

Charter Title Company

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

CITY PLANNING SEARCH REPORT

August 25, 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 FORT HARRIS County, Texas, as of August 19, 2020 insofar as they pertain to:

Tract 1:

0.805 acres of land, more or less, being all of the Reserved for Commercial Area in Block 16 of the Re-Plat of Section 1, Eastridge Terrace Subdivision, Harris County, Texas, according to the map or plat thereof recorded in Volume 48, at Page 67 of the Map Records of Harris County, Texas.

Tract 2:

5.947 acres of land, more or less, being all of the Reserved for Commercial Area in Block 17 and a portion of Stover Street of the Re-Plat of Section 1, Eastridge Terrace Subdivision, Harris County, Texas, according to the map or plat thereof recorded in Volume 48, at Page 67 of the Map Records of Harris County, Texas.

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

JACK MORSE, TRUSTEE,

EASEMENTS AND OTHER ENCUMBRANCES:

That certain right-of-way easement to Houston Lighting & Power Company recorded in Volume 3126, Page 381, Deed Records of Harris County, Texas.

That certain right-of-way easement to the State of Texas, recorded in Volume 1498, Page 608, Deed Records of Harris County, Texas.

That certain right-of-way easement to Texas Pipeline Company recorded in Volume 1821, Page 721, Deed Records of Harris County, Texas.

That certain mineral lease to Texas Gas Exploration Company recorded in Volume 989, Page 531, Contract Records of Harris County, Texas.

All easement and building set back lines as shown on plat recorded in Volume 48, Page 67 of the Map Records of Harris County, Texas.

RESTRICTIONS:

Restrictions recorded in Volume 48, Page 67 of the Map Records and in Volume 2396, Page 679, Volume 2716, Page 530; Volume 2923, Page 19; Volume 2401, Page 324, Volume 2282, Page 576, Deed Records of Harris County, Texas.

LIENS:

None of Record.

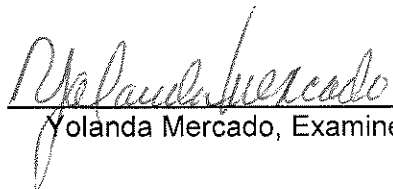
No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

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

August 25, 2020

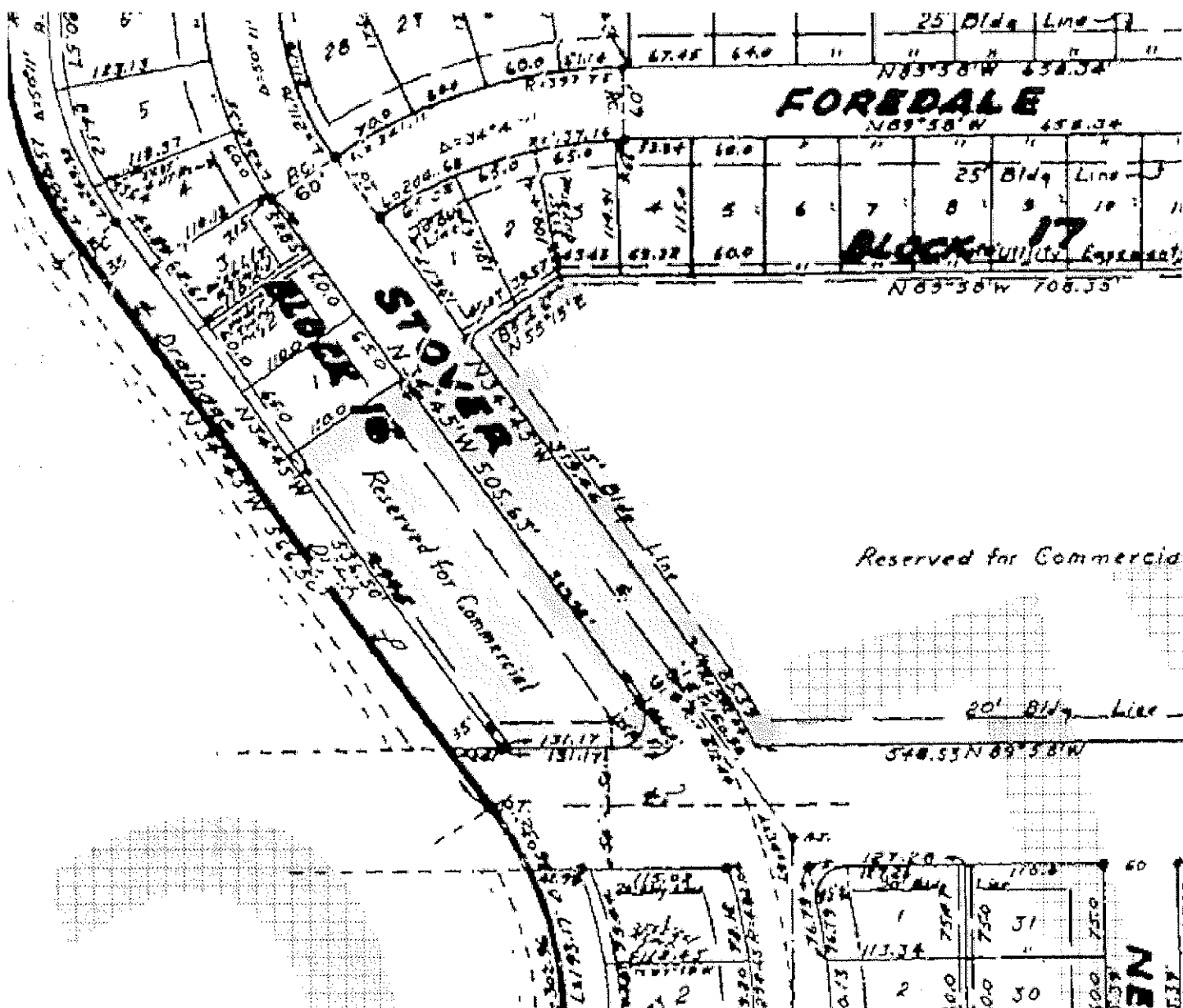
Mercado, Yolanda

From: Jeff Boutte <jeff.boutte@WindroseServices.com>
Sent: Tuesday, August 25, 2020 11:23 AM
To: Mercado, Yolanda
Subject: RE: New CPL Request - 56093-P112177

IMPORTANT NOTICE - This message sourced from an external mail server outside of the Company.

Hi Yolanda – this graphic may be helpful. We also need to pickup the right-of-way between the two reserves... what do you need to be able to do that?

Thanks!!



JEFFREY BOUTTE, PLA
DIRECTOR OF PLANNING | PLATTING DEPT. MANAGER