

STATE OF TEXAS
COUNTY OF HARRIS

We, ANR DEVELOPERS LLC, A TEXAS LIMITED LIABILITY COMPANY, acting by and through Zaher Qazi, Managing Member, owner hereinafter referred to as Owners of the 0.4415 acre tract described in the above and foregoing map of LAVERNE STREET HOMES REPLAT No 1, 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 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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 hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the ANR DEVELOPERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, has caused these presents to be signed by Zaher Qazi, Managing Member, thereunto authorized, this 27th day of OCTOBER, 2025.

ANR DEVELOPERS, LLC, A TEXAS LIMITED LIABILITY COMPANY

By: Zaher Qazi
Print: Zaher Qazi
Title: MANAGING MEMBER

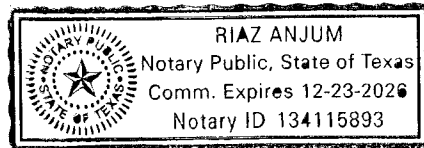
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Zaher Qazi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed

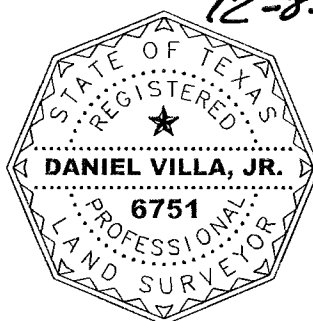
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of OCTOBER, 2025

Notary Public in and for the State of Texas
Print Name Riaz Anjum

My Commission expires: 12-23-2026



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.



Daniel Villa, Jr.
Texas Registration No. 6751
TX SURVEYING FIRM NO. 10194609

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LAVERNE STREET HOMES REPLAT No 1 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 04 day of February, 2026

By: Lisa M. Clark
Lisa M. Clark, Chair of
M. Sonny Ortiz, Vice Chairman

By: Hector Rodriguez Jr.
Vonn Tran
Secretary

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 64°33'23" W	9.06'
L2	N 89°23'31" E	2.04'
L3	S 03°06'36" E	24.42'
L4	N 86°53'24" E	10.00'

ABBREVIATIONS LEGEND

A	ABSTRACT
ESMT.	EASEMENT
B.L.	BUILDING LINE
FND	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
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
P.A.E.	PRIVATE ACCESS EASEMENT
W.M.R.	WATER METER EASEMENT
D.U.'S	DWELLING UNITS
PVT	PRIVATE

SYMBOLS LEGEND

○	IRON ROD FOUND
●	5/8" I.R. W/ "DVJ 10194609" CAP SET
○	LOT CORNER

RESERVE "A"
BLOCK 1
DMS AT LAVERNE
F.C. No. 13, PG. 28, H.C.M.R.

RES. "H"
LAVERNE STREET
(60' R.O.W. STREET)
(PLATED AS LOUISE STREET)
F.C. No. 13, PG. 28, H.C.M.R.

RES. "G"
BLOCK 2
DMS AT LAVERNE
F.C. No. 13, PG. 28, H.C.M.R.

LOT 1
LOT 2
LOT 3
LOT 4

LOT SIZE AND COVERAGE TABLE			
LOT NO. (BLOCK 1)	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	MAX BUILDING PAD COVERAGE NOT TO EXCEED (SQ. FOOT)
1	2,433	60% MAX	1,459
2	2,259	60% MAX	1,355
3	2,286	60% MAX	1,371
4	2,313	60% MAX	1,387
5	2,340	60% MAX	1,404
6	2,366	60% MAX	1,419
7	5,007	N/A	N/A

