



March 7, 2024

Steve Kordish
Treehouse Development, LLC
1903 Blue Quail Drive
Friendswood, Texas 77546

ILMS Project Number: 24016560 **WCR File Number:** 0002429

Legal Description: 0.0689 acre out of a 0.1147 acre tract of land being Lots 1 and 2, Block 1, Amundsen Palms Partial Replat No. 1, being a replat of Lots 1 and 2, Block 1, Amundsen Palms located at 4504 and 4506 Terry Street

Proposed Development: Construction of two (2) single family residences

Wastewater:

Impact Fee: \$3,407.46
Admin Fee: \$32.16
Connection Point(s): 8-inch sewer in Terry Street
Proposed Service Units: 2.0000
Treatment Plant: Northside/69th Street
Pumping Station: Frawley

Water:

Impact Fee: \$4,080.06
Admin Fee: \$32.16
Connection Point(s): 8-inch water main in Terry Street
Proposed Service Units: 2.0000
Service Area: EWPP

Robin Parish-Campbell
For Deidre VanLangen
Deputy Assistant Director
Infrastructure and Development Services
CEH:DV:RPC (Council District H)

For Carol Ellinger Haddock, P.E.
Director
Houston Public Works

This approval is subject to the standard City of Houston requirements and supplemental requirement(s) listed below.

Standard Requirements:

The City Engineer may, from time to time, revise the Houston Public Works Infrastructure Design Manual, resulting in changes to the design criteria and parameters that must be followed in the development of this site.

Wastewater discharges from non-domestic sources must be reviewed for organic loading capacity and industrial wastewater permit requirements. Contact the Industrial Wastewater Service at 832-395-5800 if the sanitary sewer discharge contains non-domestic waste. Failure to comply with industrial wastewater permit requirements may result in termination of service or other enforcement remedies according to Chapter 47 Article V of the City of Houston Code of Ordinances.

Steve Kordish
Treehouse Development, LLC
ILMS Project No 24016560
March 7, 2024



Please note, if the sanitary sewer line to which connection will be made is deeper than twenty feet (20'), or is larger than thirty-six inches (36") in pipe diameter, then the connection must be made to the nearest existing manhole of the sanitary sewer line. Please contact Ms. Helen Hou in the City Engineer's Office at (832) 394-9125 prior to engineering the plans for connection.

Failure to pay the Impact Fees within six (6) months from the date of this letter will result in the expiration of this reservation and a new application must be submitted. If this project is not under construction within two (2) years from the date of this letter and a new application must be submitted. All fees must be paid prior to issuance of a building permit and may be paid online, by mail, or at 1002 Washington Avenue. A copy of the Impact Fee receipts and copy of this letter must be submitted with your construction plans when applying for a building permit. Plans must be approved by the Code Enforcement Branch of the Building and Development Services Division prior to the issuance of a permit.

Please note, the Wastewater and Water Impact Fees quoted above are not refundable for any reason including failure to obtain a building permit or failure to complete the project for any reason.

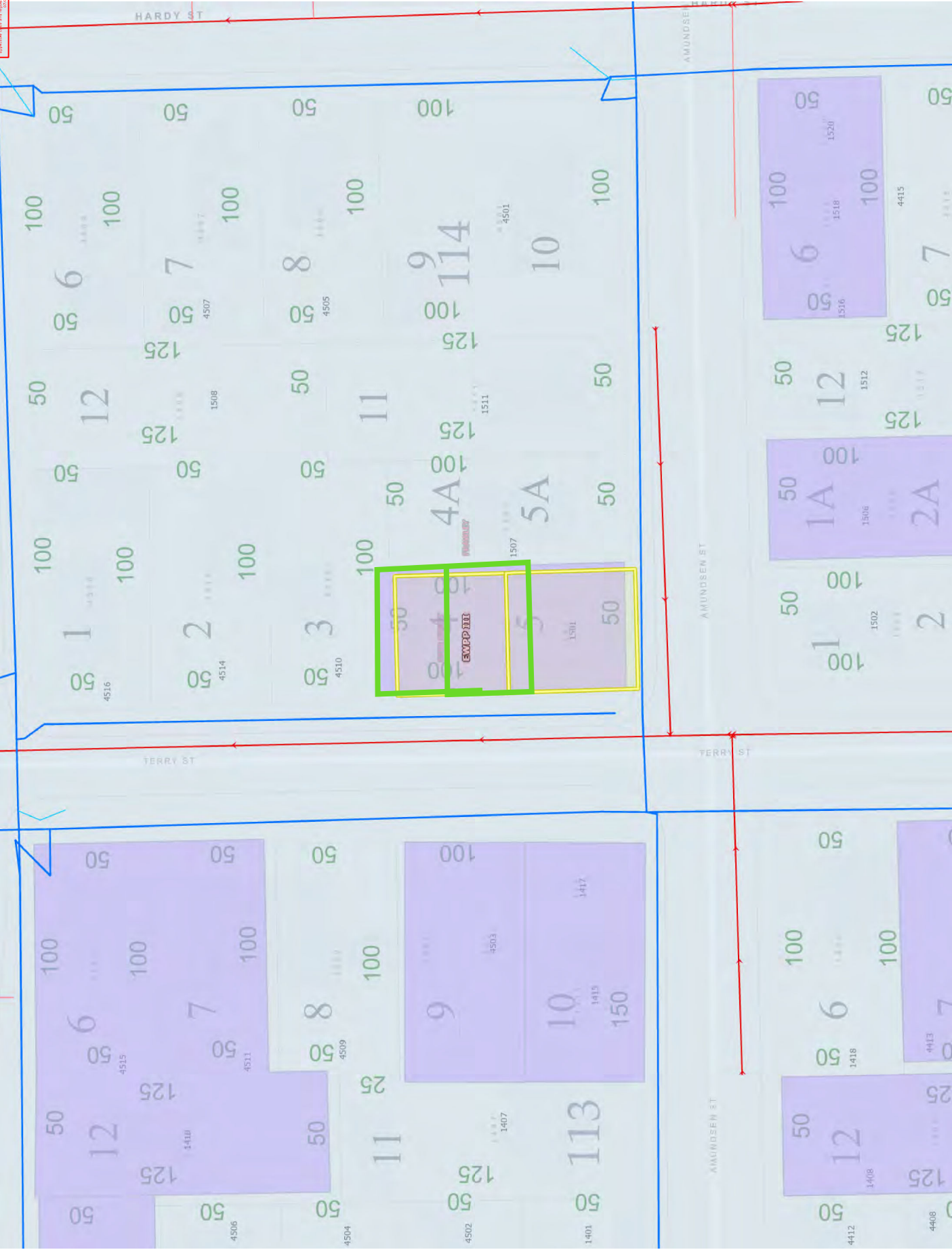
This information is based on the City of Houston Geographic Information Management System Maps. These maps are prepared utilizing the best information available to the City and the City cannot warrant their accuracy or completeness. The exact size and location of all utility lines should be field verified.

For direct inquiries, please contact Utility Analysis at (832) 394-8888 or email wcrtechs@houstontx.gov. Be sure to reference the ILMS project number listed in this letter.

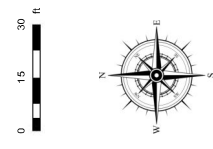
Supplemental Requirement(s):

- Ordinances provide for a waiver of impact fees for houses (single family residences) that sell to the first-time purchaser for less than the median price of a home in Houston during the month the proposed home is permitted. Currently, the median price is approximately \$329,332. If you feel that your proposed development may qualify for this exemption, please do not pay the impact fees referenced in this letter and make certain that you fill out an Impact Fee Exemption Form at 1002 Washington Avenue when applying for a building permit.

Map Title



- Legend**
- CanterCluster_2_24
 - Zone_1
 - Zone_2
 - Zone_3
 - OutsideWater_gx
 - Lateral Service
 - Hydrant Lead
 - Fire Line
 - Fire Line Private
 - Service Connection
 - Pump Pressure Main (By Type)
 - Distribution Main
 - Distribution Main
 - Distribution Main
 - City Owned / Privately Maintained
 - Distribution Main
 - Privately Owned
 - Transmission Main
 - Transmission Main - Privately Owned
 - Well Collection Line
 - Well Collection Line - Privately Owned
 - Take Off
 - Water Private Service Connection
 - Do Not Tap
 - OutsideWastewater_gx Service Lead
 - Service Lead
 - Force Main
 - Force Main





March 7, 2024

Steve Kordish
Treehouse Development, LLC
1903 Blue Quail Drive Suite 77546
Friendswood, Texas 77546

