



Stewart Title Guaranty Company  
1980 Post Oak Blvd. Suite 610  
Houston, TX 77056  
(800) 729-1906 Phone  
(713) 552-1703 Fax

August 18, 2015

File No.: 14000331818A

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 10th day of August, 2015, the last Deed that we find, of record, reflects the record owner to be:  
SHOPS ON CANAL STREET, LLC

Legal Description:

TRACT 1:

All that certain 1.3310 acres of land out of Blocks 36 and 37, Walkers Addition according to the plat thereof filed in the Deed Records of Harris County, Texas in [Book "0", Page 401](#) in the S.M. Williams Survey, A-87 and being more particularly described as follows,

BEGINNING at a called and found brick building corner marking the southwest corner of said called 1.3310 acre tract and being on the east right-of-way line of Navigation Boulevard (width varies) and being the start of a curve to the right having a central angle of 30° 00' 48", a radius of 233.34', a chord bearing of N 48° 11' 34" E, a chord distance of 120.84';

THENCE with said curve to the right and with said east right-of-way line an arc distance of 122.23' to a set 5/8" iron rod with cap for end of curve;

THENCE N 62° 52' 30" E – 164.16', continuing with said east right-of-way line to a set 5/8" iron rod with cap for corner;

THENCE S 56° 38' 30" E – 201.75', with the south right-of-way line of Canal Street (width varies) to a set 5/8" iron rod for corner;

THENCE S 32° 50' 00" W – 130.00', with the west line of a 30' wide street dedication to the City of Houston filed in the Deed Records of Harris County, Texas in [Volume 182, Page 351](#) to a set 5/8" iron rod with cap for corner;

THENCE N 56° 38' 30" W – 95.00' with the northeast line of that certain called 0.340 acre tract of land described in a deed dated 05-23-2002 from Bayou Vista, LTD to Estate Land Company filed in the Official Public Records of Harris County, Texas in Clerk's File No. [V820760](#), Film Code No. 552-28-8537 to a set 5/8" iron rod with cap for corner;

THENCE S 32° 50' 00" W – 128.99', with the southeast line of a called 0.8206 acre tract of land described in a deed dated 05-05-1999 from Bess Pennington Johnson, et al to DT Group filed in Official Public Records of Harris County, Texas in Clerk's File No. [T-703972](#), Film Code No. 525-43-1649 to a set 5/8" iron rod with cap for corner;

THENCE N 56° 49' 10" W – 220.94', with the south line of said 0.8206 acre tract to the POINT OF

BEGINNING and containing 1.3310 acres (57,976 square feet) of land, more or less.

TRACT 2:

All that certain 12,240 square feet of land out of Lot 37, Walkers Addition according to the plat thereof filed in the Deed Records of Harris County, Texas in Book "0", Page 401 in the S. M. Williams Survey, A-87 and being out of a called 0.340 acre tract of land described in a deed dated 05-23-2002 from Bayou Vista, LTD to Estate Land Company filed in the Official Public Records of Harris County, Texas in Clerk's File No. V820760, Film Code No. 552-28-8537 and being more particularly described as follows:

COMMENCING at a called and found brick building corner marking the southwest corner of a called 0.8206 acre tract of land described in a deed dated 05-05-1999 from Bess Pennington Johnson, et al to DT Group filed in Official Public Records of Harris County, Texas in Clerk's File No. T-703972, Film Code No. 525-43-1649; Thence N 56° 49' 10" W - 220.94', with the southwest line of said called 0.8206 acre tract to a set 5/8" iron rod with cap for the POINT OF BEGINNING of the herein described tract;

THENCE N 32° 50' 00" E - 128.99', with the northwest line of said called 0.340 acre tract to a set 5/8" iron rod with cap for corner;

THENCE S 56° 38' 30" E - 95.00', with the northeast line of said called 0.340 acre tract to a set 5/8" iron rod with cap for corner;

THENCE S 32° 50' 00" W - 128.70', with the west line of a 30' wide street dedication to the City of Houston filed in the Deed Records of Harris County, Texas in Volume 182, Page 351 to a set 5/8" iron rod with cap for corner;

THENCE N 56° 49' 10" W - 95.00', with the southwest line of said called 0.340 acre tract to the POINT OF BEGINNING and containing 12,240 square feet (0.2810 acre) of land, more or less.

Subject to the following:

1. Restrictions:

None of record

2. Easements/Other Exceptions:

None of Record

3. Liens/Misc:

Liens in favor of BANCORPSOUTH BANK as set forth in deed of trust recorded under clerks file number [20150252582](#) of the real property records of Harris County, Texas.

For information only: The vesting deeds are recorded under clerks file numbers [20150252580](#) and [20150251288](#) of the real property records of Harris County, Texas.

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 issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or 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. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (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.

Sincerely,  
Stewart Title Company

A handwritten signature in black ink, appearing to read "Ston Bgh", is written in a cursive style.