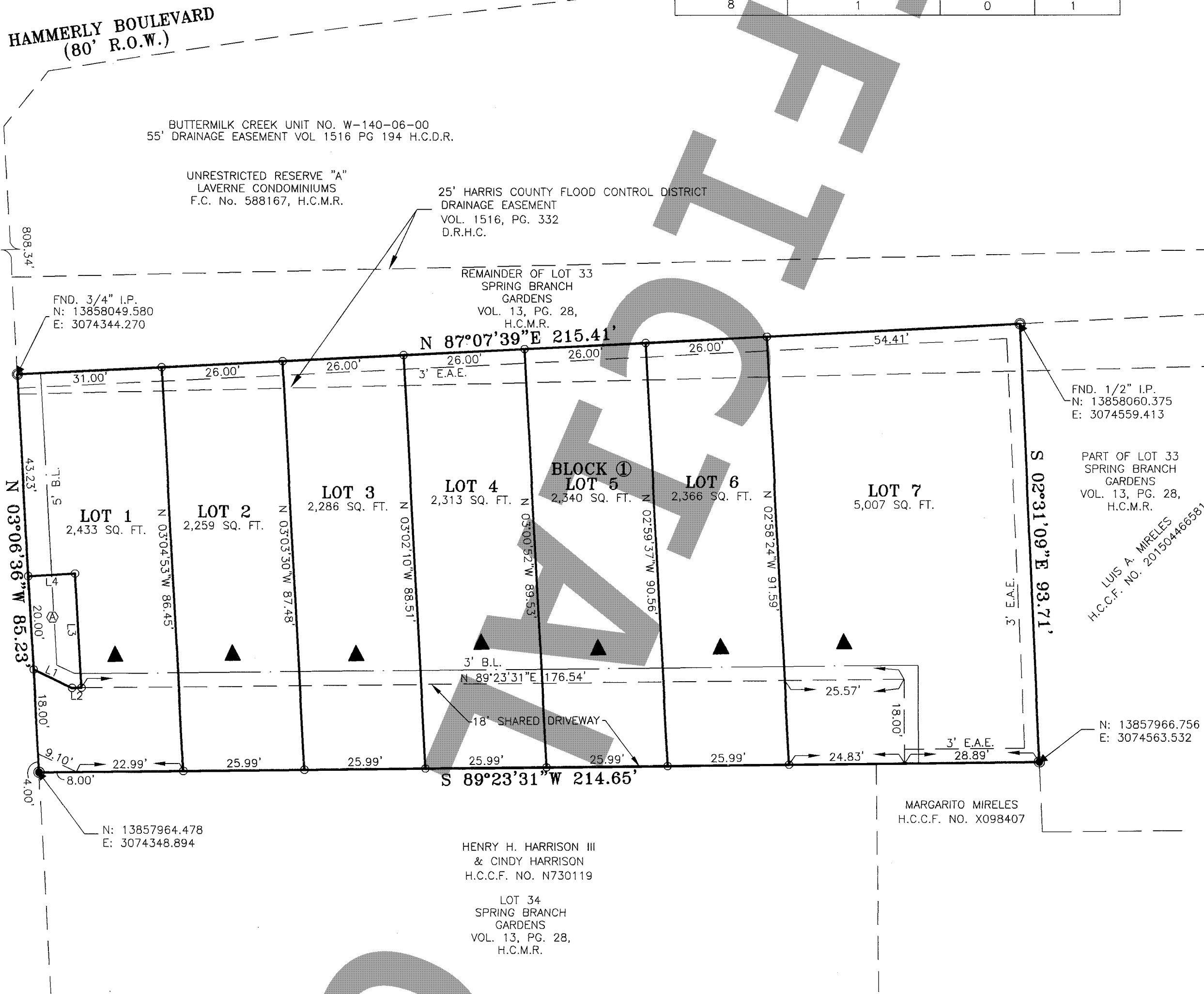
PARKS AND OPEN SPACE TABLE	
Number of Existing Dwelling Units	0
Owner hereby certifies that information provided is true	☒

DWELLING UNIT DENSITY TABLE		
COLM. A	COLM. B	COLM. C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
8 UNITS	0.4415 AC.	18.12 UNITS/AC.

1) At least 150 sq. ft. of permeable area is required per lot 1,050 sq. ft. of permeable area shall be provided with the boundary of this subdivision. reference 42-1 permeable area definition.