ILMS Project Number: 24016563 **WCR File Number:** 0002429

Legal Description: 0.0459 acre out of a 0.1147 acre tract of land being Lot 3, Block 1, Amundsen Palms Partial Replat No. 1, being a replat of Lots 1 and 2, Block 1, Amundsen Palms located at 4502 Terry Street

Proposed Development: Construction of a single family residence

Wastewater:

Impact Fee: \$0.00
Service Unit Credits: 1.0 service unit credit for the removal of a single family residence from this site
Admin Fee: \$0.00
Connection Point(s): 8-inch sewer in Terry Street or in Admundsen Street
Proposed Service Units: 1.0000
Treatment Plant: Northside/69th Street
Pumping Station: Frawley

Water:

Impact Fee: \$0.00
Service Unit Credits: 1.0 service unit credit for the removal of a single family residence from this site
Admin Fee: \$0.00
Connection Point(s): 8-inch water main in Terry Street or the 6-inch water main in Amundsen Street
Proposed Service Units: 1.0000
Service Area: EWPP

Robin Parish-Campbell

For Deidre VanLangen
Deputy Assistant Director
Infrastructure and Development Services
CEH:DV:RPC (Council District H)

For Carol Ellinger Haddock, P.E.
Director
Houston Public Works

This approval is subject to the standard City of Houston requirements and supplemental requirement(s) listed below.

Standard Requirements:

The City Engineer may, from time to time, revise the Houston Public Works Infrastructure Design Manual, resulting in changes to the design criteria and parameters that must be followed in the development of this site.

Wastewater discharges from non-domestic sources must be reviewed for organic loading capacity and industrial wastewater permit requirements. Contact the Industrial Wastewater Service at 832-395-5800 if the sanitary sewer discharge contains non-domestic waste. Failure to comply with industrial wastewater permit requirements may result in termination of service or other enforcement remedies according to Chapter 47 Article V of the City of Houston Code of Ordinances.

Steve Kordish
Treehouse Development, LLC
ILMS Project No 24016563
March 7, 2024

Please note, if the sanitary sewer line to which connection will be made is deeper than twenty feet (20'), or is larger than thirty-six inches (36") in pipe diameter, then the connection must be made to the nearest existing manhole of the sanitary sewer line. Please contact Ms. Helen Hou in the City Engineer's Office at (832) 394-9125 prior to engineering the plans for connection.

Failure to pay the Impact Fees within six (6) months from the date of this letter will result in the expiration of this reservation and a new application must be submitted. If this project is not under construction within two (2) years from the date of this letter and a new application must be submitted. All fees must be paid prior to issuance of a building permit and may be paid online, by mail, or at 1002 Washington Avenue. A copy of the Impact Fee receipts and copy of this letter must be submitted with your construction plans when applying for a building permit. Plans must be approved by the Code Enforcement Branch of the Building and Development Services Division prior to the issuance of a permit.

Please note, the Wastewater and Water Impact Fees quoted above are not refundable for any reason including failure to obtain a building permit or failure to complete the project for any reason.

This information is based on the City of Houston Geographic Information Management System Maps. These maps are prepared utilizing the best information available to the City and the City cannot warrant their accuracy or completeness. The exact size and location of all utility lines should be field verified.

For direct inquiries, please contact Utility Analysis at (832) 394-8888 or email wcrtechs@houstontx.gov. Be sure to reference the ILMS project number listed in this letter.

Supplemental Requirement(s):

- It will be necessary to validate this reservation within six (6) months from the date of this letter and prior to the issuance of a building permit by emailing the attached Wastewater Capacity Reservation Validation Form and a copy of this letter to the Impact Fee Administration Section at wcrtechs@houstontx.gov.

FAILURE TO COMPLETE THE VALIDATION PROCESS INDICATED ABOVE WITHIN SIX (6) MONTHS FROM THE DATE OF THIS LETTER WILL RESULT IN THE EXPIRATION OF THIS RESERVATION AND A NEW APPLICATION MUST BE SUBMITTED.



24016565

REVIEWED FOR COMPLIANCE

Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations
07/02/24

INFRASTRUCTURE AND DEVELOPMENT SERVICES
VALIDATION FORM

AS FEE SIMPLE OWNER OF THE PROPERTY REFERENCED IN ILMS PROJECT NUMBER 24016563. I HEARBY REQUEST THAT THE CITY OF HOUSTON PERMANENTLY RESERVE THE WASTEWATER CAPACITY ALLOCATED BY THAT REFERENCED RESERVATION. I UNDERSTAND THAT THIS FORM MUST BE RETURNED TO THE CITY OF HOUSTON FOR VALIDATION WITHIN SIX (6) MONTHS OF THE DATE OF THE RESERVATION LETTER, OR PRIOR TO OBTAINING A BUILDING PERMIT. IF THIS FORM IS NOT VALIDATED WITHIN THE SPECIFIED TIME, THE RESERVATION WILL EXPIRE AND I WILL BE REQUIRED TO RE-APPLY FOR WASTEWATER CAPACITY.

[Handwritten Signature]

(SIGNATURE OF FEE SIMPLE TITLE OWNER)

3-8-24

(DATE)

M. Regalado

(SIGNATURE OF CITY OF HOUSTON TECHNICIAN)

(SIGNATURE OF CITY OF HOUSTON TECHNICIAN)

3/8/2024

(DATE)

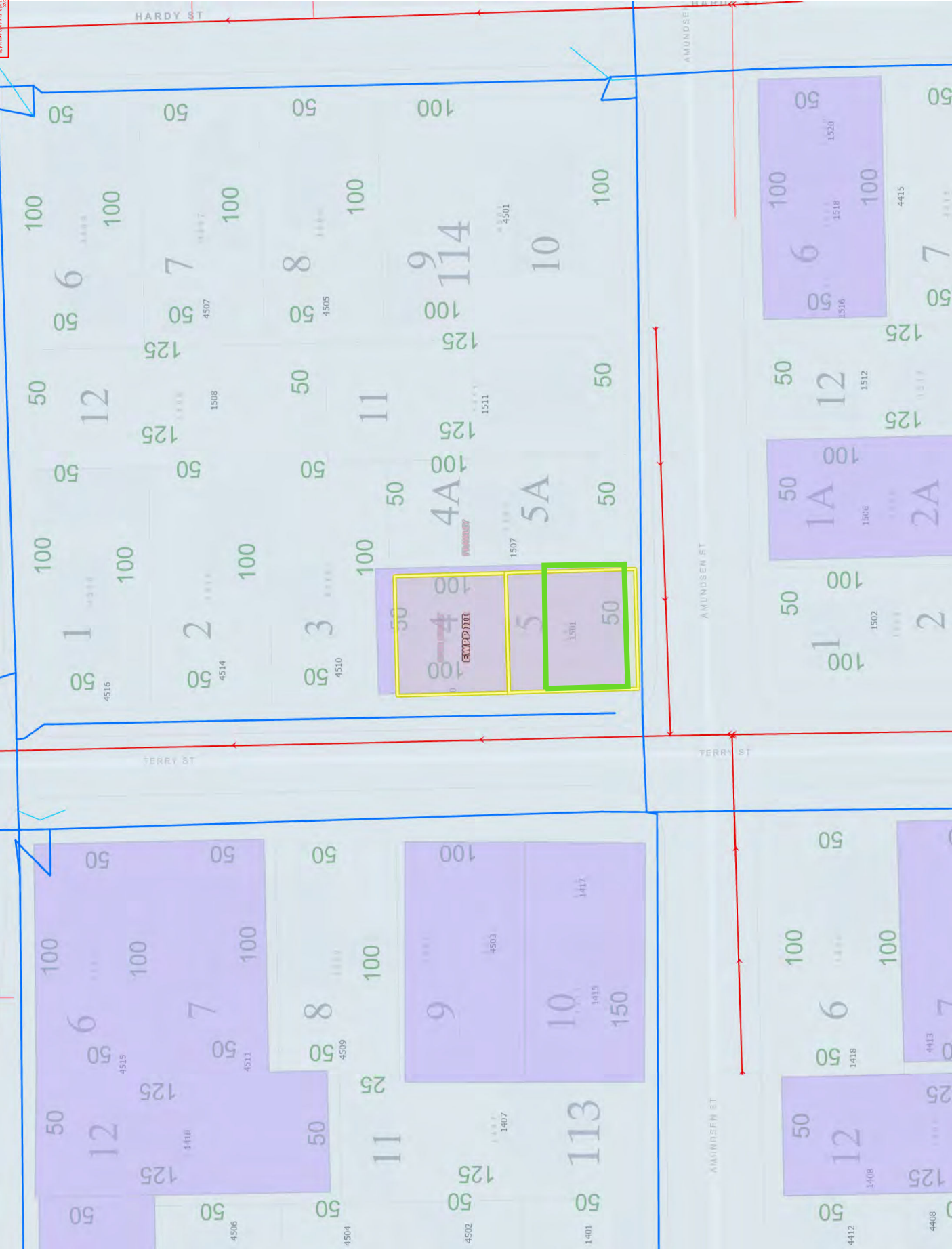
BUILDING ADDRESS
IMPACT FEE ADMINISTRATION
1002 WASHINGTON AVENUE
HOUSTON, TEXAS 77002

