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CITY PLANNING LETTER

GF Number: 2019-06-0035

Date: July 02, 2019

**To: Mr. Zach Clark
Civil-Surv Land Surveying, L.C.
10590 Westoffice Drive
Suite 100
Houston, Texas 77042**

Title Houston Holdings (Title Company) certifies that a diligent search of the real property records of Title Houston Holdings title plant has been made, as to the herein described property, and as of 8:00 AM on the **2nd day of July, 2019**, we find the following:

Property Description:

Being a tract of land containing 0.4157 acre, located in the John Austin Survey, Abstract 1, in Harris County, Texas; Said 0.4157 acre tract being all of Lots 1 and 2 and parts of Lots 11 and 12, Block 22, S.F. Noble Addition, a subdivision recorded in Volume 5, Page 69, of the Harris County Deed Records (H.C.D.R.), same being all of a called 0.42 acre tract of land recorded in the name of Grenader Equipment Co., LLC in Harris County Clerks File (H.C.C.F.) Number RP-2018-90206; Said 0.4157 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 3/4-inch iron pipe found at the southwest corner of said Lot 1, same being the southwest corner of said 0.42 acre tract at the northeast intersection of Nance Street (sixty feet wide per Volume 5, Page 69, of the H.C.D.R.) and Hardy Street (width varies) for the southwest corner of the herein described tract;

THENCE, North 02° 18' 13" West, with the west lines of said Lots 1 and 2, same being the west line of said 0.42 acre tract and the east Right-of-Way (R.O.W.) line of said Hardy Street, a distance of 100.00 feet to a 5/8-inch capped iron rod set at the northwest corner of said Lot 2, same being the northwest corner of said 0.42 acre tract and the southwest corner of Lot 3 of said Block 22 for the northwest corner of the herein described tract;

THENCE, North 87° 41' 47" East, with the north lines of said Lots 2 and 11, same being the north line of said 0.42 acre tract, and with the south lines of said Lot 3 and Lot 10 of said Block 22, a distance of 186.46 feet to an "X" cut set in concrete at the northeast corner of said 0.42 acre tract on the west R.O.W. line of Elysian Street (width varies) for the northeast corner of the herein described tract;

THENCE, through and across said Lots 11 and 12 and with the east lines of said 0.42 acre tract and the west R.O.W. line of said Elysian Street the following two (2) courses:

1. 8.93 feet along the arc of a curve to the left, having a radius of 4,555.00 feet, a central angle of 00° 06' 44", and a chord that bears South 03° 53' 40" West, a distance of 8.93 feet to a 5/8-inch capped iron rod set for a point of tangency;
2. South 03° 50' 18" West, a distance of 91.65 feet to a 5/8-inch capped iron rod set on the south line of said Lot 12 at the northwest intersection of said Elysian Street and said Nance Street being the southeast corner of said 0.42 acre tract and the herein described tract;

THENCE, South 87° 41' 47" West, with the south lines of said Lot 12 and said Lot 1, same being the south line of said 0.42 acre tract and with the north R.O.W. line of said Nance Street, a distance of 175.69 feet to the **POINT OF BEGINNING** and containing 0.4157 acre of land.

Owner(s) of Record: Grenader Equipment Co., a Texas general partnership

Deed Restrictions: None filed of record

Easements and other encumbrances: None filed of record

Lien Holder(s) None filed of record

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 used for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Title Houston Holdings, 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 the Title Company does not intend to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor a 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. Title Houston Holdings assumes no liability whatsoever for the accuracy of this report or for any omissions or errors with respect hereto. You agree to release, indemnify, and hold harmless Title Houston Holdings of any negligence by them (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.

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transaction, it is to facilitate preparation of the necessary instruments, to point out curative requirements (if any) and to show the results of the company's title search (upon which on the company may rely).

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Title Houston Holdings

Jane Dooley-Fast

Jane Dooley-Fast
Title Examiner