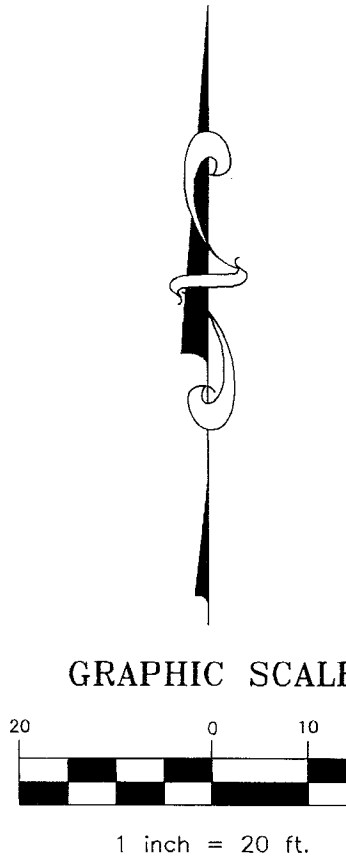
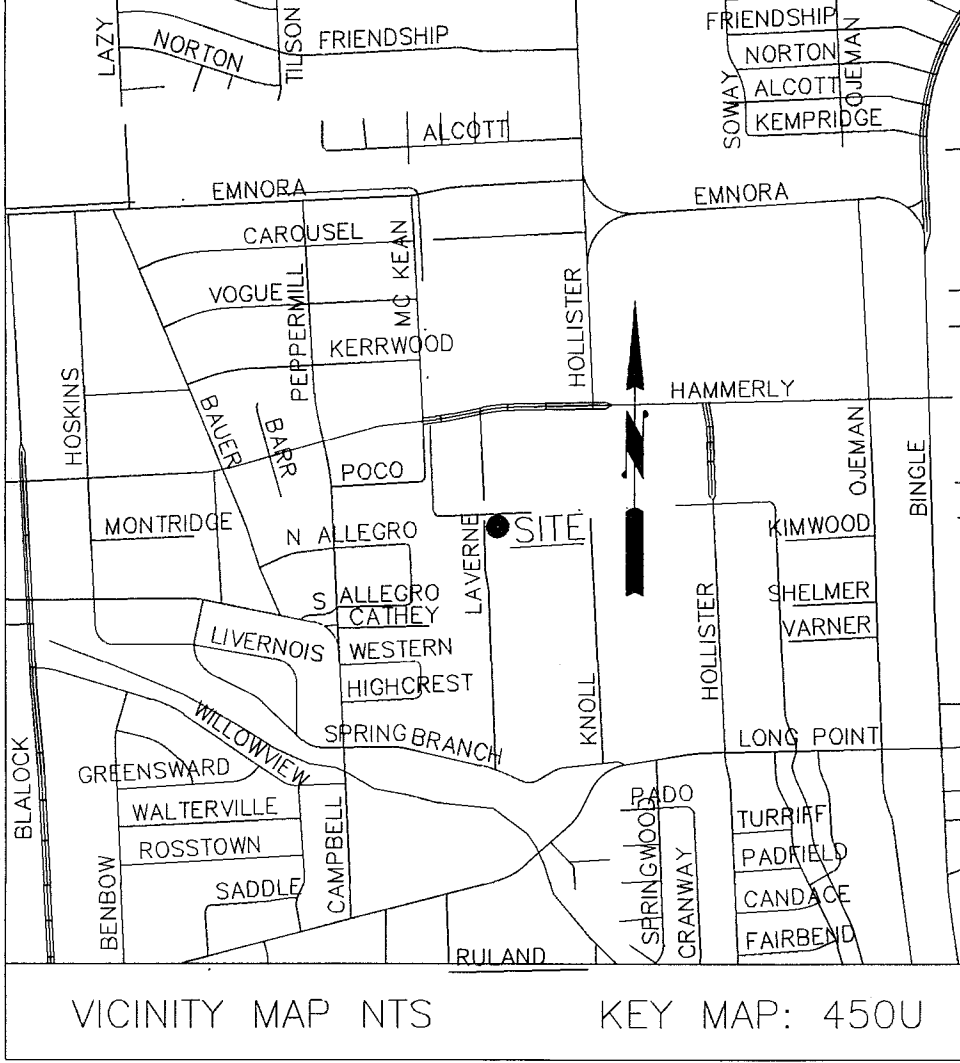
RESERVE TABLE		
RESERVE	RESERVE TYPE	AREA
A	RESTRICTED TO GUEST PARKING	0.0052 ACRES/226 SQ. FT.

PARKING TABLE			
NUMBER OF PROPOSED D.U.'S	NUMBER OF ADDITIONAL PARKING REQUIRED	NUMBER OF ON-STREET PARKING	NUMBER OF ON-SITE PARKING
8	1	0	1



NOTES:

- All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone.
- 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 0.99990492.
- Unless otherwise indicated, the building lines (BL), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- Lot 7, Block 1 is eligible for two dwelling units.
- All lots shall have adequate wastewater collection services.
- No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.
- No land is being established as private park or dedicated to the public for park purposes.
- This property is located in Park Sector Number 10.
- This percentage is 100% shall be applied to the then-current fee in lieu of dedication.
- The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) dwelling units.
- 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 said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Lots 1-6 shall be restricted to 1 dwelling unit only.
- This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local 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 shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property on 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 the 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.
- Arrow denotes direction of driveway access to each lot.
- Vehicular access to each lot is provided for by a shared driveway only.
- 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. (Sec 42-1)



OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
LAVERNE STREET HOMES REPLAT No 1
FILM CODE 714386
THIS IS PAGE 1 OF 4 PAGES
SCANNER Context IQ4400
KEY MAP

LAVERNE STREET HOMES REPLAT No 1

A SUBDIVISION OF 0.4415 ACRES OF LAND
BEING A REPLAT OF
LOTS 1-10 AND RESERVES "A" AND "B", BLOCK 1
LAVERNE STREET HOMES
F.C. No. 704823, H.C.M.R.
LOCATED IN THE
CITY OF HOUSTON,
HARRIS COUNTY, TEXAS

SCALE: 1"=20' AUGUST 2025

1 BLOCK 7 LOTS 1 RESERVE

REASON FOR REPLAT:
TO CREATE
1 RESTRICTED RESERVE
AND 7 LOTS

OWNERS:
ANR DEVELOPERS LLC,
A TEXAS LIMITED LIABILITY COMPANY



TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517
PROJECT No. 02205-109

RECORDER'S MEMORANDUM
At the time of recording, this instrument was found to be
legible, correct in form, and in accordance with the
requirements for the best photographic reproduction of the
original, and no changes were made to the instrument
as recorded.

