



CITY PLANNING LETTER

GF NO: 2002650-500PR

EXAMINER NAME: DENISE MALDONADO

DATE OF EXAM: February 24, 2020

CERTIFICATION DATE: February 16, 2020

Examination is subject to claims of present occupants, discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes.

RECORD TITLE:

James E. Hopkins

TITLE BY VIRTUE OF:

Warranty Deed recorded under Harris County Clerk's File No(s). RP-2019-240388, of the Official Public Records.

DESCRIPTION OF PROPERTY:

Lot 15, in Block 22, of HIGHLAND HEIGHTS ANNEX, NO. 4, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 8, Page 20, of the Map Records of Harris County, Texas..

LIENS:

Vendor's Lien retained in Deed dated May 31, 2019, filed on June 07, 2019, executed by Rodriguez Brothers Properties, LLC, a Texas limited liability company, to James E. Hopkins, filed under Clerk's File No. RP-2019-240388, Official Public Records of Harris County, Texas, securing the payment of one note of even date therewith in the sum of \$203,700.00, payable to the order of EPC Ventures, Inc., and being additionally secured by Deed of Trust dated May 31, 2019, to Charles H. Mansour, Trustee(s); said Deed of Trust filed for record in the office of the County Clerk of Harris County, Texas filed on June 07, 2019, under Clerk's File No. RP-2019-240389, Official Public Records of Harris County, Texas.

Additionally secured by assignment of leases and rent(al)s, as set forth in instrument recorded under Harris County Clerk's File No. RP-2019-240390, of the Official Public Records.

Said lien secured by Collateral Assignment of Note and Liens (Security Agreement), executed by EPC Ventures, Inc., as debtor, to Central Bank, a state banking association, as secured party, dated May 31, 2019, filed for record on July 11, 2019, as set forth in instrument recorded under Harris County Clerk's File No. RP-2019-297834, of the Official Public Records.

NAMES SEARCHED:

Jamie E. Hopkins-nothing found of record

(~3511 Mansfield St.~)

NOTE: THIS REPORT IS NOT A GUARANTY OF TITLE AND HOLDS NO LIABILITY OUTSIDE OF THE COST OF THE PRODUCT. TEXAS TITLE DOES NOT WARRANT THE INFORMATION AND SHALL BE HELD HARMLESS IN CASE OF ANY LOSS OR DAMAGE ARISING FROM SAID INFORMATION.