

City Planning Letter

GF Number: 2791021-03574

Date: June 11, 2021

To: City Planning Department
City of Houston
611 Walker Street, 6th Floor
Houston, TX 77002

Texas American Title Company ("Title Company") certifies that a diligent search of the real property records of Texas American Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 7th day of June, 2021, we find the following:

Property Description:

Lots Six (6), Seven (7) and Eight (8), in Block "E", of Replat of TIFFANY GARDENS, a subdivision in Harris County, Texas according to the map or plat thereof, recorded in Volume 26, Page 69 of the Map Records of Harris County, Texas.

Owner(s) of Record:

(As to Lot 6)

SOUTHWEST FIRST CHURCH OF GOD IN CHRIST, INC. (by Warranty Deed filed for record under Harris County Clerk's File No. 20090277955)

(As to Lots 7 and 8)

FIRST SOUTHWEST CHURCH OF GOD IN CHRIST, INC. (by General Warranty Deed filed for record under Harris County Clerk's File No. J475526)

Deed Restrictions:

Those as set forth by instrument(s) filed for record under Volume 26, Page 69 of the Map Records, under Volume 2148, Page 69 and Volume 3296, Page 315, of the Deed Records and under County Clerk's File No(s). B295995, all in Harris County, Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status or national origin.

Easements and other encumbrances:

- a) Building set-back line(s) 25 feet in width along the south, east and most northerly property line(s), as shown by the plat of Tiffany Gardens, recorded in Volume 26, Page 69 of the Map Records of Harris County, Texas.
- b) Building set-back line(s) 25 feet in width along the front (street side) property line(s), as set forth and defined by instrument(s) filed for record under Volume 2148, Page 69 and Volume 3296, Page 315, of the Deed Records and under County Clerk's File No(s). B295995, all in Harris County, Texas.



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2000 Bering Drive, Suite 1000
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- c) Utility easement(s) 5 feet in width along the rear property line(s), as shown by the plat of Tiffany Gardens, recorded in Volume 26, Page 69 of the Map Records of Harris County, Texas.

Lien Holder(s):

None found 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 issued for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Texas American Title Company, 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. Texas American Title Company 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 Texas American Title Company 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: Texas American Title Company 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 Texas American Title Company 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 only 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: Texas American Title Company 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. Texas American Title Company 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 Texas American Title Company and will cover all actions arising by statute, in contract, or in tort.



TEXAS AMERICAN TITLE COMPANY

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Darrell Stone

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Title Examiner

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