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on February 6, 2026, at 10:50 o'clock A.M., and duly recorded on February 6, 2026, at 2:31 o'clock P.M., and at Film Code No. 714386 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.

TENESHIA HUDSPETH
Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: Jazlyn Cordova
Deputy
JAZLYN CORDOVA



TAX CERTIFICATE



ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Legal Description

LT 9 BLK 1
LAVERNE STREET HOMES

Parcel Address: 0 LAVERNE ST
Legal Acres: .0000

Account Number: 142-247-001-0009

Certificate No: 12361268
Certificate Fee: \$10.00

Print Date: 01/05/2026 10:34:31 AM
Paid Date: 01/05/2026
Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.430 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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Certified Tax Unit(s):

40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
61 City of Houston

2025 Value: 61,100
2025 Levy: \$701.50
2025 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 (GP) No: N/A
Issued By: *Pat Hall*
ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.108

17111 ROLLING CREEK DRIVE, SUITE 200
HOUSTON, TEXAS 77090-2413
TELEPHONE 281.444.4866
FAX 281.440.8394
E-MAIL: taxinfo@equitaxinc.com

Equi-Tax Inc.
TAX ASSESSOR / COLLECTOR

Spring Branch Management District
Certification of No Assessment Billed

DATE: January 13, 2026

ACCOUNT NUMBER:

CERTIFICATE NUMBER

1422470010001
1422470010002
1422470010003
1422470010004
1422470010005
1422470010006
1422470010007
1422470010008
1422470010009
1422470010010

6543548

PROPERTY OWNER:
ANR Developers LLC
18303 Harmony Bluff Ln
Houston, TX 77094-4901

LEGAL DESCRIPTION
LTS 1 THRU 10 BLK 1
LAVERNE STREET HOMES

This is to certify that the properties described above are within the boundaries of the district but are not assessed by the district. State Class Code C1- Real Vacant Lots/Tracts (In City) is not assessable by the district. No assessments have been calculated or billed for 2025 or prior years.

The information reflected above represents the current status of this property. The assessment liability for this property may change as a result of corrections to the appraisal records by the Appraisal Review Board or by the change of exemption.

Pat Hall, RTA
Tax Assessor / Collector
Spring Branch Management District

TAX CERTIFICATE



ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

INTERCITY BUILDERS LLC
14838 DELBARTON DR
HOUSTON, TX 77083-5602
USA

Legal Description

RES A BLK 1
(PARKING)
LAVERNE STREET HOMES

Parcel Address: 0 LAVERNE ST
Legal Acres: .0046

Account Number: 142-247-001-0011

Certificate No: 12361410
Certificate Fee: \$10.00

Print Date: 01/08/2026 11:27:46 AM
Paid Date: 01/08/2026
Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.430 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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

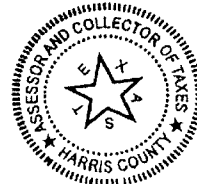
Certified Owner:

INTERCITY BUILDERS LLC
14838 DELBARTON DR
HOUSTON, TX 77083-5602
USA

Certified Tax Unit(s):

40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
61 City of Houston

2025 Value: 10
2025 Levy: \$0.11
2025 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 (GP) No: N/A
Issued By: *Pat Hall*
ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
TAMARA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
LAVERNE STREET HOMES REPEAT NO 1
FILM CODE 714387
THIS IS PAGE 2 OF 4 PAGES
SCANNER CODE: 034400

TAX CERTIFICATE



ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Legal Description

LT 10 BLK 1
LAVERNE STREET HOMES

Parcel Address: 0 LAVERNE ST
Legal Acres: .0000

Account Number: 142-247-001-0010

Certificate No: 12361412
Certificate Fee: \$10.00

Print Date: 01/08/2026 11:28:07 AM
Paid Date: 01/08/2026
Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.430 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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Certified Tax Unit(s):

40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
61 City of Houston

2025 Value: 61,872
2025 Levy: \$710.37
2025 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 (GP) No: N/A
Issued By: *Pat Hall*
ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.108

TAX CERTIFICATE



ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

INTERCITY BUILDERS LLC
14838 DELBARTON DR
HOUSTON, TX 77083-5602
USA

Legal Description

RES B BLK 1
(PARKING)
LAVERNE STREET HOMES

Parcel Address: 0 LAVERNE ST
Legal Acres: .0046

Account Number: 142-247-001-0012

Certificate No: 12361411
Certificate Fee: \$10.00

Print Date: 01/08/2026 11:27:57 AM
Paid Date: 01/08/2026
Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.430 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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

INTERCITY BUILDERS LLC
14838 DELBARTON DR
HOUSTON, TX 77083-5602
USA

Certified Tax Unit(s):

40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
61 City of Houston

2025 Value: 10
2025 Levy: \$0.11
2025 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 (GP) No: N/A
Issued By: *Pat Hall*
ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.108

TAX CERTIFICATE FOR ACCOUNT: 1422470010009

AD NUMBER: 1422470010009
GF NUMBER: 8414936

COLLECTING AGENCY

Spring Branch I.S.D.
PO Box 19037
Houston TX 77224

REQUESTED BY

ANR DEVELOPERS LLC

18303 HARMONY BLUFF LN
HOUSTON TX 770944901

DATE: 1/28/2026

FEE: \$10.00

PROPERTY DESCRIPTION

LT 9 BLK 1 LAVERNE STREET HOME

LAVERNE ST
0 ACRES

PROPERTY OWNER

ANR DEVELOPERS LLC

18303 HARMONY BLUFF LN
HOUSTON TX 770944901

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

IF THE SPECIFIED PROPERTY HAS RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE, CHAPTER 23.

CURRENT VALUES							
LAND MKT VALUE:	61,100	IMPROVEMENT:	0	DEF HOMESTEAD:	0	ATTY	0.00
AS LAND VALUE:	0	DEF HOMESTEAD:	0	LIMITED VALUE:	0	AMOUNT DUE	0.00
APPAISED VALUE:	61,100						
EXEMPTIONS:							
LAWSUITS:							

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2025	SPRING BRANCH ISD TAX OFFICE	0.00	0.00	0.00	0.00	0.00	0.00
2025 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 1/2026: \$0.00

ISSUED TO: ANR DEVELOPERS LLC
ACCOUNT NUMBER: 1422470010009

CERTIFIED BY: *J. Matelske*, Spring Branch ISD Tax Office

TAX CERTIFICATE FOR ACCOUNT: 1422470010011

AD NUMBER: 1422470010011
GF NUMBER: 8414929

COLLECTING AGENCY

Spring Branch I.S.D.
PO Box 19037
Houston TX 77224

REQUESTED BY

INTERCITY BUILDERS LLC

14838 DELBARTON DR
HOUSTON TX 770835602

DATE: 1/28/2026

FEE: \$10.00

PROPERTY DESCRIPTION

RES A BLK 1 (PARKING) LAVERNE STREET HOMES

LAVERNE ST
0.0046 ACRES

PROPERTY OWNER

INTERCITY BUILDERS LLC

14838 DELBARTON DR
HOUSTON TX 770835602

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

IF THE SPECIFIED PROPERTY HAS RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE, CHAPTER 23.

CURRENT VALUES							
LAND MKT VALUE:	10	IMPROVEMENT:	0	DEF HOMESTEAD:	0	ATTY	0.00
AS LAND VALUE:	0	DEF HOMESTEAD:	0	LIMITED VALUE:	0	AMOUNT DUE	0.00
APPAISED VALUE:	10						
EXEMPTIONS:							
LAWSUITS:							

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2025	SPRING BRANCH ISD TAX OFFICE	0.00	0.00	0.00	0.00	0.00	0.00
2025 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 1/2026: \$0.00

ISSUED TO: INTERCITY BUILDERS LLC
ACCOUNT NUMBER: 1422470010011

CERTIFIED BY: *J. Matelske*, Spring Branch ISD Tax Office

TAX CERTIFICATE FOR ACCOUNT: 1422470010010

AD NUMBER: 1422470010010
GF NUMBER: 8414932

COLLECTING AGENCY

Spring Branch I.S.D.
PO Box 19037
Houston TX 77224

REQUESTED BY

ANR DEVELOPERS LLC

18303 HARMONY BLUFF LN
HOUSTON TX 770944901

DATE: 1/28/2026

FEE: \$10.00

PROPERTY DESCRIPTION

LT 10 BLK 1 LAVERNE STREET HOME

LAVERNE ST
0 ACRES

PROPERTY OWNER

ANR DEVELOPERS LLC

18303 HARMONY BLUFF LN
HOUSTON TX 770944901

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

IF THE SPECIFIED PROPERTY HAS RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE, CHAPTER 23.

CURRENT VALUES							
LAND MKT VALUE:	61,872	IMPROVEMENT:	0	DEF HOMESTEAD:	0	ATTY	0.00
AS LAND VALUE:	0	DEF HOMESTEAD:	0	LIMITED VALUE:	0	AMOUNT DUE	0.00
APPAISED VALUE:	61,872						
EXEMPTIONS:							
LAWSUITS:							

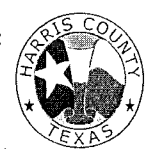
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2025	SPRING BRANCH ISD TAX OFFICE	0.00	0.00	0.00	0.00	0.00	0.00
2025 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 1/2026: \$0.00

ISSUED TO: ANR DEVELOPERS LLC
ACCOUNT NUMBER: 1422470010010

CERTIFIED BY: *J. Matelske*, Spring Branch ISD Tax Office

TAX CERTIFICATE



ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Legal Description:
LT 5 BLK 1
LAVERNE STREET HOMES

Parcel Address: 0 LAVERNE ST
Legal Acres: .0000

Account Number: 142-247-001-0005
Certificate No: 12361273
Certificate Fee: \$10.00

Print Date: 01/05/2026 10:35:25 AM
Paid Date:
Issue Date: 01/05/2026
Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.430 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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:
Certified Owner:
ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Certified Tax Unit(s):

2025 Value: 62,200
2025 Levy: \$714.13
2025 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

40 Harris County
41 Harris County Flood Control Dist
42 Part of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
61 City of Houston



Reference (GR) No: N/A
Issued By: *[Signature]*
ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.108

TAX CERTIFICATE



ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Legal Description:
LT 7 BLK 1
LAVERNE STREET HOMES

Parcel Address: 0 LAVERNE ST
Legal Acres: .0000

Account Number: 142-247-001-0007
Certificate No: 12361413
Certificate Fee: \$10.00

Print Date: 01/08/2026 11:28:19 AM
Paid Date:
Issue Date: 01/08/2026
Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.430 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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:
Certified Owner:
ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Certified Tax Unit(s):

2025 Value: 61,376
2025 Levy: \$704.67
2025 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

40 Harris County
41 Harris County Flood Control Dist
42 Part of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
61 City of Houston



Reference (GR) No: N/A
Issued By: *[Signature]*
ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.108

TAX CERTIFICATE FOR ACCOUNT: 1422470010007
AD NUMBER: 1422470010007
GF NUMBER:
CERTIFICATE NO: 8414940
COLLECTING AGENCY
Spring Branch I.S.D.
PO Box 19037
Houston TX 77224

DATE: 1/28/2026
FEE: \$10.00
PROPERTY DESCRIPTION
LT 7 BLK 1 LAVERNE STREET HOME
S

LAVERNE ST
0 ACRES
PROPERTY OWNER
ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON TX 770944901

PAGE 1 OF 1

REQUESTED BY
ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON TX 770944901

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

IF THE SPECIFIED PROPERTY HAS RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE, CHAPTER 23.

CURRENT VALUES									
LAND MKT VALUE:		61,376	IMPROVEMENT :				0		
AG LAND VALUE:		0	DEF HOMESTEAD:				0		
APPRAISED VALUE:		61,376	LIMITED VALUE:				0		
EXEMPTIONS: LAWSUITS:									
YEAR	TAX UNIT		LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE	
2025	SPRING BRANCH ISD TAX OFFICE		0.00	0.00	0.00	0.00	0.00	0.00	
							2025 SUB TOTAL		\$0.00

TOTAL CERTIFIED TAX DUE 1/2026: \$0.00
ISSUED TO: ANR DEVELOPERS LLC
ACCOUNT NUMBER: 1422470010007

CERTIFIED BY: *[Signature]*, Spring Branch ISD Tax Office

OFFICE OF
TENSERA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS SECTION CLERK

LAVERNE STREET HOMES REPLAT NO 1

FILM CODE 714308

THIS IS PAGE 3 OF 4 PAGES

SCANNER Context 104400

TAX CERTIFICATE



ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Legal Description:
LT 8 BLK 1
LAVERNE STREET HOMES

Parcel Address: 0 LAVERNE ST
Legal Acres: .0000

Account Number: 142-247-001-0008
Certificate No: 12361370
Certificate Fee: \$10.00

Print Date: 01/05/2026 10:34:50 AM
Paid Date:
Issue Date: 01/05/2026
Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.430 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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:
Certified Owner:
ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Certified Tax Unit(s):

2025 Value: 61,200
2025 Levy: \$702.65
2025 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

40 Harris County
41 Harris County Flood Control Dist
42 Part of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
61 City of Houston



Reference (GR) No: N/A
Issued By: *[Signature]*
ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.108

TAX CERTIFICATE FOR ACCOUNT: 1422470010008
AD NUMBER: 1422470010008
GF NUMBER:
CERTIFICATE NO: 8414938
COLLECTING AGENCY
Spring Branch I.S.D.
PO Box 19037
Houston TX 77224

DATE: 1/28/2026
FEE: \$10.00
PROPERTY DESCRIPTION
LT 8 BLK 1 LAVERNE STREET HOME
S

LAVERNE ST
0 ACRES
PROPERTY OWNER
ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON TX 770944901

PAGE 1 OF 1

REQUESTED BY
ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON TX 770944901

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

IF THE SPECIFIED PROPERTY HAS RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE, CHAPTER 23.

