

STATE OF TEXAS
COUNTY OF HARRIS

WE, 7984 LLC, ACTING BY AND THROUGH Mustafa Tayeb
President OWNER HERINAFTER REFERRED TO AS OWNERS
OF THE 2.1287 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF
ROYAL MANORS AT ALMEDA, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION
AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES,
DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY
DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE
STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS),
ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN
THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO
HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND
FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE
USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL
EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL
ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND
EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0")
PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN
FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'
0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING
SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS
(U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL
EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE
USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL
EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL
TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR
EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND
EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK
GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL
UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY
EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS
INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY
FEET (30' 0") IN WIDTH.

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

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

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

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

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS
LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE
STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND
MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE
OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE
BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF
SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT,
POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO
HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND
FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS
PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

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 PRECEDING PLAT WAS LIMITED BY DEED
RESTRICTION TO RESIDENTIAL USE FOR MORE THAN TWO (2) RESIDENTIAL UNITS PER
LOT.

IN TESTIMONY WHEREOF, the 7984 LLC, has caused these presents to be signed by
Mustafa Tayeb President thereunto authorized, this 15 day of
July, 2024.

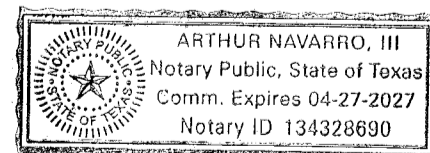
7984 LLC
By: [Signature]
Print: MUSTAFA TAYEB
Title: PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared
Mustafa Tayeb, known to me to be the persons whose names are
subscribed to the foregoing instrument and acknowledged to me that they
executed the same for the purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of
July, 2024

[Signature]
Notary Public in and for the State of Texas
Print Name ARTHUR NAVARRO III



My Commission expires: 04/27/27

I, Tenshia Hudspeth, County Clerk of Harris County, do hereby certify that
the within instrument with its aerial certificate of authentication was filed for
registration in my office on August 21, 2024, at
2:40 o'clock P.M., and duly recorded on August 22,
2024, at 8:24 o'clock A.M., and at Film Code No.
708978 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.

TENSISHA HUDSPETH
Tenshia Hudspeth
County Clerk
of Harris County, Texas

By: [Signature]
Deputy JAZLYN CONROVA

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

[Signature]
DANIEL VILLA, JR., PE, RPLS
TEXAS REGISTRATION NO. 6751

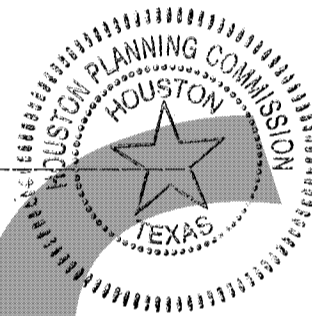


This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat
and subdivision of ROYAL MANORS AT ALMEDA in conformance with the laws of the State of Texas and
the ordinances of the City of Houston as shown hereon and authorized the recording of this plat

this 16th day of August, 2024

By: [Signature]
Lisa M. Clark, Chair or
M. Sonny Garza, Vice Chairman

By: [Signature]
Vonn Tran
Secretary



PARKS AND OPEN SPACE TABLE	
Number of Existing Dwelling Units	1
Owner hereby certifies that information provided is true <input checked="" type="checkbox"/>	

ABBREVIATIONS LEGEND

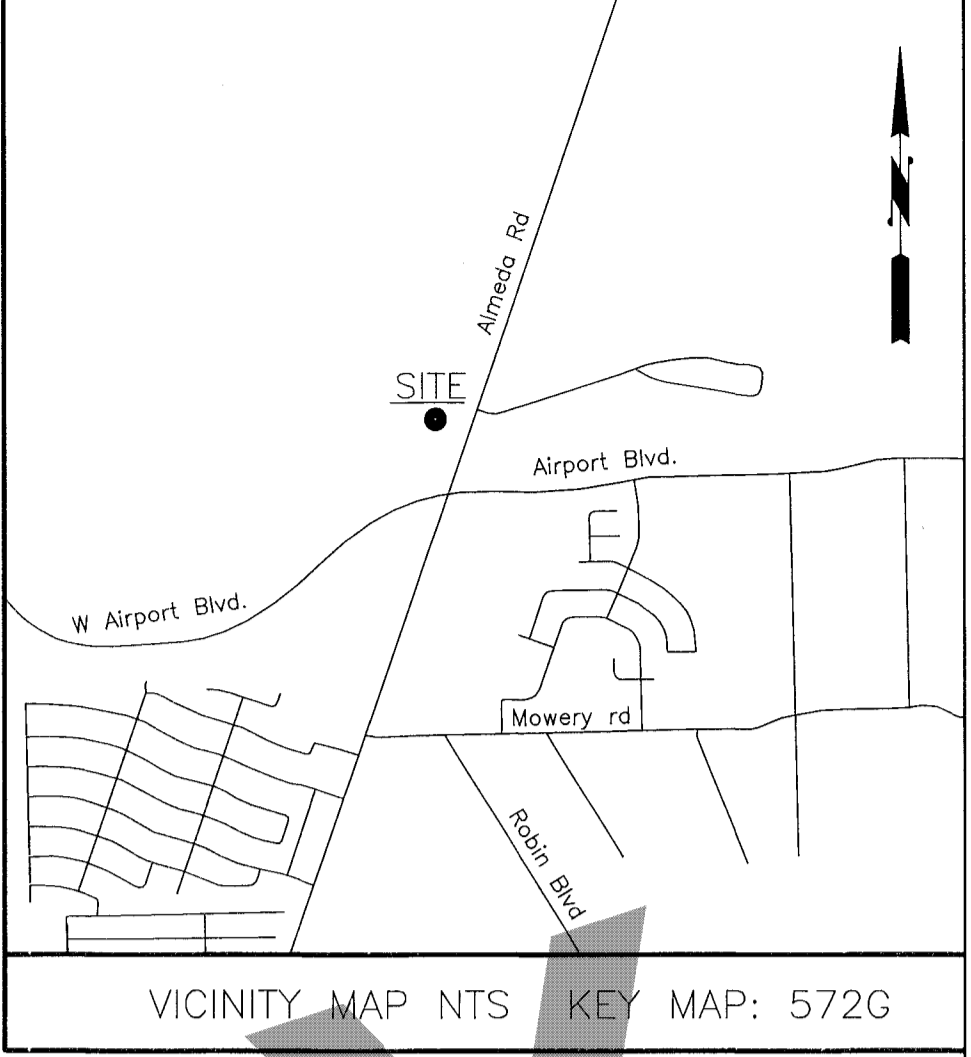
- A.B. ABSTRACT
- A.E. AERIAL EASEMENT
- B.L. BUILDING LINE
- F.N.D. FOUND
- H.C.C.F. No. HARRIS COUNTY CLERK'S FILE NUMBER
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- I.R. IRON ROD
- R.O.W. RIGHT OF WAY
- P.V.T. PRIVATE
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- P.G. PAGE
- U.E. UTILITY EASEMENT
- U.T.S. UNABLE TO SET

SYMBOLS LEGEND

- IRON ROD FOUND
- 1/2" L.R. W/ "DVJ 10194609" CAP SET
- PROPOSED PRIVATE FIRE HYDRANT LOCATION
- ✕ EXISTING PUBLIC FIRE HYDRANT LOCATION

NOTES:

- All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
- Unless otherwise indicated, the building lines, whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, code of ordinance, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- The coordinates shown hereon are Texas South Central Zone No.4204 State Plane grid coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.99987948.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- All lots shall have an adequate waste water collection service.
- This subdivision contains one or more permanent access easements that have not been dedicated to or accepted by the City of Houston or any other legal government agency as Public Rights-of-Way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easements within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
- The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the City at the time of filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the City reserves the right to amend the level of solid waste collection services it provides.
- The subdivision has a private water system. It is not a public water system, nor has it been constructed with any funds. The water and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.



DWELLING UNIT DENSITY TABLE		
COLM. A	COLM. B	COLM. C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
23 UNITS	2.1287 AC.	10.80 UNITS/AC.

1) At least 150 sq. ft. of permeable area is required per lot 3,450 sq. ft. of permeable area shall be provided with the boundary of this subdivision. reference 42-1 permeable are definition.