CONTACT INFORMATION
(832)-394-8888
WCRTECHS@HOUSTONTX.GOV

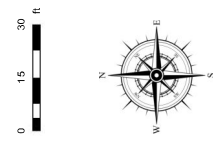
MAILING ADDRESS
INFRASTRUCTURE & DEVELOPMENT
SERVICES SECTION
P.O. BOX 2688
HOUSTON, TEXAS 77252-2688

v- 16626

Map Title



- Legend**
- CanterCluster_2_24
 - Zone_1
 - Zone_2
 - Zone_3
 - OutsideWater_gx
 - Lateral Service
 - Hydrant Lead
 - Fire Line
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 - Transmission Main
 - Transmission Main - Privately Owned
 - Well Collection Line
 - Well Collection Line - Privately Owned
 - Take Off
 - Water Private Service Connection
 - Do Not Tap
 - OutsideWastewater_gx Service Lead
 - Service Lead
 - Force Main
 - Force
 - Force





The Office of the City Engineer reviews and approves development plans to ensure the proper design and construction of storm sewer utilities in addition to enforcing private storm design criteria and parameters as stated in the City of Houston Code of Ordinances and the current City of Houston Infrastructure Design Manual.

- When a property owner proposes new development or redevelopment of property, the applicant must submit this form with their plans.
- Completion of this form does not represent an approval or commitment by the City of Houston.
- This form is informational only to assist in the review and approval of your plans.

Fee Simple Title Owner Information:	Authorized Representative Information:
Name: Steve Kordish	Name: Tonya Powell
Company: Treehouse Development, LLC	Company: Powell Permitting
Address: 4208 W. Cedar Trail Ct.	Address: 311 Irenic Mist Court
City, State ZIP: Pearland, TX 77584	City, State ZIP: Willis, TX 77318
Phone: 281-536-8713	Phone: 281-380-7794
Email: skordish@treehouse-development.com	Email: Tonya@Powell-Permitting.com
*Signature:	Signature: <i>Tonya Powell</i>

* As the fee simple owner of the property referenced in this form, I hereby authorize the referenced representative on this form (if applicable) to submit this form on my behalf. My authorized representative is also approved to make changes or corrections.

Property Information					
Service Address	4502, 4504 & 4506 Terry Street				
City, State ZIP Code:	Houston, TX				
Property Tax Account Number(s):	1415390010001 & 1415390010002				
Lot(s):	1-3	Block:	1	Reserve:	N/A
Subdivision:	AMUNDSEN PALMS REPLAT NO 1	Section:	N/A		

Flood Plain Information:

FIRM Panel Number: 48201C0690N

Property Is Located Within the Following FEMA Flood Zone:

X (shaded)
 X (unshaded)
 AE
 A
 AO
 Other:

FOR OFFICE USE ONLY

Log Number: _____ Private Building ILMS Project # _____

Public Plan ILMS Project #: _____ PW Record Drawing #: _____



Proposed Storm Connection Development Will Be Connected To:

- Existing on-site storm sewer system that outfalls to: Terry Street / 4" Schedule 40 PVC
(Street Name / Pipe Size)
- Public storm sewer located in: _____
(Street Name and Pipe Size)
- Public roadside ditch located in: _____
(Street Name)
- Off-road ditch/watershed: _____

Documentation

This form Must be accompanied with:

- A recorded deed / title report in the owner's name
- HCAD printout
- Recorded Plat/Replat
- Survey

The Applicant Can Also Provide the Following Documentation If Applicable to Their Project:

- Previous Stormwater Letter of Availability
- Copy of outside agency approval
- Storm Water Quality Permit:
Per Section 47-631 of the City of Houston Ordinance, SWQ permit is required when the development is meeting the definition of "new development" or "significant redevelopment".
- Drainage study/hydraulic analysis is required for developments larger than 20 acres

Developer Drainage Impact Fee Rate Information:

Service Area Rate is per service unit (1 service unit = 1,000 sf of impervious area) of increased impervious area.

Please Select One:

- Brays Bayou \$25.00/SU
- Clear Creek \$25.00/SU
- Hunting Bayou \$25.00/SU
- Sims Bayou \$25.00/SU
- Buffalo/White Oak
- Greens Bayou \$25.00/SU
- San Jacinto \$25.00/SU
- Vince Bayou \$25.00/SU
- Bayou⁽¹⁾ \$25.00/SU

(1) Now incorporates Addicks Reservoir, Barker Reservoir, and Ship Channel Service Areas

FOR OFFICE USE ONLY

Employee:	Comments:
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DOMA
GF#14636-22-05559

3

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: Nov 15, 2022

Grantor: AZH Lands LLC, a Texas limited liability company

Grantor's Mailing Address: P.O. Box 924176, Houston, Texas 77292

Grantee: Treehouse Development, LLC, a Texas limited liability company

Grantee's Mailing Address: 4208 W. CEDAR TRAIL CT.
PEARLAND, TX 77584

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Allegiance Bank, in the principal amount of \$135,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Allegiance Bank and by a first-lien deed of trust of even date from Grantee to Ramon A. Vitulli, III, Trustee.

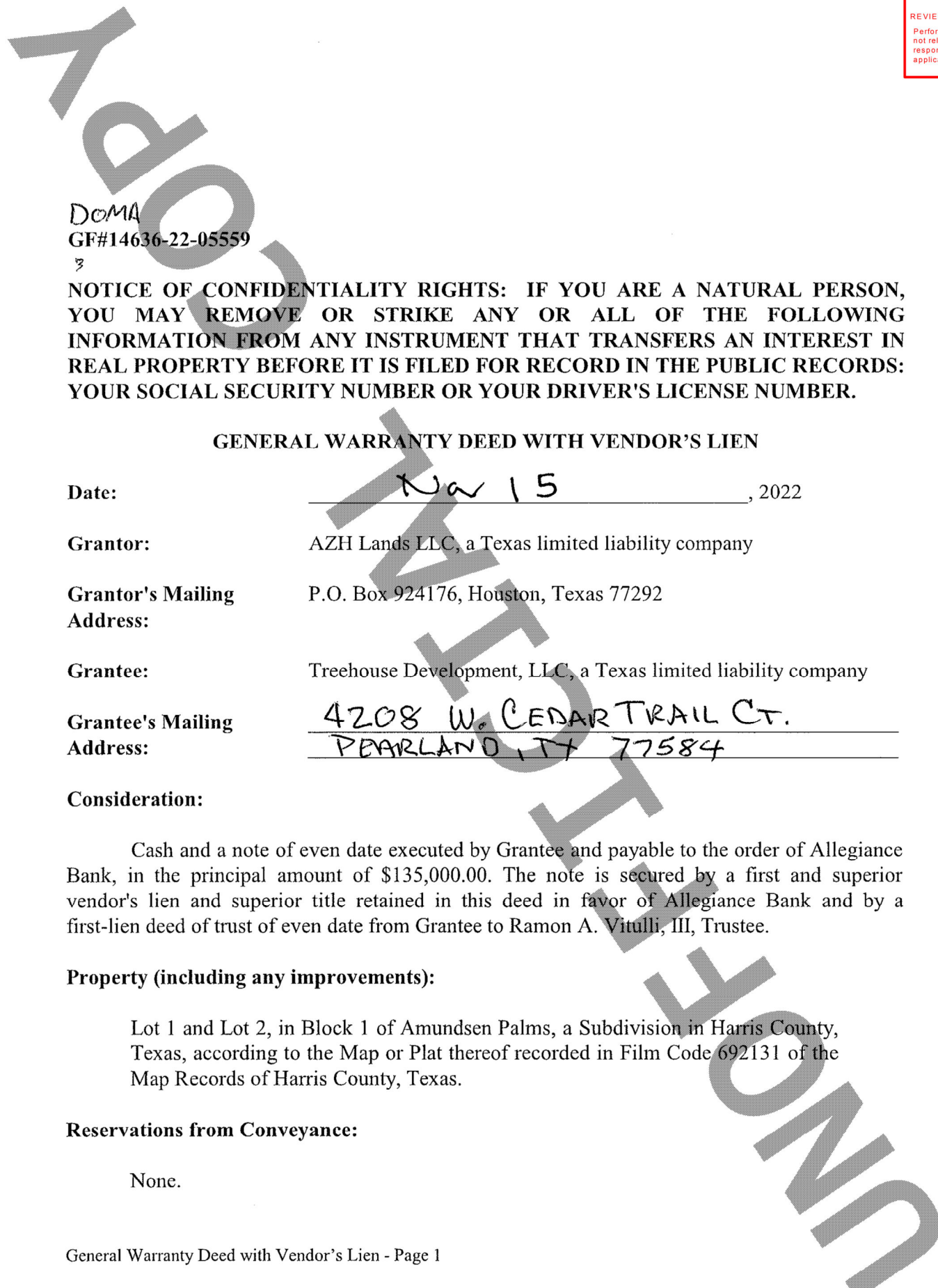
Property (including any improvements):

Lot 1 and Lot 2, in Block 1 of Amundsen Palms, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code 692131 of the Map Records of Harris County, Texas.

Reservations from Conveyance:

None.

RP-2022-563859



**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Allegiance Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Allegiance Bank and are transferred to Allegiance Bank without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

UNOFFICIAL COPY



RP-2022-563859
Pages 4
11/28/2022 08:02 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Tenesia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2022-563859

COPY
ORIGINAL
FILED

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 1415390010001

City of Houston



24016565

REVIEWED FOR COMPLIANCE
 Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
 07/02/24

Owner and Property Information

Owner Name & Mailing Address:	TREEHOUSE DEVELOPMENT LLC 4208 W CEDAR TRAIL CT PEARLAND TX 77584-1735	Legal Description:	LT 1 BLK 1 AMUNDSEN PALMS
		Property Address:	1501 AMUNDSEN ST HOUSTON TX 77009

State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{A®}
C1 -- Real, Vacant Lots/Tracts (In City)	1000 -- Residential Vacant	2,675 SF	0 SF	7071.02	1542	150 -- 1E Ryon, Irvington, Lindale Areas	5459C	453 Z

Value Status Information

Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2023 Rate	2024 Rate
None	001	HOUSTON ISD	Pending	Pending	0.868300	
	040	HARRIS COUNTY	Pending	Pending	0.350070	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.031050	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.005740	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.143430	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004800	
	048	HOU COMMUNITY COLLEGE	Pending	Pending	0.092231	
	061	CITY OF HOUSTON	Pending	Pending	0.519190	
949	GRTR NRTHSD MGMT DIST	Pending	Pending			

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

Valuations

Value as of January 1, 2023			Value as of January 1, 2024		
	Market	Appraised		Market	Appraised
Land	90,563		Land		
Improvement	0		Improvement		
Total	90,563	90,563	Total	Pending	Pending

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1000 -- Res Vacant Table Value	SF1	SF	2,500	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	1000 -- Res Vacant Table Value	SF3	SF	175	1.00	0.50	1.00	--	0.50	Pending	Pending	Pending

Building

Vacant (No Building Data)

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 1415390010002



REVIEWED FOR COMPLIANCE
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Owner and Property Information

Owner Name & Mailing Address:	TREEHOUSE DEVELOPMENT LLC 4 208 W CEDAR TRAIL CT PEARLAND TX 77584-1735	Legal Description:	LT 2 BLK 1 AMUNDSEN PALMS
		Property Address:	0 TERRY ST HOUSTON TX 77009

State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{A®}
C1 -- Real, Vacant Lots/Tracts (In City)	1000 -- Residential Vacant	2,325 SF	0 SF	7071.02	1542	150 -- 1E Ryon, Irvington, Lindale Areas	5459C	453Z

Value Status Information

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	043	HARRIS CO HOSP DIST	Pending	Pending	0.143430	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004800	
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949	GRTR NRTHSD MGMT DIST	Pending	Pending			

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Valuations

Value as of January 1, 2023				Value as of January 1, 2024			
	Market	Appraised		Market	Appraised		
Land	86,258		Land				
Improvement	0		Improvement				
Total	86,258	86,258	Total	Pending	Pending		

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1000 -- Res Vacant Table Value	SF1	SF	2,325	1.06	1.00	1.00	--	1.06	Pending	Pending	Pending

Building

Vacant (No Building Data)