



# Integrity Title Company, LLC

## **CITY PLANNING LETTER**

October 21, 2019  
Effective Date: October 10, 2019

Job No. 1829437A  
Ref: 2902 W 12<sup>th</sup> St & 1247 Ella

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:

Being 4.5702 acres of land out of the John Reinerman Survey, A-642 Houston, Harris County, Texas and being all that certain 0.9453 acres (called tract two) described in a deed dated 02-14-1990 from Naomi Elizabeth January, Naomi Lurlyn Fleming and Durwood Fleming, Co-trustees to 1300 Ella Ltd., filed in the Official Public Records of Real Property of Harris County, Texas at Clerk's File No. M515839, Film Code No. 169-67-1362 and all that certain 3.63 acre tract of land described in a deed dated 05-31-1996 from Global Services, Inc. to 1300 Ella, Ltd. filed in the Official Public Records of Real Property of Harris County, Texas, at Clerk's File No. R960078, Film Code No. 508-66-1005.

**We find the record title to be apparently in:**

**ELLA W. 12<sup>TH</sup>, LTD**

By virtue of that certain Special Warranty Deed dated May 3, 2007 from 1300 Ella, Ltd and recorded under Harris County Clerk's File Number 20070275944.

**Subject to the following liens:**

Deed of Trust and Security Agreement made payable to Sun Life Assurance Company of Canada dated May 30, 2007 and recorded under Harris County Clerk's File Number 20070328581.

Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing made payable to Standard Insurance Company dated May 18, 2012 and recorded under Harris County Clerk's File Number 20120238028.

\*Abstractor's Note: File No. 20070328581 is passed maturity date but no release is found filed of record.

**Subject to the following easements and encumbrances:**

None found of record.

**Subject to the following restrictions:**

Restrictions per Volume 53, Page 39 of the Harris County Map Records.

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

**INTEGRITY TITLE COMPANY LLC**



Chris Layne  
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. COURTHOUSE SPECIALISTS (SELLER) MAKES NO WARRANTY WHATSOEVER, EXPRESS, IMPLIED OR STATUTORY, AS TO THE QUALITY, FITNESS, SUITABILITY, CONFORMITY, OR MERCHANTABILITY OF THE SERVICES OR PRODUCTS SOLD. IF THE TRANSACTION IN QUESTION IS ARISING FROM OR RELATED TO AN AUCTION OR FORECLOSURE, INCLUDING WITHOUT LIMITATION A TAX AUCTION, HOA AUCTION OR SIMILAR AUCTION PROCEEDING, THE BUYER TAKES THE PROPERTY SUBJECT TO ALL LIENS, ENCUMBRANCES AND OTHER MATTERS OF RECORD WHETHER OR NOT REFLECTED ON THE CERTIFICATE.