RP-2024-306065

8/21/2024 hccp1p1 110.00

FILED

8/21/2024 2:40 PM

[Signature]
COUNTY CLERK

OFFICE OF
TENSISHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 10822
ROYAL MANORS AT ALMEDA
THIS IS PAGE 1 OF 3 PAGES
SCANNER ContextIQ4400
KEY MAP

ROYAL MANORS AT
ALMEDA

A SUBDIVISION OF 2.1287 ACRES OF LAND,
BEING A PARTIAL REPLAT OF LOT "E"
PARTITION OF THE E.R. TAYLOR ESTATE
VOL. 10, PG. 28, H.C.M.R.
LOCATED IN THE
JAMES HAMILTON SURVEY SURVEY, A-884
HARRIS COUNTY, TEXAS

SCALE: 1"=30' JULY 2024
3 BLOCKS 23 LOTS 3 RESERVES
REASON FOR REPLAT: TO CREATE 23 LOTS
AND 3 RESERVES

OWNER:
7984 LLC



TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517
PROJECT No. 24-0437
SHEET 1 OF 2

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.04'	45.90'	45.49'	S 80°14'37" E	26°17'13"
C2	114.05'	52.43'	51.97'	S 80°14'37" E	26°20'27"
C3	128.05'	58.75'	58.23'	S 80°14'37" E	26°17'13"
C4	28.00'	43.98'	39.60'	N 41°36'45" E	90°00'02"
C5	28.00'	43.98'	39.60'	S 48°23'15" E	89°59'58"
C6	100.04'	10.20'	10.19'	N 70°01'12" W	5°50'22"
C7	100.04'	26.74'	26.66'	S 80°35'52" E	15°18'58"
C8	100.04'	8.96'	8.96'	N 89°10'43" E	5°07'54"

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 72°50'22" E	19.61'
L2	N 72°50'22" W	18.85'
L3	N 72°50'22" W	18.09'
L4	N 22°53'59" E	19.00'
L5	S 22°53'59" W	19.00'

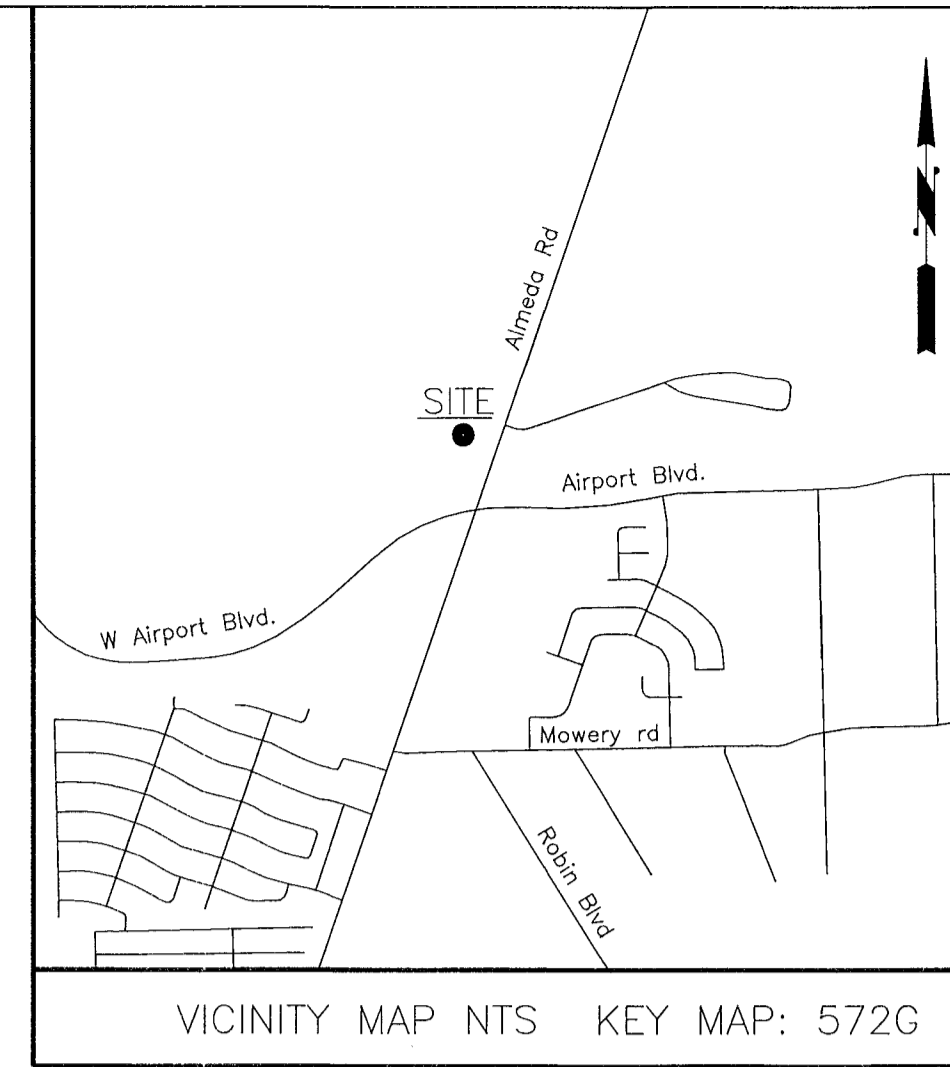
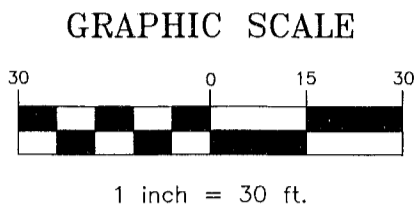
RESERVE	RESERVE TYPE	AREA
(A)	RESTRICTED TO DRAINAGE / DETENTION	0.3385 ACRE/14,717 SQ. FT.
(B)	RESTRICTED TO GUEST PARKING	0.0157 ACRE/684 SQ. FT.
(C)	RESTRICTED TO OPEN SPACE	0.0947 ACRE/4,127 SQ. FT.

