

Charter Title Company

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

CITY PLANNING SEARCH REPORT

March 25, 2022

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 HARRIS County, Texas, as of March 17, 2021, insofar as they pertain to:

A TRACT OR PARCEL CONTAINING 4.920 ACRES OR 21,328 SQUARE FEET OF LAND BEING ALL OF RESTRICTED RESERVE "B", BINGLE AT PINEMONT COMMERCIAL RESERVE, SECTON 1, MAP OR PALT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 614137, HARRIS COUNTY MAP REOCRDS (H.C.M.R.), ALL OF A CALLED 4.9999 ACRE TRACT BEING ALL OT LOSTS 12 THROUGH 38 IN BLOCK 39, ALL OF LOTS 13 THROUGH 24, BLOCK 42 AND A PORTION OF POPPY AVENUE (50 FEET WIDE), OF ROSSLYN, MAP OR PALT THEREOF RECORDED UNDER VOL. 3, PG. 7, H.C.M.R., SAVE AND EXCEPT A CALLED 0.0918 OF AN ACRE TRACT BEING A PORTION OF LOTS 23 AND 24 OF SIAD ROSSLYN AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2019-91516, SITUATED IN THE JOSEPH BAYS SURVBE, ABSTRACT NO. 127, HARRIS COUNTY, TEXAS, SAID 4.920 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO:

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

SMART LIVING ON PINEMONT, LTD., a Texas limited partnership

EASEMENTS AND OTHER ENCUMBRANCES:

Rights of parties in possession pursuant to written leases as described on Exhibit "C", as set forth in instrument recorded under Harris County Clerk's File No. RP-2019-39554.

A 25' Building Line along Pinemont Drive as reflected by plat recorded in Film Code No. 614137 of the Map Records of Harris County, Texas.

A 10' Building Line along Lockfield Street, A.K.A. Paper Street as reflected by plat recorded in Film Code No. 614137 of the Map Records of Harris County, Texas.

Restricted Reserve "B" is denied access to Lockfield Street, A.K.A. Paper Street as reflected by plat recorded in Film Code No. 614317 of the Map Records of Harris County, Texas.

Terms, conditions and provisions of Easement Agreement dated June 11, 2009, filed under Harris County Clerk's File No. 20090278001.

Memorandum of Lease dated May 1, 1993, by and between Elmo E. Calmes, Jr. ("Landlord") and Houston Cellular Telephone Company ("Tenant") filed under Harris County Clerk's File No. P306782.

RESTRICTIONS:

Recorded under Volume 614137 of the Map Records of Harris County, Texas

LIENS:

Deed of Trust dated January 30, 2019, filed on January 30, 2019, recorded under Harris County Clerk's File No. RP-2019-39555, executed by Smart Living on Pinemont, Ltd, to Kevin Bass, Trustee, securing the payment of one note in the amount of \$900,000.00, payable to the order of City Bank.


Modification of Deed of Trust dated October 1, 2021, filed on November 15, 2021, recorded under Harris County Clerk's File No. RP-2021-657404.

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.

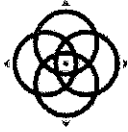
This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by:
Charter Title Company

BY:


Yolanda Mercado, Examiner

March 25, 2022



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 4.920 ACRES OR 214,328 SQ. FT.

A TRACT OR PARCEL CONTAINING 4.920 ACRES OR 214,328 SQUARE FEET OF LAND BEING ALL OF RESTRICTED RESERVE "B", BINGLE AT PINEMONT COMMERCIAL RESERVE, SECTION 1, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 614137, HARRIS COUNTY MAP RECORDS (H.C.M.R.), ALL OF A CALLED 4.999 ACRE TRACT BEING ALL OF LOTS 12 THROUGH 38 IN BLOCK 39, ALL OF LOTS 13 THROUGH 24, BLOCK 42 AND A PORTION OF POPPY AVUENE (50 FEET WIDE), OF ROSSLYN, MAP OR PLAT THEREOF RECORDED UNDER VOL. 3, PG. 7, H.C.M.R., SAVE AND EXCEPT A CALLED 0.0918 OF AN ACRE TRACT BEING A PORTION OF LOTS 23 AND 24 OF SAID ROSSLYN AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP- 2020-91516, SITUATED IN THE JOSEPH BAYS SURVEY, ABSTRACT NO. 127, HARRIS COUNTY, TEXAS, WITH SAID 4.920 ACRE 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 CAPPED 5/8 INCH IRON ROD STAMPED "RPLS 4503" FOUND ON THE NORTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF PINEMONT DRIVE (80 WIDE) AS RECORDED UNDER VOL. 3071, PG. 405, AND VOL. 3181, PG. 727, HARRIS COUNTY DEED RECORDS (H.C.D.R.) AND THE WEST R.O.W. LINE OF LOCKFIELD STREET (50 FEET WIDE) AS RECORDED UNDER VOL. 3, PG. 7, H.C.M.R. FOR THE SOUTHEAST CORNER OF SAID UNRESTRICTED RESERVE "B" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 73 DEG. 17 MIN. 39 SEC. WEST, ALONG THE NORTHEAST R.O.W. LINE OF SAID PINEMONT DRIVE AND THE SOUTHWEST LINE OF SAID RESCTRICTED RESERVE "B", A DISTANCE OF 316.69 FEET TO THE SOUTHEAST CORNER OF RESTRICTED RESERVE "A" OF SAID BINGLE AT PINEMONT COMMERCIAL RESERVE, SECTION 1, AND THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "B" AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE NORTH 29 DEG. 40 MIN. EAST - 0.45 FEET;

THENCE, NORTH 01 DEG. 58 MIN. 52 SEC. WEST, ALONG THE COMMON LINE OF SAID RESTRICTED RESERVE "A" AND SAID RESTRICTED RESERVE "B", A DISTANCE OF 336.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH R.O.W. LINE OF SAID POPPY AVENUE FOR THE NORTHEAST CORNER OF LOT 12 OF SAID ROSSLYN AS DESCRIBED IN DEED TO BROOKHOLLOW BAPTIST CHURCH AS RECORDED UNDER H.C.C.F. NO. R821532 AND AN ANGLE CORNER OF SAID CALLED 4.999 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE NORTH 48 DEG. 21 MIN. EAST - 0.93 FEET;

THENCE, ALONG THE COMMON LINE OF SAID POPPY AVENUE AND SAID CALLED 4.999 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 87 DEG. 41 MIN. 08 SEC. EAST, A DISTANCE OF 1.70 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF SAID POPPY AVENUE AND AN INTERIOR CORNER OF SAID CALLED 4.999 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

NORTH 01 DEG. 46 MIN. 32 SEC. WEST, A DISTANCE OF 11.90 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN INTERIOR CORNER OF SAID CALLED 4.999 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

SOUTH 88 DEG. 57 MIN. 50 SEC. WEST, A DISTANCE OF 48.83 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE CORNER OF SAID CALLED 4.999 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

NORTH 03 DEG. 35 MIN. 59 SEC. WEST, A DISTANCE OF 37.02 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH R.O.W. LINE OF SAID POPPY AVENUE FOR AN INTERIOR CORNER OF SAID CALLED 4.999 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

SOUTH 87 DEG. 41 MIN. 08 SEC. WEST, A DISTANCE OF 1.87 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RALPH D. WEST, TRUSTEE, RALPH FRAZIER, TRUSTEE, AS RECORDED UNDER H.C.C.F. NO. L911893 AND AN ANGLE CORNER OF SAID CALLED 4.999 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 43 MIN. 14 SEC. WEST, ALONG THE COMMON LINE OF SAID RALPH D. WEST, TRUSTEE TRACT AND SAID CALLED 4.999 ACRE TRACT, A DISTANCE OF 125.33 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BROOKHOLLOW BAPTIST CHURCH, AS RECORDED UNDER H.C.C.F. NO. 20130596851 FOR THE NORTHEAST CORNER OF SAID RALPH D. WEST, TRUSTEE, TRACT AND AN ANGLE CORNER OF SAID CALLED 4.999 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 05 MIN. 34 SEC. EAST, ALONG THE COMMON LINE OF SAID BROOKHOLLOW BAPTIST CHURCH TRACT AND SAID CALLED 4.999 ACRE TRACT, A DISTANCE OF 25.49 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID BROOKHOLLOW BAPTIST CHURCH TRACT AND AN INTERIOR CORNER OF SAID CALLED 4.999 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;


THENCE, NORTH 02 DEG. 06 MIN. 05 SEC. WEST, CONTINUING ALONG THE COMMON LINE OF SAID BROOKHOLLOW BAPTIST CHURCH TRACT AND SAID CALLED 4.999 ACRE TRACT, A DISTANCE OF 125.51 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF RENA STREET (50 FEET WIDE) AS RECORDED UNDER VOL. 3, PG. 7, H.C.M.R. FOR THE NORTHEAST CORNER OF SAID BROOKHOLLOW BAPTIST CHURCH TRACT AND THE NORTHWEST CORNER OF SAID CALLED 4.999 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

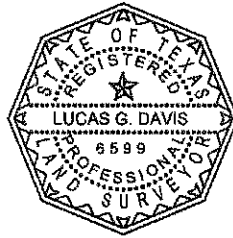
THENCE, NORTH 87 DEG. 42 MIN. 50 SEC. EAST, ALONG THE COMMON LINE OF SAID RENA STREET AND SAID CALLED 4.999 ACRE TRACT, A DISTANCE OF 275.50 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH LINE OF UNRESTRICTED RESERVE "A" MAPLE BINGLE, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 690891, H.C.M.R. FOR THE NORTHWEST CORNER OF SAID CALLED 0.0918 OF AN ACRE TRACT AND THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 52 MIN. 52 SEC. EAST, ALONG THE WEST LINE OF SAID 0.0918 OF AN ACRE TRACT, A DISTANCE OF 79.97 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID 0.0918 OF AN ACRE TRACT, AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 47 MIN. 08 SEC. EAST, ALONG THE SOUTH LINE OF SAID 0.0918 OF AN ACRE TRACT, A DISTANCE OF 49.99 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST R.O.W. LINE OF SAID LOCKFIELD STREET FOR THE SOUTHEAST CORNER OF SAID 0.0918 OF AN ACRE TRACT AND THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 52 MIN. 53 SEC. EAST, ALONG THE COMMON LINE OF SAID LOCKFIELD STREET AND SAID CALLED 4.999 ACRE TRACT, A DISTANCE OF 660.93 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 4.920 ACRES OR 214,328 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 57554, PREPARED BY WINDROSE LAND SERVICES.


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



03-15-2022
DATE: