



Fidelity National Title
Insurance Company

Fidelity National Title Insurance Company
13101 Northwest Freeway, Ste 100
Houston, TX 77040
Phone 713-292-5888]

CITY PLANNING LETTER

GF No.: 5225001942

Effective Date: September 9, 2018
Updated 09/13/2018

PROPERTY

Legal Description:

All that certain tract or parcel containing 4.5234 acres of land out of that certain call 5.7244 acre tract of land comprised of all of Lots 10 and 11, each in Bell Mead, an unrecorded subdivision situated in the G.W. Childress Survey, A-217, in Harris County Texas, said 5.7244 acre tract being the same tract of land as described in a deed filed for record under Harris County Clerk's File No. N-471474, said 4.5234 acre tract of land being more particularly described by metes and bounds attached hereto:

Based on a search of the Public Records of the County of Harris County, Texas the last instrument purporting to convey title to the land described above was:

SONA DEVELOPMENT LLC, a Texas limited liability company, by virtue of Deed recorded under Harris County Clerk's File No. 20160106055.

This report hereby reports that the instruments listed below have been filed for record in the office of the County Clerk of HARRIS, County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

Those recorded in Volume 3150, Page 679 and Volume 3164, Page 551 both of the Deed Records of Harris County, Texas.

EASEMENTS:

An easement along the south property line, granted to Houston Lighting and Power Company, as set out in instrument recorded in Volume 2927, Page 460 of the Deed Records of Harris County, Texas.

Pipeline Easement 30 feet in width along the northwest property line as set out in instrument recorded in Volume 7196, Page 174 of the Deed Records of Harris County, Texas. (C709880)

On-site Sewage Facility recorded under Harris County Clerk's File No. S920190.

MINERALS:

Interest in and to all coal, lignite, oil, gas and other minerals and rights contained in instrument recorded in Volume 2944, Page 631 Deed Records of Harris County, Texas.

LIENS:

None of Record

This report is issued for the use of and shall inure to the benefit of Everything In Christ Surveying Co and is issued in consideration of \$54.13 paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital status or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Fidelity National Title Insurance Company

BY: 

EIC SURVEYING COMPANY

12345 Jones Road, Suite 270
Houston, TX 77070
281-955-2772 • Fax 281-955-6678
www.eicsurveying.com • eic@eicsurveying.com

FIRM NO. 100334-00

All that certain tract or parcel containing 4.5234 acres of land out of that certain call 5.7244 acre tract of land comprised of all of Lots 10 and 11, each in Bell Mead, an unrecorded subdivision situated in the G. W. Childress Survey, A-217 in Harris County, Texas, said 5.7244 acre tract being that same tract of land as described in a deed filed for record under Harris County Clerk's File No. N-471474, said 4.5234 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod (found) marking the intersection of the West right-of-way line of Van Buren Street with the South right-of-way line of Gilder Road, (both 60.00 feet in width), same point marking the Northeast corner of that certain call 4.84532 acre tract of land comprised of Lots 12 and 13 in said Bell Mead as described in a deed filed for record under Harris County Clerk's File No. H-102523 and the Northeast corner of said Lot 13;

THENCE S 87°37'33" W, (call S 89°22'19" W), along the South right-of-way line of said Gilder Road and the North line of said 4.84532 acre tract of land, passing at 300.00 feet the Northwest corner of said Lot 13 and the Northeast corner of said Lot 12, a total distance of 600.00 feet to a 5/8" iron rod with EIC cap (set) marking the Northwest corner of said Lot 12, the Northwest corner of said 4.84532 acre tract of land, the Northeast corner of said Lot 1, the Northeast corner of said 5.7244 acre tract of land and the Northeast corner and POINT OF BEGINNING of the herein described 4.5234 acre tract of land;

THENCE S 02°22'27" E, (call S 00°37'41" E), a distance of 351.77 feet along the common line of said Lot 10, said Lot 12, said 4.84532 acre and said 5.7244 acre tracts of land to a 1/2" iron rod (found) in the North line of Lot 19 in said Bell Mead and the North line of that certain call 1.048 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. K-279122 marking the Southwest corner of said 4.84532 acre tract of land, the Southwest corner of said Lot 11, the Southeast corner of said Lot 11, the Southeast corner of said 5.7244 acre tract of land and the Southeast corner of the herein described 4.5234 acre tract of land;

THENCE S 87°37'32" W, (call S 89°22'19" W), along the common line of said Lot 11, said Lot 19, said 1.048 acre and said 5.7244 acre tracts of land, passing at 49.95 feet the Northwest corner of said Lot 19, the Northwest corner of said 1.048 acre tract of land, the Northeast corner of that certain call 2.6245 acre tract of land comprised of Lot 20 in said Bell Mead as described in a deed filed for record under Harris County Clerk's File No. V-363040, from this point a 1-1/2" iron pipe (found) bears S 55°27'40" W, 0.56 feet, and passing at 299.72 feet the Southwest corner of said Lot 11 and the Southeast corner of said Lot 10, a total distance of 345.00 feet to a 5/8" iron rod with EIC cap (set) marking the Southeast corner of that certain call 1.200 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. 20100347288 and the Southerly-Southwest corner of the herein described 4.5234 acre tract of land;

THENCE N 22°07'24" E, (call N 22°15'24" E), a distance of 31.62 feet along the east line of said 1.200 acre tract of land to a 5/8" iron rod with Benchmark Eng. Cap (found) marking the Northeast corner of said 1.200 acre tract of land and an interior corner of the herein described 4.5234 acre tract of land;

THENCE N 65°35'17" W, (call N 65°27'21" W), a distance of 356.12 feet along the North line of said 1.200 acre tract of land to a "V" in concrete (found) in the Southeast right-of-way line of F. M. 1960, (100.00 feet in width), the Northwest line of said Lot 10 and the Northwest line of said 5.7244 acre tract of land marking the Northwest corner of said 1.200 acre tract of land and the Westerly-Southwest corner of the herein described 4.5234 acre tract of land;

THENCE N 42°27'23" E, (call N 44°12'10" E), a distance of 383.85 feet along the Southeast right-of-way line of said F. M. 1960, the Northwest line of said Lot 10 and the Northwest line of said 5.7244 acre tract of land to a 5/8" iron rod with EIC cap (set) marking the intersection of the Southeast right-of-way line of said F. M. 1960 with the South right-of-way line of said Gilder Road, the Northwest corner of said Lot 10, the Northwest corner of said 5.7244 acre tract of land and the Northwest corner of the herein described 4.5234 acre tract of land, same point being in a curve to the left having a radius of 389.61 feet;

THENCE Southeasterly along the South right-of-way line of said Gilder Road, the North line of said Lot 10 and the North line of said 5.7244 acre tract of land, with said curve to the left passing at an arc distance of 224.29 feet the Northeast corner of said Lot 10 and the Northwest corner of said Lot 11, continuing through a central angle of 44°49'25", a chord bearing and distance of S 69°57'49" E, 297.09 feet, an arc distance of 304.80 feet, (call 304.85 feet), to a 5/8" iron rod with EIC cap (set) marking a point of tangency;

THENCE N 87°37'33" E, (call N 89°22'19" E), a distance of 101.06 feet along the South right-of-way line of said Gilder Road, the North line of said Lot 11 and the North line of said 5.7244 acre tract of land to the POINT OF BEGINNING and containing 4.5234 acres of land.

Surveyed on the ground March 2, 2016.
Job No. 16-72-02. (See corresponding plat)
The basis of bearing is S 72°30'27" W from RM 150180 toward RM 150185.

Land Boundary • Topographic Surveying
A Division of Everything in Civil Services, Inc.