CURRENT VALUES									
LAND MKT VALUE:		61,200			IMPROVEMENT :		0		
AG LAND VALUE:		0			DEF HOMESTEAD:		0		
APPRAISED VALUE:		61,200			LIMITED VALUE:		0		
EXEMPTIONS: LAWSUITS:									
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE		
2025	SPRING BRANCH ISD TAX OFFICE	0.00	0.00	0.00	0.00	0.00	0.00		
							2025 SUB TOTAL		
							\$0.00		

TOTAL CERTIFIED TAX DUE 1/2026: \$0.00
ISSUED TO: ANR DEVELOPERS LLC
ACCOUNT NUMBER: 1422470010008

CERTIFIED BY: *[Signature]*, Spring Branch ISD Tax Office

TAX CERTIFICATE



ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Legal Description:
LT 6 BLK 1
LAVERNE STREET HOMES

Parcel Address: 0 LAVERNE ST
Legal Acres: .0000

Account Number: 142-247-001-0006
Certificate No: 12361267
Certificate Fee: \$10.00

Print Date: 01/05/2026 10:34:21 AM
Paid Date:
Issue Date: 01/05/2026
Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.430 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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:
Certified Owner:
ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Certified Tax Unit(s):

2025 Value: 62,088
2025 Levy: \$712.83
2025 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

40 Harris County
41 Harris County Flood Control Dist
42 Part of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
61 City of Houston



Reference (GR) No: N/A
Issued By: *[Signature]*
ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.108

TAX CERTIFICATE



ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Legal Description

LT 1 BLK 1
LAVERNE STREET HOMES

Parcel Address: 0 LAVERNE ST
Legal Acres: .0000

Account Number: 142-247-001-0001

Certificate No: 12361274
Certificate Fee: \$10.00

Print Date: 01/05/2026 10:35:40 AM
Paid Date:
Issue Date: 01/05/2026
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(b) 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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Certified Tax Unit(s):

2025 Value: 61,692
2025 Levy: \$708.30
2025 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 (CF) No: N/A
Issued By: Annette Ramirez
ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.108

TAX CERTIFICATE



ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Legal Description

LT 3 BLK 1
LAVERNE STREET HOMES

Parcel Address: 0 LAVERNE ST
Legal Acres: .0000

Account Number: 142-247-001-0003

Certificate No: 12361271
Certificate Fee: \$10.00

Print Date: 01/05/2026 10:35:02 AM
Paid Date:
Issue Date: 01/05/2026
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(b) 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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Certified Tax Unit(s):

2025 Value: 61,200
2025 Levy: \$702.65
2025 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 (CF) No: N/A
Issued By: Annette Ramirez
ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.108

TAX CERTIFICATE FOR ACCOUNT : 1422470010003

AD NUMBER: 1422470010003

GF NUMBER:

CERTIFICATE NO : 8414949

COLLECTING AGENCY

Spring Branch I.S.D.

PO Box 19037

Houston TX 77224

DATE : 1/28/2026

FEE : \$10.00

PROPERTY DESCRIPTION

LT 3 BLK 1 LAVERNE STREET HOME

S

LAVERNE ST

0 ACRES

PROPERTY OWNER

ANR DEVELOPERS LLC

18303 HARMONY BLUFF LN

HOUSTON TX 770944901

REQUESTED BY

ANR DEVELOPERS LLC

18303 HARMONY BLUFF LN

HOUSTON TX 770944901

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

IF THE SPECIFIED PROPERTY HAS RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE, CHAPTER 23.

CURRENT VALUES									
LAND MKT VALUE:	61,200	IMPROVEMENT:	0						
AG LAND VALUE:	0	DEF HOMESTEAD:	0						
APPRAISED VALUE:	61,200	LIMITED VALUE:	0						
EXEMPTIONS:									
LAWSUITS:									
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE		
2025	SPRING BRANCH ISD TAX OFFICE	0.00	0.00	0.00	0.00	0.00	0.00	2025 SUB TOTAL	\$0.00

TOTAL CERTIFIED TAX DUE 1/2026 : \$0.00

ISSUED TO : ANR DEVELOPERS LLC
ACCOUNT NUMBER: 1422470010003

CERTIFIED BY: J. Materske / wr

Spring Branch ISD Tax Office

TAX CERTIFICATE FOR ACCOUNT : 1422470010002

AD NUMBER: 1422470010002

GF NUMBER:

CERTIFICATE NO : 8414948

COLLECTING AGENCY

Spring Branch I.S.D.

PO Box 19037

Houston TX 77224

DATE : 1/28/2026

FEE : \$10.00

PROPERTY DESCRIPTION

LT 2 BLK 1 LAVERNE STREET HOME

S

LAVERNE ST

0 ACRES

PROPERTY OWNER

ANR DEVELOPERS LLC

18303 HARMONY BLUFF LN

HOUSTON TX 770944901

REQUESTED BY

ANR DEVELOPERS LLC

18303 HARMONY BLUFF LN

HOUSTON TX 770944901

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

IF THE SPECIFIED PROPERTY HAS RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE, CHAPTER 23.

CURRENT VALUES									
LAND MKT VALUE:	61,100	IMPROVEMENT:	0						
AG LAND VALUE:	0	DEF HOMESTEAD:	0						
APPRAISED VALUE:	61,100	LIMITED VALUE:	0						
EXEMPTIONS:									
LAWSUITS:									
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE		
2025	SPRING BRANCH ISD TAX OFFICE	0.00	0.00	0.00	0.00	0.00	0.00	2025 SUB TOTAL	\$0.00

TOTAL CERTIFIED TAX DUE 1/2026 : \$0.00

ISSUED TO : ANR DEVELOPERS LLC
ACCOUNT NUMBER: 1422470010002

CERTIFIED BY: J. Materske / wr

Spring Branch ISD Tax Office

TAX CERTIFICATE



ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Legal Description

LT 4 BLK 1
LAVERNE STREET HOMES

Parcel Address: 0 LAVERNE ST
Legal Acres: .0000

Account Number: 142-247-001-0004

Certificate No: 12361272
Certificate Fee: \$10.00

Print Date: 01/05/2026 10:35:11 AM
Paid Date:
Issue Date: 01/05/2026
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(b) 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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Certified Tax Unit(s):

2025 Value: 61,372
2025 Levy: \$704.02
2025 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 (CF) No: N/A
Issued By: Annette Ramirez
ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.108

TAX CERTIFICATE FOR ACCOUNT : 1422470010004

AD NUMBER: 1422470010004

GF NUMBER:

CERTIFICATE NO : 8414952

COLLECTING AGENCY

Spring Branch I.S.D.

PO Box 19037

Houston TX 77224

DATE : 1/28/2026

FEE : \$10.00

PROPERTY DESCRIPTION

LT 4 BLK 1 LAVERNE STREET HOME

S

LAVERNE ST

0 ACRES

PROPERTY OWNER

ANR DEVELOPERS LLC

18303 HARMONY BLUFF LN

HOUSTON TX 770944901

REQUESTED BY

ANR DEVELOPERS LLC

18303 HARMONY BLUFF LN

HOUSTON TX 770944901

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

IF THE SPECIFIED PROPERTY HAS RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE, CHAPTER 23.

CURRENT VALUES									
LAND MKT VALUE:	61,372	IMPROVEMENT:	0						
AG LAND VALUE:	0	DEF HOMESTEAD:	0						
APPRAISED VALUE:	61,372	LIMITED VALUE:	0						
EXEMPTIONS:									
LAWSUITS:									
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE		
2025	SPRING BRANCH ISD TAX OFFICE	0.00	0.00	0.00	0.00	0.00	0.00	2025 SUB TOTAL	\$0.00

TOTAL CERTIFIED TAX DUE 1/2026 : \$0.00

ISSUED TO : ANR DEVELOPERS LLC
ACCOUNT NUMBER: 1422470010004

CERTIFIED BY: J. Materske / wr

Spring Branch ISD Tax Office

TAX CERTIFICATE



ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Legal Description

LT 2 BLK 1
LAVERNE STREET HOMES

Parcel Address: 0 LAVERNE ST
Legal Acres: .0000

Account Number: 142-247-001-0002

Certificate No: 12361269
Certificate Fee: \$10.00

Print Date: 01/05/2026 10:34:41 AM
Paid Date:
Issue Date: 01/05/2026
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(b) 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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

ANR DEVELOPERS LLC
18303 HARMONY BLUFF LN
HOUSTON, TX 77094-4901
USA

Certified Tax Unit(s):

2025 Value: 61,100
2025 Levy: \$701.50
2025 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 (CF) No: N/A
Issued By: Annette Ramirez
ANNETTE RAMIREZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

53.1.108