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## CITY PLANNING LETTER

**GF Number: 2020-06-0031**

**Date: September 10, 2020**

**To: City Planning Department/City of Houston  
4<sup>th</sup> Floor City Hall Annex  
Houston, Texas 77001**

Title Houston Holdings (Title Company) certifies that a diligent search of the real property records of Title Houston Holdings title plant has been made, as to the herein described property, and as of 8:00 AM on the 1st day of September 2020, we find the following:

### Property Description:

**Tract One:** Being a tract of land containing 5.648 acres (246,028 square feet) located in the Luke Moore Survey, Abstract-51, Harris County, Texas; said 5.648 acre tract being all of Lot 2 of Block O of Leeland Park Addition, a subdivision of record in Volume 1a, Page 121 of the Harris County Map Records (H.C.M.R.) and Volume 572, Page 458 of the Harris County Deed Records (H.C.D.R.), said Lot being recorded in the name of Rutco Agency, Inc. in Harris County Clerk's File Number (H.C.C.F. No.) P426551; all of Lots 3, 4, 5 and a portion of Lot 6 of said Block O, recorded in the name of Rutco Agency, Inc. in H.C.C.F. No. M656590, a portion of Lot 7 of said Block O, recorded in the name of Rutco Agency, Inc. in H.C.C.F. No. L580897, all of Lots 8 and 9 of said Block O, recorded in the name of Rutco Agency, Inc. in H.C.C.F. No. L772162; all of Lot 10 of said Block O, recorded in the name of Rutco Agency, Inc. in H.C.C.F. No. R474451; all of Lot 11 of said Block O, recorded in the name of Rutco Agency, Inc. in H.C.C.F. No. V491065; all of Lots 1 and 12 of said Block O, being a called 0.2296 acre tract, recorded in the name of Rutco Agency, Inc. in H.C.C.F. No. 20150383242; a portion of McGowen Avenue recorded in H.C.C.F. No. N113973; all of Lot 1 of Block L of said Leeland Park Addition, recorded in the name of Rutco Agency, Inc. in H.C.C.F. No. T373947; all of Lot 2 of said Block L, recorded in the name of Rutco Agency, Inc. in H.C.C.F. No. L699929; all of Lot 3 of said Block L, recorded in the name of Rutco Agency, Inc. in H.C.C.F. No. L693531; all of Lot 4 of said Block L, recorded in the name of Rutco Agency, Inc. in H.C.C.F. No. L720873; all of Lot 5 of said Block L, recorded in the name of Rutco Agency, Inc. in H.C.C.F. No. G256939; all of Lot 6 of said Block L, recorded in the name of Rutco Agency, Inc. in H.C.C.F. No. G752007; all of Lots 7 and 8 of said Block L recorded in the name of Rutco Agency, Inc. in H.C.C.F. No. F993291; all of Restricted Reserve "A", Block 1 of Wholesale Electric Warehouse, a subdivision of record in Film Code Number (F.C. No.) 614227; a portion of Lots 9, 10, 11 and 12 of said Block L, recorded in the name of Clyde G. Rutland in H.C.C.F. No. E746542; those portions of Bremond Street recorded in H.C.C.F. Nos. E746539, E746541, F993293 and F993296; a portion of Lot 4, all of Lots 5 and 6, and a portion of Lots 7, 8 and 9 of Block I of said Leeland Park Addition, recorded in the name of Rutco Agency Inc. in H.C.C.F. No. F993295, said 5.648 acre tract being more particularly described by metes and bounds as follows (bearings referenced to the Texas Coordinate System of 1983, South Central Zone, per GPS Observations):

Thence, with the northwesterly lines of said Lot 1 and 12, Block O, same being the southeasterly R.O.W. line of Callie Street, North 17 degrees 32 minutes 22 seconds East, a distance of 200.56 feet to a 5/8-inch iron rod with a MSG cap set at the northwest corner of said Lot 12, Block O, at the intersection of the southeasterly R.O.W. line of said Callie Street and the southwesterly R.O.W. line of McGowen Avenue (40 feet wide per said Leeland Park Addition), for an angle point of the herein described tract;

Thence, with the southwest R.O.W. line of said McGowen Avenue, same being the northeast line of said Block O, South 72 degrees 27 minutes 17 seconds East, a distance of 100.14 feet to an "X" cut in concrete found at the southwesterly corner of that abandoned portion of said McGowen in H.C.C.F. No. N113973, for an interior corner of the herein described tract;

Thence, with the westerly line of said abandoned portion of McGowen Avenue, North 17 degrees 32 minutes 22 seconds East, a distance of 39.78 feet to an "X" cut in concrete found, at the northwesterly corner of said abandoned portion of McGowen Avenue, for an interior corner of the herein described tract;

Thence, with the northwest R.O.W. line of said McGowen Avenue, same being the southwest line of said Block L, North 72 degrees 27 minutes 17 seconds West, a distance of 150.14 feet to a 5/8-inch iron rod found at the intersection of the north R.O.W. line of said McGowen Avenue and the southeast R.O.W. line of Callie Street (called 50 feet wide per said Leeland Park Addition), at the southwest corner of said Block L, for an angle point on the herein described tract;

Thence, with the southeast R.O.W. line of said Callie Street, same being the northwest line of said Block L, North 17 degrees 32 minutes 22 seconds East, a distance of 170.72 feet to an "X" cut in concrete found at the northwesterly corner of said Clyde G. Rutland tract, for the westerly northwest corner of the herein described tract;

Thence, with the northerly lines of said Clyde G. Rutland tract and the west line of said H.C.C.F. Nos. E746539, E746541 and F993295, the following two (2) courses:

1. South 72 degrees 27 minutes 17 seconds East, a distance of 160.00 feet to an "X" cut in concrete found for an angle point in the herein described tract;
2. North 17 degrees 32 minutes 22 seconds East, a distance of 259.65 feet to an "X" cut in concrete found on the southwest R.O.W. line of McIlhenny Street (called Murray Avenue 40 feet wide per said Leeland Park Addition), on the northeast line of said Block I, for the northwest corner of Tract 1 of said H.C.C.F. No. F993295 and the herein described tract;

Thence, with the southwest R.O.W. line of said McIlhenny Street, and the northeast line of said Block I, South 72 degrees 27 minutes 17 seconds East, a distance of 58.65 feet to a TxDOT disk found on the southwest R.O.W. line of Gulf Freeway (R.O.W. varies per H.C.C.F. Nos. G501278 and G501282), for an angle point in the herein described tract;

Thence, with the southwest R.O.W. line of said Gulf Freeway, the following four (4) courses:

1. South 48 degrees 14 minutes 14 seconds East, a distance of 380.68 feet to a TxDOT disk found at an angle point;
2. South 72 degrees 13 minutes 28 seconds East, a distance of 47.22 feet to an "X" cut in concrete found at an angle point;
3. South 18 degrees 12 minutes 36 seconds West, a distance of 19.96 feet to a 5/8-inch iron rod with a MSG cap found at an angle point;
4. South 48 degrees 22 minutes 12 seconds East, a distance of 120.00 feet to a brass disk found at the northwest corner of a tract of land recorded in the name of the Board of Regents of the

University of Houston (U of H) in H.C.C.F. No. K242622, for northeast corner of said Restricted Reserve "A" and the herein described tract;

Thence, with the east line of said Restricted Reserve "A", same being the west line of said U of H tract, South 18 degrees 15 minutes 29 seconds West, a distance of 135.00 feet to a 5/8-inch iron rod found at the southeast corner of said Restricted Reserve "A" and the herein described tract;

Thence, with the southwesterly line of said Restricted Reserve "A" and the northeast R.O.W. line of McGowen Street (called 60 feet wide per O.T. Holt, L.B. Moody and Ira P. Jones subdivision, a subdivision of record in Volume 4, Page 27 of the H.C.M.R.), North 71 degrees 46 minutes 02 seconds West, a distance of 420.00 feet to an "X" cut in concrete found at the southwest corner of said Restricted Reserve "A", same being the northwest corner of said McGowen Street and on the east line of said Block L, for an interior corner of the herein described tract;

Thence, with the east line of said Block L, the westerly lines of Restricted Reserve "A" of J.Y. Chung No.1, a subdivision of record in F.C. No. 353025, the following three (3) courses:

1. South 18 degrees 22 minutes 12 seconds West, a distance of 114.93 feet to a 5/8-inch iron rod with a cap found at the southeast corner of said portion of abandoned McGowen Avenue, for an angle point in the herein described tract;
2. North 72 degrees 27 minutes 17 seconds West, a distance of 10.90 feet to a 5/8-inch iron rod found for an angle point in the herein described tract;
3. South 18 degrees 14 minutes 15 seconds West, a distance of 145.28 feet to a 3/4-inch iron rod found at the southwest corner of said Restricted Reserve "A" of said J.Y. Chung No. 1, for an angle point in the herein described tract;

Thence, with the southwest line of said Restricted Reserve "A" of J.Y. Chung, South 71 degrees 37 minutes 00 seconds East, a distance of 9.50 feet to a 1/2-inch iron rod with a cap found at the southeast corner of a called 0.0333 acre tract of land recorded in the name of Jing-Yau Chung in H.C.C.F. No. N472256, being on the east line of said Block O and being the northwest corner of Dennis Street, (called 60 feet wide per Volume 4, Page 27, H.C.M.R.), for an angle point in the herein described tract;

Thence, with the east line of said Block O, the westerly terminus line of said Dennis Street, South 17 degrees 49 minutes 35 seconds West, a distance of 54.48 feet to a 1/2-inch iron rod found on the north R.O.W. line of said Dennis Avenue, (called 40 feet wide per said Leeland Park Addition), at the southeast corner of said Block O and the herein described tract;

Thence, with the north R.O.W. line of said Dennis Avenue and the south line of said Block O, North 72 degrees 35 minutes 06 seconds West, a distance of 295.58 feet to the **Point of Beginning** and containing 5.648 acres of land.

#### **Tract Two:**

Being a tract of land containing 0.5632 acre (24,534 square feet) located in the Luke Moore Survey, Abstract Number (No.) 51, Harris County, Texas; said 0.5632 acre tract being all of Lots 8, 9, 10, 11 and a portion Lot 7, Block R, Leeland Park Addition a subdivision plat of record in Volume (Vol.) 1A, Page (Pg.) 121, Harris County Map Records (H.C.M.R.) and Leeland Park Addition Re-Dedication Map recorded in Volume 572, Page 4S8 of the Harris County Deed Records (H.C.D.R.), said tract of land being recorded in the name of TH Properties, LLC in Harris County Clerk's File (H.C.C.F.) No. 20060293534, said 0.5632 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 {NAD83}, as per OPS observations):

**COMMENCING** at a 5/8-inch iron rod with a Miller Survey Group (MSG) cap found at the intersection of the easterly R.O.W. line of Callie Street (50 feet wide per Vol. 572, Pg. 458, H.C.D.R.) and the northerly R.O.W. line of Dennis Avenue (40-feet wide per Vol. 572, Pg. 458, H.C.D.R.) for the southwest corner of Lot 1, Block Q, of said Leeland Park Addition and the herein described tract, from which a 2-inch iron pipe found bears North 31 degrees 00 minutes West, a distance of 1.5 feet;

Thence, across said Dennis Avenue R.O.W., South 17 degrees 26 minutes 50 seconds West, a distance of 40.13 feet to a point at the intersection of the easterly R.O.W. line of said Callie Street and the southerly R.O.W. line of said Dennis Avenue for the northwest corner of Lot 12 of said Block R;

Thence, with the line common to the southerly R.O.W. line of said Dennis Avenue and the north line of Lot 12 of said Block R, South 72 degrees 33 minutes 10 seconds East, a distance of 50.00 feet to a 5/8-inch iron rod with a MSG cap set marking the northeast corner of Lot 12 of said Block R and the northwest corner of Lot 11 of said Block R for the **POINT OF BEGINNING** of the herein described tract;

Thence, continuing with the line common the southerly R.O.W. line of said Dennis Avenue and the north line of Lots 7-11 of said Block R, South 72 degrees 33 minutes 10 seconds East, a distance of 246.24 feet to a 5/8-inch iron rod with a MSG cap set on the northwest line of Lot 7 of said Block 8 and of the herein described tract;

Thence, with the line common to Lot 7 of said Block R and Lots 7 and 8 of said Block 8, South 18 degrees 10 minutes 24 seconds West, a distance of 85.95 feet to a 5/8-inch iron rod with a MSG cap set on the line common to Lot 7 of said Block R and Lot 8 of said Block 8;

Thence, through and across Lot 7 of said Block R the follow two (2) courses:

1. North 69 degrees 33 minutes 18 seconds West, a distance of 1.91 feet to a 5/8-inch iron rod with a MSG cap set for an interior corner;
2. South 17 degrees 50 minutes 20 seconds West, a distance of 14.16 feet to a 5/8-inch iron rod with a MSG cap set on the line common to Lot 7 and Lot 6, of said Block 8, for the southeast corner of the herein described tract;

Thence, with the line common to Lots 2-6 and Lots 7-11 of said Block R, North 72 degrees 33 minutes 10 seconds West, a distance of 243.15 feet to a 3/8-inch iron rod found marking the common corner of Lots 1, 2, 11, and 12 of said Block R for the southwest corner of the herein described tract;

Thence, with the line common to said Lot 11 and said Lot 12, North 17 degrees 26 minutes 50 seconds East, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.5632 acre of land.

#### **Tract Three:**

Being a tract of land containing 0.0012 acre (53 square feet) located in the Luke Moore Survey, Abstract Number (No.) 51, Harris County, Texas; said 0.0012 acre tract being a portion of Lot 6, Block R, Leeland Park Addition, a subdivision plat of record in Volume (Vol.) 1A, Page (Pg.) 121, Harris County Map Records (H.C.M.R.) and Leeland Park Addition Re-Dedication Map recorded in Volume 572, Page 458 of the Harris County Deed Records (H.C.D.R.), said tract of land being recorded in the name of TH Properties, LLC in Harris County Clerk's File (H.C.C.F.) No. 20060293534, said 0.0012 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 (NAD83), as per OPS observations):

**COMMENCING** at a 5/8-inch iron rod with a Miller Survey Group (MSG) cap found at the intersection of the easterly R.O.W. line of Callie Street (50 feet wide per Vol. 572, Pg. 458, H.C.D.R.) and the northerly R.O.W. line of Dennis Avenue (40-feet wide per Vol. 572, Pg. 458, H.C.D.R.) for the southwest corner of Lot 1, Block O, of said Leeland Park Addition and the herein described tract, from which a 2-inch iron pipe found bears North 31 degrees 00 minutes West, a distance of 1.5 feet;

Thence, across said Dennis Avenue R.O.W., South 17 degrees 26 minutes 50 seconds West, a distance of 40.13 feet to a point at the intersection of the easterly R.O.W. line of said Callie Street and the southerly R.O.W. line of said Dennis Avenue for the northwest corner of Lot 12 of said Block R;

Thence, with the line common to the southerly R.O.W. line of said Dennis Avenue and the north line of Lot 12 of said Block R, South 72 degrees 33 minutes 10 seconds East, a distance of 50.00 feet to a point marking the northeast corner of Lot 12 of said Block R and the northwest corner of Lot 11 of said Block R;

Thence, with the line common to said Lot 11 and said Lot 12, South 17 degrees 26 minutes 50 seconds West, a distance of 100.00 feet to a 3/8-inch iron rod found marking the common corner of Lots 1, 2, 11, and 12 of said Block R;

Thence, with the line common to Lots 2-5 and Lots 8-11 of said Block R, South 72 degrees 33 minutes 10 seconds East, a distance of 200.00 feet to 5/8-inch iron rod with a MSG cap set marking the common corner of Lots 5, 6, 7 and 8 of said Block R, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

Thence, with the line common to Lot 6 and Lot 7 of said Block R, South 72 degrees 33 minutes 10 seconds East, a distance of 42.00 feet to 5/8-inch iron rod with a MSG cap set marking the northeast corner of the herein described tract;

Thence, through and across Lot 6 of said Block R the follow three (3) courses:

1. South 17 degrees 26 minutes 50 seconds West, a distance of 1.40 feet to a 5/8-inch iron rod with a MSG cap set for southeast corner of the herein described tract;
2. North 72 degrees 08 minutes 37 seconds West, a distance of 42.00 feet to a 5/8-inch iron rod with a MSG cap set for the southwest corner of the herein described tract;
3. North 17 degrees 26 minutes 50 seconds East, a distance of 1.10 feet to the **POINT OF BEGINNING** and containing 0.0012 acre of land.

**Owner(s) of Record: RUTCO AGENCY, INC.**

By virtue of Quitclaim Deed dated July 31, 1975, recorded under County Clerk's File no. E746539.

By virtue of Deed dated February 28, 1979, recorded under Harris County Clerk's File No. F993293.

By virtue of Deed dated February 28, 1979, recorded under Harris County Clerk's File No. F993295, corrected under County Clerk's File No G124248. SAVE and EXCEPT the tract of land conveyed under County Clerk's File No. G501278 and G501282.

By virtue of Quitclaim Deed dated September 1, 1972, recorded under Harris County Clerk's File No. F993296.

By virtue of Warranty Deed dated November 10, 1980, recorded under County Clerk's File No. G752007.

By virtue of General Warranty Deed dated March 11, 1988, recorded under County Clerk's File No. L580897.

By virtue of Warranty Deed dated June 3, 1988, recorded under County Clerk's File No. L693531.

By virtue of Special Warranty Deed dated June 6, 1988, recorded under County Clerk's File No. L699929.

By virtue of Warranty Deed dated April 27, 1988, recorded under County Clerk's File No. L720873.

By virtue of Correction Warranty Deed dated July 15, 1988, recorded under County Clerk's File No. L772162.

By virtue of Warranty Deed dated May 17, 1990, recorded under County Clerk's File No. M656590. SAVE and EXCEPT the tract of land described under County Clerk's File No. N472256.

By virtue of General Warranty Deed dated August 30, 1993, recorded under County Clerk's File No. P426551.

By virtue of Special Warranty Deed dated February 16, 1995, recorded under County Clerk's File No. R281144.

By virtue of General Warranty Deed dated July 6, 1995, recorded under County Clerk's File No. R474451.

By virtue of Special Warranty Deed dated April 29, 1998, recorded under County Clerk's File No. T373947.

By virtue of Quitclaim Deed dated December 20, 2001, recorded under County Clerk's File No. V491065.

By virtue of Certificate of Sale of Seized Property dated September 26, 1979, recorded under County Clerk's File No. G256939 and Quitclaim Deed dated March 4, 2016, recorded under County Clerk's File No. RP-2016-92501.

By virtue of Ratification Warranty Deed dated April 8, 2016, recorded under County Clerk's File No. RP-2016-283615.

By virtue of a Special Warranty Deed dated January 22, 2020, recorded under County Clerk's File No. RP-2020-32172.

**Deed Restrictions:**

Subject to all Restrictions as set forth in Partition Deed recorded in Volume 625, Page 694 of the Deed Records of Harris County, Texas.

Subject to all Restrictions as set forth in Deed recorded in Volume 1165, Page 533 of the Deed Records of Harris County, Texas.

**Easements and other encumbrances:**

25 foot wide Building Line as shown on the map recorded under Film Code No. 614227 of the Map records of Harris County, Texas.

Building Line as shown on the map recorded under Film Code No. 614227 of the Map records of Harris County, Texas.

5 foot wide Building Line as shown on the map recorded under Film Code No. 614227 of the Map records of Harris County, Texas.

10 foot wide Building Line as shown on the map recorded under Film Code No. 614227 of the Map records of Harris County, Texas.

1 foot wide Building Line as shown on the map recorded under Film Code No. 614227 of the Map records of Harris County, Texas.

25 foot wide Building Line as shown on the map recorded under Film Code No. 495058 of the Map records of Harris County, Texas.

2 foot wide Building Line as shown on the map recorded under Film Code No. 495058 of the Map records of Harris County, Texas.

Blanket Easement as set forth in Deed recorded in Volume 1165, Page 533 of the Deed Records of Harris County, Texas.

6 foot wide Easement granted to the City of Houston recorded in Volume 1198, Page 713 of the Deed Records of Harris County, Texas.

10 foot wide Right of Way and Easement recorded under County Clerk's File No. M639430.

40 foot wide Utility Easement granted to the City of Houston recorded under County Clerk's File No. X327076.

City of Houston Ordinance No. 75-1316 recorded under County Clerk's File No. E746541.

City of Houston Ordinance No. 72-1529 recorded under County Clerk's File No. F993298.

City of Houston Ordinance No. 91-332 recorded under County Clerk's File No. N113973.

City of Houston Ordinance No. 98-1098 recorded under County Clerk's File No. T459486.

Notice of Storm Sewer Water Quality Requirement recorded under County Clerk's File No. RP-2019-470142.

#### **Property Liens:**

None of record.

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

This letter is used for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Title Houston Holdings, for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that the Title Company does not intend to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor a warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Title Houston Holdings assumes no liability whatsoever for the accuracy of this report or for any omissions or errors with respect hereto. You agree to release, indemnify, and hold harmless Title Houston Holdings of any negligence by them (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.

This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Caution: Title Houston Holdings assumes no liability for errors or omissions in this report or for verbal statements. This is a copy of a preliminary report made for use of Title Houston Holdings only, to determine whether a title insurance policy can be issued. If a copy is furnished to the parties involved in the transaction, it is to facilitate preparation of the necessary instruments, to point out curative requirements (if any) and to show the results of the company's title search (upon which on the company may rely).

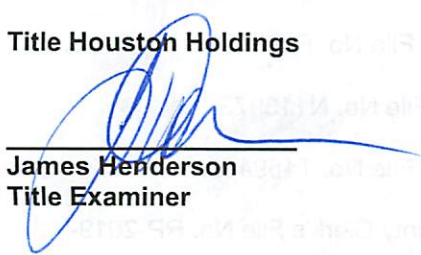
None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the company, as to the status of title. If a title defect or encumbrance should exist



which is not disclosed herein, the company shall not be liable by reason of furnishing the report or for any verbal statements related thereto. The company shall not be liable for any title defect unless a title insurance policy is issued insuring against such defect. The applicable premium paid and the company's liability shall exist only under the terms of its policy (as prescribed by the state board of insurance) and is measured and limited thereby.

Notice: Title Houston Holdings disclaims any warranties, expressed or implied, concerning the information. This information is solely for the use of the party requesting it and no one else. Title Houston Holdings liability for errors and/or omissions in this information is limited to the amount paid for this report. By accepting this form, the party requesting the information agrees that the disclaimer of warranties and liability limitation contained in this paragraph is a part of its contract with Title Houston Holdings and will cover all actions arising by statutes, in contract, or in tort.

**Title Houston Holdings**



**James Henderson**  
**Title Examiner**