

***Charter Title Company***

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**CITY PLANNING SEARCH REPORT**

April 15, 2019

City of Houston Planning Commission

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records HARRIS County, Texas, as of April 15, 2019 insofar as they pertain to:

See Exhibit "A" Attached hereto

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

606 Dennis, L.L.C., a Texas limited liability company

EASEMENTS AND OTHER ENCUMBRANCES:

None of Record.

RESTRICTIONS: None of Record.

LIENS:

Deed of Trust executed by 606 Dennis, L.L.C., a Texas limited liability company to Joe West, Trustee, dated April 12, 2019, filed April 15, 2019, recorded in/under County Clerk's File No. RP-2019-150060 of the Real Property Records of HARRIS County, Texas, securing CommunityBank of Texas, N.A. in the payment of one note in the principal sum of Seven Million Two Hundred Seventy Nine Thousand Seven Hundred Fourteen and 00/100 (\$7,279,714.00), due and payable and bearing interest as therein provided; said Note being additionally secured by a Vendor's Lien retained in Deed, executed by H. A. Franz & Co., aa Texas corporation, and Tanna Henshaw, Trustee of the Tanna Henshaw Exempt Trust, James Sevey Henshaw II, Trustee of the James Sevey Henshaw II Exempt Trust, and Tanna M. Henshaw and James Sevey Henshaw II, Independent Co-Executors and Co-Trustees of the Estate and under the Will of James Sevey Henshaw, Deceased to 606 Dennis, L.L.C., a Texas limited liability company, dated April 12, 2019, filed April 15, 2019, recorded in/under County Clerk's File No. RP-2019-150058 and RP-2019-150059, respectively of the Real Property Records of HARRIS County, Texas;

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

This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by:  
Charter Title Company

By:   
David Brandt

## Exhibit A

### Legal Description

#### TRACT 1:

A TRACT OR PARCEL CONTAINING 0.2296 ACRES OR 10,001 SQUARE FEET OF LAND SITUATED IN THE OBEDIENCE SMITH SURVEY, ABSTRACT NO. 696, HARRIS COUNTY, TEXAS, BEING ALL OF LOTS 3 AND 4 OF THE FAIR GROUND ADDITION, MAP OR PLAT THEREOF RECORDED UNDER VOL. 55, PG. 222, OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), CONVEYED TO H.A. FRANZ & CO., AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. E421490, WITH SAID 0.2296 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

**COMMENCING** AT A CUT "X" IN CONCRETE, SET AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF DENNIS STREET (50 FEET WIDE) AS RECORDED UNDER VOL. 55, PG. 222, H.C.D.R., AND THE SOUTHEAST R.O.W. LINE OF SMITH STREET (80 FEET WIDE) AS RECORDED UNDER VOL. 55, PG. 222, H.C.D.R., AS ESTABLISHED BY THE CITY OF HOUSTON DOWNTOWN CENTERLINE REFERENCE SYSTEM REVITALIZATION LINES, GFS NO. N-0645-04-03, FOR THE NORTH CORNER OF SAID LOT 8, AND OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 57 DEG. 08 MIN. 23 SEC. EAST, ALONG THE SOUTHWEST R.O.W. OF SAID DENNIS STREET, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING** MARKING THE NORTHWEST CORNER OF SAID LOT 4 AND OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 57 DEG. 08 MIN. 23 SEC. EAST, CONTINUING ALONG THE SOUTHWEST R.O.W. OF SAID DENNIS STREET, A DISTANCE OF 100.00 FEET TO A CUT "X" IN CONCRETE FOUND AT THE INTERSECTION OF SOUTHWEST R.O.W. LINE OF SAID DENNIS STREET AND THE NORTHWEST R.O.W. LINE OF LOUISIANA STREET (80' R.O.W.) AS RECORDED UNDER VOL. 55, PG. 222, H.C.D.R. MARKING THE NORTHEAST CORNER OF SAID LOT 4 AND OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 32 DEG. 52 MIN. 00 SEC. WEST, ALONG THE NORTHWEST R.O.W. LINE OF SAID LOUISIANA STREET, A DISTANCE OF 100.00 FEET TO A CAPPED 5/8 INCH ROD STAMPED "WINDROSE" SET MARKING THE SOUTHEAST CORNER OF SAID LOT 3, THE NORTHEAST CORNER OF LOT 2 OF SAID BLOCK 32, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 57 DEG. 08 MIN. 23 SEC. WEST, ALONG THE COMMON LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 100.01 FEET TO A MAG NAIL SET FOR THE COMMON CORNER OF SAID LOTS 2, 3, 9 AND 10, AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, ALONG THE WEST LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.2296 ACRES OR 10,001 SQUARE FEET OF LAND, **TOGETHER WITH**

A TRACT OR PARCEL CONTAINING 0.2296 ACRES OR 10,000 SQUARE FEET OF LAND SITUATED IN THE OBEDIENCE SMITH SURVEY, ABSTRACT NO. 696, HARRIS COUNTY, TEXAS, BEING A PORTION OF LOTS 5 AND 6 OF BLOCK 32, THE FAIR GROUND ADDITION, MAP OR PLAT THEREOF RECORDED UNDER VOL. 55, PG. 222 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.) CONVEYED TO H.A. FRANZ & CO., AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NOS. C731777, E421491, AND ALL OF LOT 10 OF SAID BLOCK 32, CONVEYED TO H.A. FRANZ & CO., AS RECORDED UNDER H.C.C.F. NO. 20080492910, WITH SAID 0.2296 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL

ZONE (NAD 83):

**BEGINNING** AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTHEAST R.O.W. LINE OF DREW STREET (50 FEET WIDE) AS RECORDED UNDER VOL. 55, PG. 222, H.C.D.R., AS ESTABLISHED BY THE CITY OF HOUSTON DOWNTOWN CENTERLINE REFERENCE SYSTEM REVITALIZATION LINES, GFS NO. N-0645-04-03, MARKING THE SOUTH CORNER OF A CALLED 5,000 SQ. FT. TRACT OF LAND, CONVEYED TO BHUPENRALAL D. PATEL ET AL, AS RECORDED UNDER H.C.C.F. NO. N115534, AND THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, LEAVING SADI NORTHEAST R.O.W. LINE AND ALONG THE EAST LINE OF SAID 5,000 SQ. FT. TRACT OF LAND, A DISTANCE OF 100.00 FEET TO A POINT ON THE COMMON LINE OF LOTS 6 AND 7 OF SAID THE FAIR GROUND ADDITION, MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 57 DEG. 08 MIN. 23 SEC. EAST, ALONG THE SAID COMMON LINE A DISTANCE OF 100.00 FEET TO A MAG NAIL SET FOR THE COMMON CORNER OF LOTS 2, 3, 9 AND 10, OF SAID THE FAIR GROUND ADDITION MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 32 DEG. 52 MIN. 00 SEC. WEST, ALONG THE COMMON LINE OF SAID LOTS 2 AND 10, OF SAID BLOCK 32, A DISTANCE OF 100.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTHEAST R.O.W. LINE OF SAID DREW STREET MARKING FOR THE SOUTHWEST CORNER OF SAID LOT 1, AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 57 DEG. 08 MIN. 23 SEC. WEST, ALONG THE NORTHEAST R.O.W. LINE OF SAID DREW STREET, A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.2296 ACRES OR 10,000 SQUARE FEET OF LAND.

**TRACT 2:**

A TRACT OR PARCEL CONTAINING 0.3444 ACRES OR 15,000 SQUARE FEET OF LAND SITUATED IN THE OBEDIENCE SMITH SURVEY, ABSTRACT NO. 696, HARRIS COUNTY, TEXAS, BEING ALL OF LOTS 7, 8 AND 9 OF THE FAIR GROUND ADDITION, MAP OR PLAT THEREOF RECORDED UNDER VOL. 55, PG. 222, OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), CONVEYED TO JAMES SEVEY HENSHAW ET AL, AS RECORDED UNDER H.C.C.F. NOS. Z326868, Z326869, AND Z326871, Z326866, Z326866, AND Z326867, WITH SAID 0.3444 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

**BEGINNING** AT A CUT "X" IN CONCRETE, SET AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF DENNIS STREET (50 FEET WIDE) AS RECORDED UNDER VOL. 55, PG. 222, H.C.D.R., AND THE SOUTHEAST R.O.W. LINE OF SMITH STREET (80 FEET WIDE) AS RECORDED UNDER VOL. 55, PG. 222, H.C.D.R., AS ESTABLISHED BY THE CITY OF HOUSTON DOWNTOWN CENTERLINE REFERENCE SYSTEM REVITALIZATION LINES, GFS NO. N-0645-04-03, MARKING THE NORTH CORNER OF SAID LOT 8, AND OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 57 DEG. 08 MIN. 23 SEC. EAST, ALONG THE SOUTHWEST R.O.W. OF SAID DENNIS STREET, A DISTANCE OF 150.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE NORTHWEST CORNER OF LOT 4 BLOCK 32, CONVEYED TO H.A. FRANZ & CO., AS RECORDED UNDER H.C.C.F. NO. E421490, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 32 DEG. 52 MIN. 00 SEC. WEST, LEAVING SAID SOUTHWEST R.O.W. LINE AND ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 100.00 FEET TO A MAG NAIL SET FOR THE SOUTHWEST CORNER OF LOT 3 BLOCK 32, CONVEYED TO H.A. FRANZ & CO., AS

RECORDED UNDER H.C.C.F. NO. E421490, MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 57 DEG. 08 MIN. 23 SEC. WEST, ALONG THE SOUTH LINE OF SAID LOTS 7 AND 9, A DISTANCE OF 150.00 FEET TO A CUT "X" IN CONCRETE SET ON THE SOUTHEAST R.O.W. LINE OF SAID SMITH STREET, MARKING THE SOUTHWEST CORNER OF SAID LOT 7, THE NORTHWEST CORNER OF SAID LOT 6, AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, ALONG THE SOUTHEAST R.O.W. LINE OF SAID SMITH STREET, A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.3444 ACRES OR 15,000 SQUARE FEET OF LAND.