



6710 Stewart Road, Suite 200
Galveston, Texas 77551

CITY PLANNING LETTER

November 28, 2017

**City Planning Commission
901 Bagby
Houston, Texas 77002**

RE: File No. PT1753621

To Whom It May Concern:

This company (South Land Title, LLC) certifies that a diligent search of the real property records of South Land Title, LLC's title plant has been made, as to the herein described property and as of 8:00 AM on the 10th day of September, 2017, we find the following:

Record Owner: BGM Land Investments, Ltd., a Texas limited partnership and Woodmere Development Co., Ltd., a Texas limited partnership

Recording Instrument: Harris County Clerk's File No(s). X780829, X780830, 20080239698 and 20080532190

Legal Description:

All that certain 15.30 acres of land, out of the 51.95 acre tract described as Tract II, in the deed from Hispanic Housing and Education Corporation to BGM Land Investments, Ltd., recorded under File No. X780829, in the Official Public Records of Real Property of Harris County, Texas, and the 87.36 acre tract described in the deed from Shin-Shan Chu to BGM Land Investments, Ltd, recorded under File No. X780830, in the Official Public Records of Real Property of Harris County, Texas, in the Eli Noland Survey, A-600, Harris County, Texas, being further described in Exhibit "A" attached hereto. (Wayside Village Sec. 2)

Subject to the following:

1. Restrictions:

Those recorded in Film Code No(s). 620074 and 627018 of the Map Records of Harris County, Texas and also recorded under Harris County Clerk's File Number(s) 20070465348, 20070595252, 20080122749, 20080122750, 20080167759, 20100089914, 20100089915, 20100172488, 20120002434, 20120002435, 20120002436, 20120002437, 20130580962, 20150058231, RP-2016-317585 and RP-2016-317586.

2. Easements:

- Building set-back line(s) and easement(s) as shown by the recorded plat of Wayside, Section Two (2) subdivision, filed in Film Code No. 627018, in the Map Records of Harris County, Texas.
- Unlocated pipeline right-of-way easement in favor of Humble Pipe Line Company as set forth in instrument recorded in Volume 1057, Page 671 of the Deed Records of Harris County, Texas.
- A Right-of-Way granted to United Gas Pipe Line Company by instrument(s) filed for record in Volume 1101, Page 184 and Volume 1151, Page 168, both of the Deed Records of Harris County, Texas.

Clarification of Easement Location as set forth in instrument filed in Harris County Clerk's File No. Z014334.

- Unlocated pipeline right-of-way easement in favor of Tenneco Corporation as set forth in instrument recorded in Volume 4410, Page 370 of the Deed Records of Harris County, Texas.
- Storm Sewer Easement as granted to The City of Houston by instrument(s) filed for record under Harris County Clerk's File No(s). P453704.
- Water Line Easements as granted to Harris County Municipal District No. 439, a conservation and reclamation district and a body politic and corporation and governmental agency of the State of Texas, by instrument(s) filed for record under Harris County Clerk's File No(s). Y521690.
- Sanitary Sewer Easements as granted to Harris County Municipal District No. 439, a conservation and reclamation district and a body politic and corporation and governmental agency of the State of Texas, by instrument(s) filed for record under Harris County Clerk's File No(s). Y521691.
- Sanitary Sewer Easements as granted to Harris County Municipal District No. 439, a conservation and reclamation district and a body politic and corporation and governmental agency of the State of Texas, by instrument(s) filed for record under Harris County Clerk's File No(s). 20070456177 and 20070456178.
- Public Utility Easement in instrument(s) filed for record under Harris County Clerk's File No(s). 20070466808.

Release of Easement executed by CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations filed for record under Harris County Clerk's File No(s). RP-2017-458699.

- Public Utility Easement in instrument(s) filed for record under Harris County Clerk's File No(s). 20070466810.

Release of Easement executed by CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations filed for record under Harris County Clerk's File No(s). RP-2017-458698.

- Public Utility Easement in instrument(s) filed for record under Harris County Clerk's File No(s). 20070466815.

Release of Easement executed by CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations filed for record under Harris County Clerk's File No(s). RP-2017-458697.

- Public Utility Easement in instrument(s) filed for record under Harris County Clerk's File No(s). 20070466817.

Release of Easement executed by CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations filed for record under Harris County Clerk's File No(s). RP-2017-458696.

- Storm Sewer Easement as granted to Harris County Municipal Utility District No. 439, a conservation and reclamation district and body politic and a political subdivision of the State of Texas by instrument(s) filed for record under Harris County Clerk's File No(s). 20070466821.

- Storm Sewer Easement as granted to Harris County Municipal Utility District No. 439, a conservation and reclamation district and body politic and a political subdivision of the State of Texas by instrument(s) filed for record under Harris County Clerk's File No(s). 20070466825.

- Sanitary Sewer Easement as granted to Harris County Municipal Utility District No. 439, a conservation and reclamation district and body politic and a political subdivision of the State of Texas by instrument(s) filed for record under Harris County Clerk's File No(s). 20070466827.

- Sanitary Sewer Easement as granted to Harris County Municipal Utility District No. 439, a conservation and reclamation district and body politic and a political subdivision of the State of Texas by instrument(s) filed for record under Harris County Clerk's File No(s). 20070466830.

- Water Line Easement as granted to Harris County Municipal Utility District No. 439, a conservation and reclamation district and body politic and a political subdivision of the State of Texas by instrument(s) filed for record under Harris County Clerk's File No(s). 20070466834.

- Easement as set forth in instrument(s) filed for record under Harris County Clerk's File No(s). 20070680492.

Release of Easement executed by CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations filed for record under Harris County Clerk's File No(s). RP-2017-458701.

- Easement as set forth in instrument(s) filed for record under Harris County Clerk's File No(s). 20070680493.

Release of Easement executed by CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations filed for record under Harris County Clerk's File No(s). RP-2017-458700.

- Building set-back line 3 feet in width along the interior side Lot line or 10 feet to any exterior Lot line on a corner Lot, as set forth by instrument(s) filed for record under Harris County Clerk's File No(s). RP-2016-317586.
- Subject to the ZONING ORDINANCES now in force in the City of Houston, Texas.
- Subject property lies within the boundaries of Harris County Municipal Utility District #439.
- Terms, Conditions and Stipulations as set forth in that certain Special Assessment for Capital Improvements and Capitalization Fee filed under Harris County Clerk's File No(s). RP-2016-317586.
- Maintenance charge and special assessments, as set forth and secured by a Vendor's Lien retained in instrument(s) recorded in instrument(s) filed for record under Harris County Clerk's File No(s). RP-2016-317586. (SAID LIEN HAVING BEEN SUBORDINATED TO ALL VALID PURCHASE AND/OR IMPROVEMENTS LIENS).
- A one-foot reserve dedicated to the for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property.

3. Liens:

- Vendor's Lien retained in Deed dated July 15, 2004, filed for record under Harris County Clerk's File No(s). X780829, executed by Hispanic Housing and Education Corporation to BGM Land Investments, Ltd., a Texas limited partnership and filed under Harris County Clerk's File No(s). X780830, executed by Shin-Shan Chu to BGM Land Investments, Ltd., a Texas limited partnership, securing one promissory note of even date therewith in the principal amount of \$2,600,000.00 (Two Million Six Hundred Thousand and 00/100), payable as therein provided to the order of Southern National Bank of Texas; said note being additionally secured by Deed of Trust of even date therewith in favor of Daniel S. Agnew, Trustee(s), and all terms, conditions and stipulations contained therein, including any additional indebtedness secured thereby, by instrument(s) filed for record under Harris County Clerk's File No(s). X780831.

Said lien has been extended and modified by instrument filed for record under Harris County Clerk's File No(s). 20090444667.


No examination has been made as to abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall insure to the benefit of PLATTING. Liability of South Land Title, LLC for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that South Land Title, LLC does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. South Land Title, LLC assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY SOUTHLAND TITLE, LLC (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,



South Land Title, LLC