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## CITY PLANNING LETTER

**GF Number: 2019-07-0010**

**Date: July 11, 2019**

**To:** City of Houston Planning Commission  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, Texas 77002

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 **11<sup>th</sup> day of July 2019**, we find the following:

### Property Description:

Being a tract of land containing 2.017 acres, located in the John Austin Survey, Abstract 1, in Harris County, Texas; Said 2.017 acre tract being all of a called 2.019 acre tract of land recorded in the name of NFB Rentals, in Harris County Clerk's File Number (H.C.C.F. No.) W482748, same incorporating Lots 1-10, Block 3, of the Richey Addition as recorded in Volume 1, Page 550, of the Harris County Deed Records (H.C.D.R.) and Lots 1-8, Block 3, of the McKee Addition and an abandoned stretch of Chapman Street (also known as St. Charles Street) transferred from the City of Houston in Volume 1399, Page 207, of the H.C.D.R.; Said 2.017 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 building corner being the northeast corner of Lot 4 of said McKee Addition at the southwest intersection of McKee Street (sixty feet wide) and Nance Street (fifty feet wide) for the northeast corner of the herein described tract;

**THENCE**, South 02° 21' 33" East, with the line common to Lot 4 and Lot 5 of said McKee Addition and the west Right-of-Way (R.O.W.) line of said McKee Street, a distance of 250.00 feet to an 5/8-inch capped iron rod set at the southeast corner of said Lot 5 and being the northwest intersection of said McKee Street and Sterrett Street (fifty feet wide) for the southeast corner of the herein described tract;

**THENCE**, South 87° 38' 27" West, with the line common to Block 3 of said McKee Addition, Block 3 of said Richey Addition, the southerly terminus of said St. Charles Street and the north R.O.W. line of said Sterrett Street, a distance of 291.71 feet (called 291.00 feet) to an "X" cut set in concrete at the southwest corner of Lot 10 of said Richey Addition and the southeast corner of Lot 1 of said Richey Addition for the most southerly southwest corner of the herein described tract, from which a building corner found at the southwest corner of Lot 1 of said Richey Addition at the northeast intersection of said Sterrett Street and Williams Street (fifty feet wide) bears South 87° 38' 27" West, a distance of 100.00 feet;

**THENCE**, North 02° 21' 33" West, with the line common to Lots 1 and 10 and Lots 2 and 9 of said Richey Addition, a distance 100.00 feet to a building corner at the northwest corner of said Lot 9, the northeast

corner of said Lot 2, the southwest corner of Lot 8 of said Richey Addition and the southeast corner of Lot 3 of said Richey Addition for an interior westerly corner of the herein described tract;

**THENCE**, South 87° 38' 27" West, with the line common to Lots 2 and 3 of said Richey Addition, a distance 99.44 feet (called 100.00 feet) to a building corner found at the northwest corner of said Lot 2 and the southwest corner of said Lot 3 on the east R.O.W. line of Williams Street for the most westerly southwest corner of the herein described tract;

**THENCE**, North 02° 21' 33" West, with the line common to Block 3 of said Richey Addition and the east R.O.W. line of said Williams Street, a distance 150.00 feet to a 5/8-inch iron rod set at the northwest corner of Lot 5 of said Richey Addition being the southeast intersection of said Williams Street and said Nance Street for the northwest corner of the herein described tract;

**THENCE**, North 87° 38' 27" East, with the line common to Block 3 of said Richey Addition, Block 3 of said McKee Addition, the southerly terminus of said St. Charles Street and the south R.O.W. line of said Nance Street, a distance 391.14 (called 391.00 feet) to the **POINT OF BEGINNING** and containing 2.017 acres of land.

**Owner(s) of Record: NFB Rentals, LTD., a Texas limited partnership**

By virtue of Special Warranty Deed dated February 26, 2003, recorded under County Clerk's No. W482748 and corrected under County Clerk's File No. 20100261587.

**Deed Restrictions:**

None of record.

**Easements and other encumbrances:**

None of record.

**Lien Holder(s)**

None 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.

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.

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None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the company, as to the status of title. If a title defect or encumbrance should exist which is not disclosed herein, the company shall not be liable by reason of furnishing the report or for any verbal statements related thereto. The company shall not be liable for any title defect unless a title insurance policy is issued insuring against such defect. The applicable premium paid and the company's liability shall exist only under the terms of its policy (as prescribed by the state board of insurance) and is measured and limited thereby.

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**Title Houston Holdings**

V. ANDREEV

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**Vladimir Andreev**  
**Title Examiner**