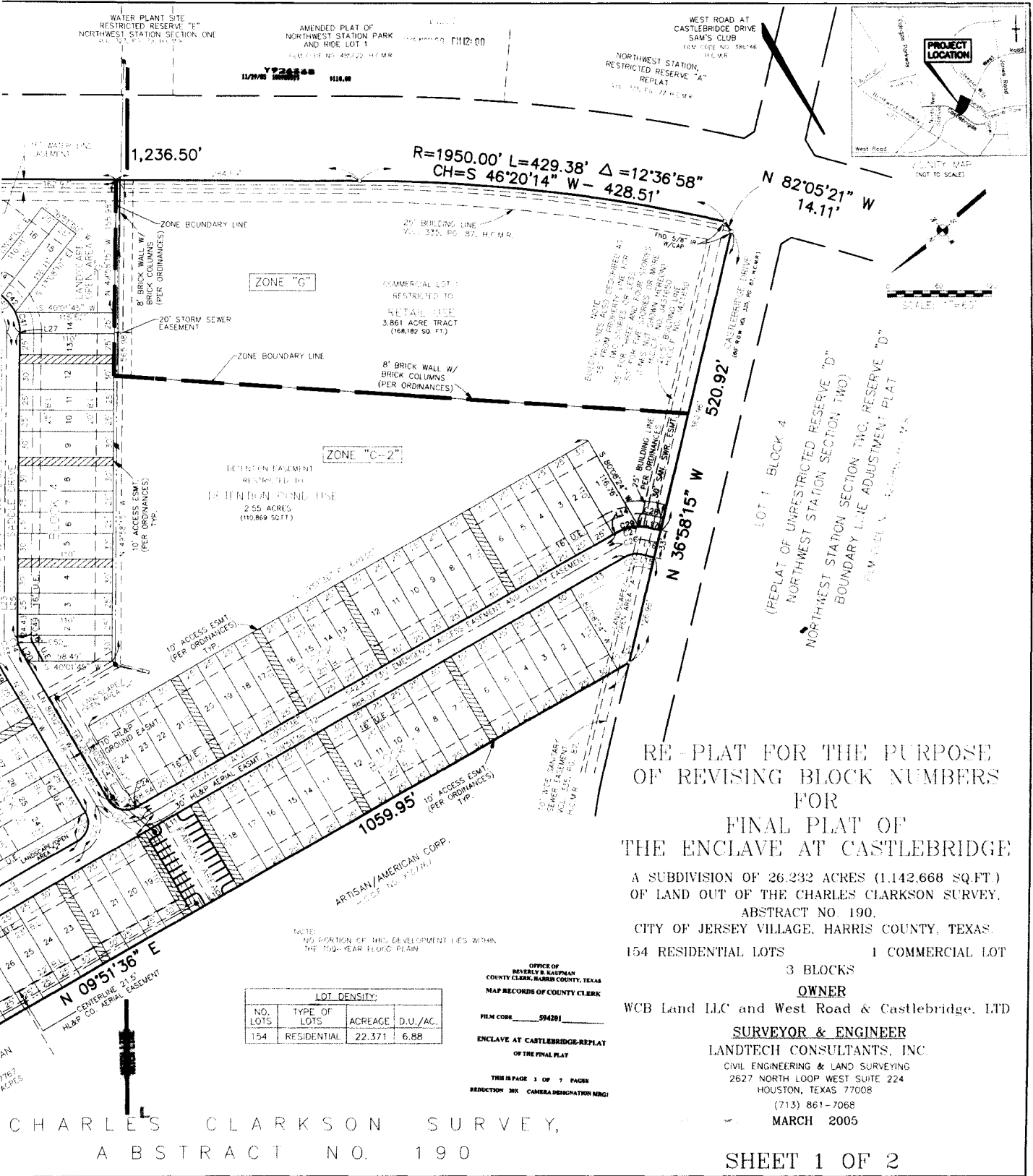
CURVE DATA

| NO. | BEARING       | LENGTH  | CHORD BEARING & DISTANCE |
|-----|---------------|---------|--------------------------|
| C41 | N 80°02'12" W | 28.64'  | N 80°02'12" W 28.64'     |
| C42 | N 80°02'12" W | 28.64'  | N 80°02'12" W 28.64'     |
| C43 | N 80°02'12" W | 29.00'  | N 80°02'12" W 29.00'     |
| C44 | N 80°02'12" W | 76.65'  | N 80°02'12" W 76.65'     |
| C45 | N 69°51'17" W | 14.84'  | N 69°51'17" W 14.84'     |
| C46 | N 80°02'12" W | 28.64'  | N 80°02'12" W 28.64'     |
| C47 | N 80°02'12" W | 28.64'  | N 80°02'12" W 28.64'     |
| C48 | S 92°51'36" W | 70.03'  | S 92°51'36" W 70.03'     |
| C49 | S 92°51'36" W | 161.00' | S 92°51'36" W 161.00'    |
| C50 | S 92°51'36" W | 161.00' | S 92°51'36" W 161.00'    |
| C51 | S 92°51'36" W | 161.00' | S 92°51'36" W 161.00'    |
| C52 | S 92°51'36" W | 161.00' | S 92°51'36" W 161.00'    |
| C53 | S 92°51'36" W | 161.00' | S 92°51'36" W 161.00'    |
| C54 | S 92°51'36" W | 161.00' | S 92°51'36" W 161.00'    |
| C55 | S 92°51'36" W | 161.00' | S 92°51'36" W 161.00'    |
| C56 | S 92°51'36" W | 161.00' | S 92°51'36" W 161.00'    |
| C57 | S 92°51'36" W | 161.00' | S 92°51'36" W 161.00'    |
| C58 | S 92°51'36" W | 161.00' | S 92°51'36" W 161.00'    |
| C59 | S 92°51'36" W | 161.00' | S 92°51'36" W 161.00'    |
| C60 | S 92°51'36" W | 161.00' | S 92°51'36" W 161.00'    |

CHARLES CLARK  
ABSTRACT

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 REBECCA 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 1801

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, 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 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) 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 considerations 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 MuiHung Tran

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ESHAGH MALEKAN  
CATHY MUIHUNG 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 be in compliance with the provisions of  
the Act, and the same is being recorded as such.  
The recording fee is \$10.00 per page, plus the  
state fee of \$0.50 per page, and the local fee of  
\$0.10 per page.

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.

**BEVERLY B. KAUFMAN**

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

By: Greg J. Jones  
Deputy



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

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

James E. Paul

Chairman  
Planning and Zoning Commission

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

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

Fiduciary Number: 400046

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

**Legal Description:**

RIS 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.

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

PAGE 1 OF 1

000000 WEST RD  
 0 ACRES

**REQUESTED BY**

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

**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.

| 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

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

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 REDUCTION 16X CAMERA DESIGNATION M8G1