



Chicago Title of Texas, LLC
1225 North Loop West, Suite 420
Houston, TX 77008

CITY PLANNING LETTER

GF#: CTTCS20002812

Through an effective date of:
May 17, 2020

Property

Address: CTT20721139
City/State/Zip Code: Houston, Texas 77040
Legal Description:

Lot 6, Block 47, of Meineke Addition, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 855, Page 39, of the Deed Records of Harris County, Texas.

Metes and Bounds:

Based on a search of the Public Records of the County of Harris County, Texas the last instrument purporting to convey title to the land described above was:

RALLIS, LLC, a Texas limited liability company, by virtue of Deeds recorded under Harris County Clerk's File No. RP-2020-209399.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Harris County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

None of Record

LIENS:

Vendor's Lien retained in Deed, executed by NC Evergreen Development, LLC, a Texas limited liability company to Rallis, LLC, a Texas limited liability company, dated May 15, 2020, filed May 18, 2020, recorded in/under Clerk's File No. RP-2020-209399 of the Real Property Records of Harris County, Texas, securing in the payment of one note in the principal sum of Amount Not Shown, due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to Jason I. Ginsburg, Trustee, recorded in/under Deed of Trust Clerk's File No. RP-2020-209400 of the Real Property



CITY PLANNING LETTER

(Continued)

Records of Harris County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

This report is issued for the use of and shall inure to the benefit of **Rallis LLC** and is issued in consideration of **\$324.75** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Chicago Title of Texas, LLC

By: Steve Barela



WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EFFECTIVE DATE: May 15, 2020

GRANTOR: NC EVERGREEN DEVELOPMENT, LLC., a Texas limited liability company

GRANTEE: RALLIS, LLC, a Texas limited liability company

GRANTEE'S MAILING ADDRESS: 2802 Westerland Drive, Houston, Texas 77063

CONSIDERATION: The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, together with the execution and delivery by Grantee of one certain promissory note of even date herewith in the principal amount recited therein, payable to the order of Grantor, as therein provided, the payment of which promissory note is secured by the vendor's lien and superior title retained herein and is additionally secured by a deed of trust of even date therewith to JASON I. GINSBURG, TRUSTEE.

PROPERTY (including improvements): Lot Six (6), Block Forty-seven (47), of MEINEKE ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 855, Page 39, of the Deed Records of Harris County, Texas.

EXCEPTIONS TO WARRANTY: Any easements, whether of record or not; any claims by the City of Houston; any claims by any persons presently utilizing a sewer line which is situated on the Property; and ad valorem taxes for 2020, the payment of which has been prorated and assumed by Grantee.

Grantor, for the Consideration and subject to the Exceptions to Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging. To have and hold the Property unto Grantee, and Grantee's successors and assigns, forever. Grantor hereby binds Grantor, and Grantor's successors, to warrant and forever defend all and singular the title to the Property to Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Warranty.


CHICAGO TITLE
GINSBURG GF #: 721139

RP-2020-209399

The vendor's lien against and superior title to the Property are retained until the promissory note described above is fully paid according to its terms, at which time this deed shall become absolute.

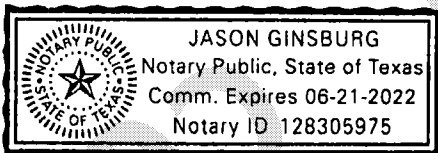
It is expressly agreed that Grantor makes no warranty, either expressed or implied, as to the physical condition of the Property or the Property's suitability for any particular purpose. The Property is sold and conveyed in its present condition, "as is", "where is", and "with all faults".


NC EVERGREEN DEVELOPMENT, LLC., a
Texas limited liability company

By: 
Name: MIGUEL R. SALOMON
Title: Director

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the 15TH day of May, 2020, by MIGUEL R. SALOMON as the Director of NC EVERGREEN DEVELOPMENT, LLC., a Texas limited liability company, on behalf of said limited liability company.




Notary Public, State of Texas

**WHEN RECORDED RETURN TO:
CHICAGO TITLE
6575 WEST LOOP SOUTH, SUITE 150
BELLAIRE, TEXAS 77401**

RP-2020-209399

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05/18/2020 03:34 PM

e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY

DIANE TRAUTMAN
COUNTY CLERK

Fees \$22.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS