

Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002
(713) 222-6060

CITY PLANNING SEARCH REPORT

July 22, 2020

City of Houston Planning Commission
611 Walker Street, 6th Floor
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records HARRIS County, Texas, as of July 13, 2020 insofar as they pertain to:

Being a tract of land situated in the Samuel M. Williams 4428.4 acre Survey, Abstract No. 87, Harris County, Texas, same being that tract of land conveyed to Mark Diehl, by deed recorded in Instrument No. 20150410290, Deed Records, Harris County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto:

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

MICHELE A. EMMONS and husband, JASON E. MADRID

EASEMENTS AND OTHER ENCUMBRANCES:

Storm sewer easement(s) as set forth and defined by instrument(s) recorded in Volume 1915, Page 739 of the Deed Records of Harris County, Texas.

RESTRICTIONS:

None of Record.

LIENS:

Deed of Trust dated September 16, 2016, filed on September 2, 2016 recorded under Harris County Clerk's File No. RP-2016-396617, executed by Michele A. Emmons and Jason E. Madrid, wife and husband to Malcolm D. Gibson, Trustee, securing the payment of one note in the amount of \$328,925.00, payable to the order of Mortgage Electronic Registration Systems, Inc., (MERS) as nominee for CrossCountry Mortgage,

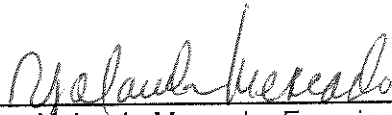
No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by:
Charter Title Company

BY:


Yolanda Mercado, Examiner

July 22, 2020

Exhibit "A"

Being a tract of land situated in the Samuel M. Williams 4428.4 acre Survey, Abstract No. 87, Harris County, Texas, same being that tract of land conveyed to Mark Diehl, by deed recorded in Instrument No. 20150410290, Deed Records, Harris County, Texas, and being more particularly described as follows:

BEGINNING at a "X" found in concrete for corner, said corner being the Southwest corner of that tract of land conveyed to Lois M. (Judy) Muzyka, by deed recorded in Clerk's File No. H058590, Deed Records, Harris County, Texas, and in the North line of Park Drive (50 foot right-of-way);

THENCE North 70 degrees 58 minutes 00 seconds West, along said North line of Park Drive, a distance of 72.00 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to Thien T. Pham and spouse, Xuan L. Pham, by deed recorded in Clerk's File No. M772383, Deed Records, Harris County, Texas;

THENCE North 35 degrees 22 minutes 00 seconds East, along the East line of said Pham tract, a distance of 125.03 feet to a point for corner, said corner being on the East line of that tract of land conveyed to Alfredo Moreno and Idalia Moreno, by deed recorded in Clerk's File X823887, Deed Records, Harris County, Texas, and the Southwest corner of that tract of land conveyed to Hollis Dean Williams and wife, Teresa Lane Williams, by deed recorded in Clerk's File No. L669858, Deed Records, Harris County, Texas, from which a 1/2 inch iron rod found on-line bears South 70 degrees 58 minutes 00 seconds East, a distance of 0.56 feet;

THENCE South 70 degrees 58 minutes 00 seconds East, along the South line of said Williams tract, a distance of 35.27 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Muzyka tract;

THENCE South 18 degrees 17 minutes 00 seconds West, along the West line of said Muzyka tract, a distance of 120.00 feet to the POINT OF BEGINNING, and containing 6,436 square feet or 0.15 acres of land.

**NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE
ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT**