

Charter Title Company

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

CITY PLANNING SEARCH REPORT

September 17, 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 September 10, 2020 insofar as they pertain to:

A TRACT OR PARCEL CONTAINING 7.323 ACRES OR 319,004 SQUARE FEET OF LAND BEING ALL OF "RESERVED FOR COMMERCIAL" BLOCK 16, AND "RESERVED FOR COMMERCIAL" BLOCK 17, RE-PLAT OF SECTION 1 EASTRIDGE TERRACE, AS RECORDED IN VOL. 48, PG. 67, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND A PORTION OF STOVER STREET (60' R.O.W.), AS RECORDED IN VOL. 48, PG. 67, H.C.M.R., SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SEC. 2, ABSTRACT NO. 1382, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

JACK MORSE, TRUSTEE,

EASEMENTS AND OTHER ENCUMBRANCES:

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 Count, Texas.

RESTRICTIONS:

Restrictions recorded in Volume 48, Page 67 of the Map Records.

LIENS:

None of Record.

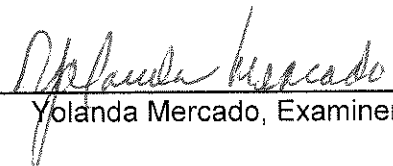
No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

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

September 17, 2020

**DESCRIPTION OF
7.323 ACRES OR 319,004 SQ. FT.**

A TRACT OR PARCEL CONTAINING 7.323 ACRES OR 319,004 SQUARE FEET OF LAND BEING ALL OF "RESERVED FOR COMMERCIAL" BLOCK 16, AND "RESERVED FOR COMMERCIAL" BLOCK 17, RE-PLAT OF SECTION 1 EASTRIDGE TERRACE, AS RECORDED IN VOL. 48, PG. 67, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND A PORTION OF STOVER STREET (60' R.O.W.), AS RECORDED IN VOL. 48, PG. 67, H.C.M.R., SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SEC. 2, ABSTRACT NO. 1382, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CUT "X" IN CONCRETE SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF FUQUA STREET (100' R.O.W.) AS RECORDED IN VOL. 48, PG. 67, H.C.M.R., AND THE WEST R.O.W. LINE OF ALDIS STREET (60' R.O.W.) AS RECORDED IN VOL. 48, PG. 67, H.C.M.R., FOR THE SOUTHEAST CORNER OF SAID "RESERVED FOR COMMERCIAL", BLOCK 17, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH R.O.W. LINE OF SAID FUQUA STREET, SOUTH 86 DEG. 56 MIN. 09 SEC. WEST, PASSING AT A DISTANCE OF 551.85 FEET THE EAST R.O.W. LINE OF SAID STOVER STREET, PASSING AT A DISTANCE OF 664.63 FEET THE WEST R.O.W. LINE OF SAID STOVER STREET, IN ALL A TOTAL A DISTANCE OF 750.82 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF "DRAINAGE RESERVE" SAID RE-PLAT OF SECTION 1 EASTRIDGE TERRACE, THE SOUTHWEST CORNER OF SAID "RESERVED FOR COMMERCIAL", BLOCK 16, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 37 DEG. 59 MIN. 13 SEC. WEST, A DISTANCE OF 299.49 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTH CORNER OF LOT 1, BLOCK 16, SAID RE-PLAT OF SECTION 1 EASTRIDGE TERRACE, THE NORTHEAST CORNER OF SAID "RESERVED FOR COMMERCIAL", BLOCK 16, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 52 DEG. 00 MIN. 47 SEC. EAST, A DISTANCE OF 109.98 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST R.O.W. LINE OF SAID STOVER STREET, FOR THE THE EAST CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID "DRAINAGE RESERVE", AND A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST R.O.W. LINE OF SAID STOVER STREET, SOUTH 37 DEG. 59 MIN. 13 SEC. EAST, A DISTANCE OF 8.07 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 52 DEG. 00 MIN. 47 SEC. EAST, PASSING AT A DISTANCE OF 60.00 FEET THE EAST R.O.W. LINE OF SAID STOVER STREET AND THE SOUTH CORNER OF LOT 1, BLOCK 17, IN ALL A TOTAL A DISTANCE OF 145.24 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF LOT 2 AND THE SOUTHWEST CORNER OF LOT 3, BLOCK 17, AND A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH LINE OF LOTS 3-14, BLOCK 17, NORTH 86 DEG. 56 MIN. 09 SEC. EAST, A DISTANCE OF 708.38 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST R.O.W. LINE OF SAID ALDIS STREET, FOR THE NORTHEAST CORNER OF SAID "RESERVED FOR COMMERCIAL", BLOCK 17, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST R.O.W. LINE OF SAID ALDIS STREET, SOUTH 03 DEG. 03 MIN. 51 SEC. EAST, A DISTANCE OF 385.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7.323 ACRES OR 319,004 SQUARE FEET OF LAND.

LUCAS G. DAVIS
R.P.L.S. NO. 6599
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800

09-17-2020
DATE