ABBREVIATIONS LEGEND

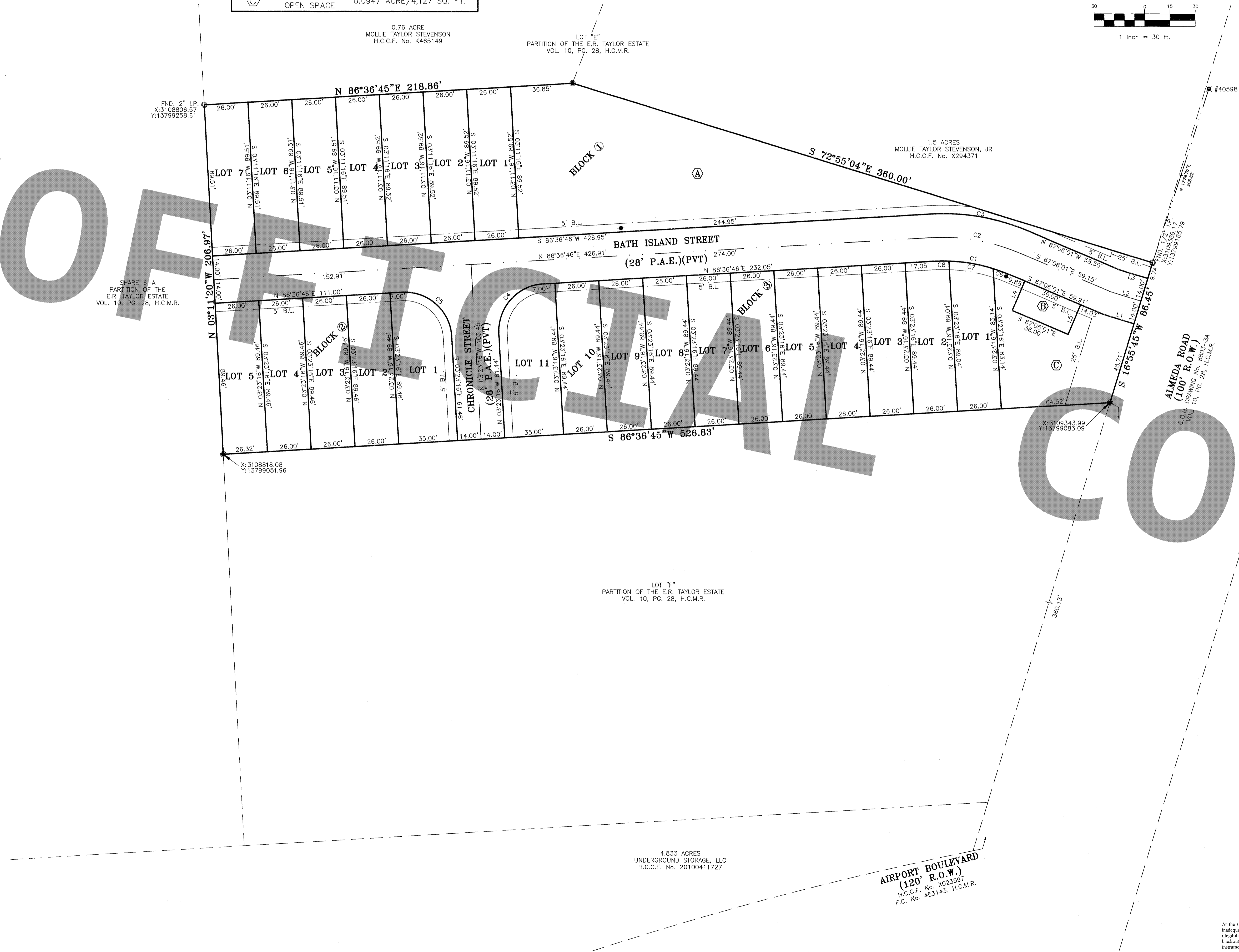
- A ABSTRACT
- A.E. AERIAL EASEMENT
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- ✕ EXISTING PUBLIC FIRE HYDRANT LOCATION



UNOFFICIAL COPY



OFFICE OF
TENESHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 728274
ROYAL MANORS AT ALMEDA
THIS IS PAGE 2 OF 3 PAGES
SCANNER Context 104400
KEY MAP

ROYAL MANORS AT ALMEDA

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PARTITION OF THE E.R. TAYLOR ESTATE
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OWNER:
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TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517
PROJECT No. 24-0437
SHEET 2 OF 2

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be
adequate for the best photographic reproduction because of
legibility, uniformity or photo copy, discolored paper, etc. All
blackouts, additions and changes were present at the time the
instrument was filed and recorded.

4.833 ACRES
UNDERGROUND STORAGE, LLC
H.C.C.F. No. 2010041727

AIRPORT BOULEVARD
(120' R.O.W.)
H.C.C.F. No. X023597
F.C. No. 453143, H.C.M.R.

TAX CERTIFICATE



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

Issued To:
7984 LLC
17 COLTS BROOK RD
MARLBORO, NJ 07746-1667
USA

Legal Description
PT TR E OF TRS 14 & 15(AG-USE)
ROSS J O
ABST 884 J HAMILTON

Parcel Address: 11826 ALMEDA RD
Legal Acres: 1.8500

Account Number: 045-188-000-0146
Certificate No: 12328273
Certificate Fee: \$10.00

Print Date: 07/11/2024 09:07:51 AM
Paid Date:
Issue Date: 07/11/2024
Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2023. AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:
OPEN SPACE

Certified Owner:
7984 LLC
17 COLTS BROOK RD
MARLBORO, NJ 07746-1667
USA

Certified Tax Unit(s):
1 Houston I.S.D.
40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
48 Houston Community College System
61 City of Houston

2023 Value: 402,930
2023 Levy: \$3.36
2023 Levy Balance: \$0.00
Prior Year Levy Balance: \$0.00
Total Levy Due: \$0.00
P&I + Attorney Fee: \$0.00
Total Amount Due: \$0.00

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.



Reference (GF) No: N/A
Issued By: [Signature]
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 708980
ROYAL MANORS AT ALMEDA
THIS IS PAGE 3 OF 3 PAGES
SCANNER Context IQ4400

TAX CERTIFICATE



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

Issued To:
7984 LLC
17 COLTS BROOK RD
MARLBORO, NJ 07746-1667
USA

Legal Description
PT TR E OF TRS 16 & 17
(HOMESITE)
ROSS J O
ABST 884 J HAMILTON

Parcel Address: 11826 ALMEDA RD
Legal Acres: .2500

Account Number: 045-188-000-0270
Certificate No: 12334157
Certificate Fee: \$10.00

Print Date: 08/16/2024 09:41:00 AM
Paid Date:
Issue Date: 08/16/2024
Operator ID: ALMARTINEZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2023. AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

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17 COLTS BROOK RD
MARLBORO, NJ 07746-1667
USA

Certified Tax Unit(s):
1 Houston I.S.D.
40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
48 Houston Community College System
61 City of Houston

2023 Value: 249,363
2023 Levy: \$5,024.20
2023 Levy Balance: \$0.00
Prior Year Levy Balance: \$0.00
Total Levy Due: \$0.00
P&I + Attorney Fee: \$0.00
Total Amount Due: \$0.00



Reference (GF) No: N/A
Issued By: [Signature]
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR