

CITY PLANNING LETTER

December 14, 2009
Effective Date: February 6, 2004

Job No. 18264

STATE OF TEXAS:
COUNTY OF HARRIS:

THIS IS TO CERTIFY: That after a careful examination of the records in the offices of the Clerk of this County (excluding U. C. C. Records), as to the property described as follows:

5.709 acres of land situated in the H. T. & B. Railroad Company Survey, Abstract Number 983, Harris County, Texas, being a portion of that certain called 6.2358 acres of land as described in deed and recorded in the Official Public Records of Real Property in Harris County, Texas, under County Clerk's File Number S936545, said 5.709 acres of land being more particularly described by metes and bounds in Exhibit A attached.

We find the record title to be apparently in:

SAMIR N. TUMA, M.D.

by virtue of that certain General Warranty Deed dated March 26, 1998, from Motivated Child Leering Center and recorded under Harris County Clerk's File No. S936545.

Subject to the following liens:

None of Record.

Subject to the following easements and encumbrances:

An easement eight (8') feet in width along the Northeasterly property line(s) for use of public utilities and an aerial easement adjoining thereto five (5') feet wide from a plane twenty (20') feet above the ground upward, as shown on plat recorded in Volume 311, Page 144 of the Map Records of Harris County, Texas.

An additional aerial easement adjoining thereto seven (7') feet wide from an inclined plane (sixteen feet, three inches (16', 3'') low plane – nineteen feet, two inches (19', 2'') high plane) above the ground upward, as granted to Houston Lighting & Power Company, as set forth by instrument(s) filed for record in Harris County Clerk's File No(s). J317725.

A 1/6th non-participating royalty interest in all oil, gas and other minerals as set forth by instrument(s) filed for record under Harris County Clerk's File No(s). K200153 through K200161, inclusive and under Clerk's File No. K269313.

Surface rights waived by instrument(s) filed for record under Harris County Clerk's File No. K582330.

All oil, gas and other minerals, as set forth by instrument(s) filed for record under Harris County Clerk's File No(s). G957232, G957234, G957236, and G957238.

(Surface rights waived therein)

Waiver of Surface Rights and Designation of Drill Site filed under Harris County Clerk's File No(s). K624823 and K624824, said drill site not part of subject property.

Easement from Diocese of Galveston-Houston to Motivated Child Learning Center and recorded under Harris County Clerk's File No. P494279 dedicating 60' wide road and access easement located east of and adjoining the east boundary of the subject property. Said easement is appurtenant to and for the benefit of the subject property.

Subject to the following restrictions:

None of record.

LIMITATION OF LIABILITY: THE LIABILITY OF EITHER PARTY WITH RESPECT TO THIS INFORMATION OR ANY ACT IN CONNECTION HERewith WHETHER IN CONTRACT, TORT, OR OTHERWISE, SHALL NOT EXCEED THE PRICE OF THE SERVICES OR PRODUCTS SOLD HEREUNDER OR THE PRICE OF THAT PORTION OF SUCH SERVICES OR PRODUCTS ON WHICH LIABILITY IS ASSERTED. INTEGRITY TITLE COMPANY LLC MAKES NO WARRANTY WHATSOEVER, EXPRESS, IMPLIED OR STATUTORY, AS TO THE QUALITY, FITNESS, SUITABILITY, CONFORMITY, OR MERCHANTABILITY OF THE SERVICES OR PRODUCTS SOLD.

IT IS EXPRESSLY UNDERSTOOD AND AGREED: That this Certificate is neither a Guarantee nor Warranty of Title in the above-named owner or owners and the liability hereunder is limited to the consideration paid herefor.

We have made no examination as to special assessments or conflicts.

INTEGRITY TITLE COMPANY LLC

Barry Bigelow
Vice President
Chief Title Officer