



Integrity Title

CITY PLANNING LETTER

August 4, 2016
Effective Date: August 1, 2016

Job No. 1622085A
14031-00.00

STATE OF TEXAS:
COUNTY OF HARRIS:

THIS IS TO CERTIFY: That after a careful examination of the records in the offices of the Clerk of this County (excluding U. C. C. Records), as to the property described as follows:

FIELD NOTE DESCRIPTION OF 0.4341 ACRE (18,909 SQUARE FEET) OF LAND, BEING THE RESIDUE OF LOT 4 IN BLOCK 13 OF FAIRGROUNDS EXTENSION SUBD., AS RECORDED IN VOLUME 72, PAGE 1 OF THE HARRIS COUNTY DEED RECORDS AND ALL OF UNRESTRICTED RESERVE "A", BLOCK 1 OF FAIRGROUND EXTENSION PARTIAL REPLAT NO. 1, AS RECORDED IN FILM CODE NO. 678642 H.C.M.R. AND LOCATED IN THE OBEDIANCE SMITH SURVEY A-696, HARRIS COUNTY, TEXAS, SAID 0.4341 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (ALL BEARINGS BEING BASE ON THE STATE PLANE GRID SYSTEM, TEXAS SOUTH CENTRAL ZONE NO. 4204):

BEGINNING at a 3/4 inch iron rod found at the intersection of The West right-of-way line of Genesee Street (60' wide) and the South right-of-way line of Fargo Avenue (50' wide), for the Northeast corner of said Unrestricted Reserve "A", Block 1 of said Fairgrounds Extension Partial Replat No. 1 and the Northeast corner of the herein described tract;

THENCE, S 02°16'19" E, along the West right-of-way of Genesee Street, at 150.00 feet pass and "X" cut in concrete found for the Southeast corner of said Unrestricted Reserve "A" and the Northeast corner of said Lot 4 and continuing a total distance of 167.20 feet to an "X" cut in concrete set in the North right-of-way line of Fairview Street (width varies) for the Southeast corner of the herein described tract;

THENCE, S 56°49'41" W, along the North right-of-way line of Fairview Street, a distance of 22.33 feet to an "X" cut in concrete set for the beginning a of curve to the Right;

THENCE, in a Southwesterly direction, continuing along the North right-of-way line of Fairview Street, with said curve



Integrity Title

to the Right, have a radius of 163.00 feet, a central angle of 29°53'00", an arc length of 85.01 feet and a chord bearing and distance of S 71°47'33" W, 84.05 feet to an "X" cur in concrete set for the Southwest corner of said Lot 4 and the herein described tract;

THENCE, N 02°16'19" W, along the East line of a 15-foot Alley, at 50.00 feet pass a 1 inch iron pipe found for the Northwest corner of said Lot 4 and continuing a total distance of 200.00 feet to a spike found in the South right-of-way line of Fargo Avenue for the Northwest corner of said Unrestricted Reserve "A" and the herein described tract;

THENCE, N 86°43'41" E, along the South right-of-way line of Fargo Avenue, same being the North line of said Unrestricted Reserve "A", Block 1, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.4341 acre (18,909 square feet) of land, more or less.

We find the record title to be apparently in:

FAIRVIEW CORRIDOR, LLC

By virtue of that certain General Warranty Deed dated October 22, 2015 from Charles E. Armstrong as recorded under Harris County Clerk's File No. 20150485307; and

By virtue of that certain General Warranty Deed dated July 11, 2016 from Midtown Agean Enterprises, Inc. as recorded under Harris County Clerk's File No. 2016301617.

Subject to the following liens:

Nothing found in this search.

Subject to the following easements and encumbrances:

10' Building Line and Pedestrian Access Easement as set forth on the map or plat of Fairgrounds Extension Partial Replat No. 1 as filed for record under Harris County Film Code No. 678642.

5' Building Line and Pedestrian Access Easement as set forth on the map or plat of Fairgrounds Extension Partial Replat No. 1 as filed for record under Harris County Film Code No. 678642.

15'by 15' Visibility Triangle as set forth on the map or plat of Fairgrounds Extension Partial Replat No. 1 as filed for record under Harris County Film Code No. 678642.



Integrity Title

Subject to the following restrictions:

Nothing found in this search.

We have made no examination as to special assessments or conflicts.

INTEGRITY TITLE COMPANY LLC

Kristine Binford
Abstractor

LIMITATION OF LIABILITY: THE LIABILITY OF EITHER PARTY WITH RESPECT TO THIS INFORMATION OR ANY ACT IN CONNECTION HEREWITH WHETHER IN CONTRACT, TORT, OR OTHERWISE, SHALL NOT EXCEED THE PRICE OF THE SERVICES OR PRODUCTS SOLD HEREUNDER OR THE PRICE OF THAT PORTION OF SUCH SERVICES OR PRODUCTS ON WHICH LIABILITY IS ASSERTED. INTEGRITY TITLE COMPANY LLC MAKES NO WARRANTY WHATSOEVER, EXPRESS, IMPLIED OR STATUTORY, AS TO THE QUALITY, FITNESS, SUITABILITY, CONFORMITY, OR MERCHANTABILITY OF THE SERVICES OR PRODUCTS SOLD.