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CITY PLANNING LETTER

GF Number: 7910-23-1011

Date: March 15, 2023

To: City of Texas City

Title Houston Holdings (Title Company) certifies that a diligent search of the real property records of Title Houston Holdings title plant has been made, as to the herein described property, and as of 8:00 AM on the 9th day of March 2023, we find the following:

Property Description:

BEING a 9.5595 acre (416,413 Sq. Ft.) tract of land out of and a part of Blocks Eleven (11) and Twelve (12) of Clifton Land Production Company Subdivision of League City Semi-Tropical Gardens, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 11, Page 4, of the Map Records of Galveston County, Texas, said 9.5595 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said Block 12, same being the point of intersection of the north right of way line of F.M. 646 (100' R.O.W.) with the east right of way line of Vicksburg Lane (40' R.O.W.) and from which a 5/8" iron rod was found at;

THENCE N29°11'06"W along and with east right of way line of said Vicksburg Lane, a distance of 646.12' (called 645') to a point for the northwest corner of the tract herein described, same being the southwest corner of a tract of land conveyed to Katie Mathews, as described in Instrument No. 2005007015, of the Deed Records of Galveston County, Texas and from which a 5/8" iron rod was found at S58°55'31"W 0.28';

THENCE N58°55'31"E along and with the south line of said Mathews Tract, a distance of 645.00' to a point for the northeast corner of the tract herein described and being in the west line of a tract of land conveyed to SS Dickinson LP, as described in Instrument No. 2021083617, of the Deed Records of Galveston County, Texas and from which a 2" iron pipe was found at S58°55'31"W 0.46';

THENCE S29°09'49"E along and with west line of said SS Dickinson LP tract, a distance of 646.04' (called 645') to a capped iron rod "RD ELLIS 4006" set for the southeast corner of the tract herein described and being in the north right of way line of said FM 646;

THENCE S58°55'03"W along the north right of way line of said FM 646, a distance of 644.76' to the POINT OF BEGINNING of the tract herein described.

Owner(s) of Record: Palmer PC Investment LLC

By virtue of General Warranty Deed dated May 3, 2022, recorded in Clerk's File No. 2022030654.

Deed Restrictions:

None of Record

Easements and other encumbrances:

Right of Way granted to Gulf Refining Company, as set out in Volume 1029, Page 489 and Volume 1247, Page 296 of the Deed Records of Galveston County, Texas.

Easement granted to Reliant Energy HL&P, a division of Reliant Energy, Incorporated, as set out in Clerk's File No. 2001005683.

Affidavit to the Public as to a surface application on-site wastewater treatment system, as set out in Clerk's File Nos. 2005055479 and 2005055481.

Lien Holder(s):

Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement dated May 3, 2022, recorded in Clerk's File No. 2022030655, executed by Palmer TX Investment, LLC, a Texas Limited Liability Company, payable to PTAK HOLDING LLC, a Texas Limited Liability Company, in the principal amount of \$2,100,000.00.

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 used for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Title Houston Holdings, 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. Title Houston Holdings 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 Title Houston Holdings 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: Title Houston Holdings 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 Title Houston Holdings 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 on 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: Title Houston Holdings 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. Title Houston Holdings 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 Title Houston Holdings and will cover all actions arising by statutes, in contract, or in tort.

Title Houston Holdings



Katie Greene
Title Examiner

TITLE HOUSTON HOLDINGS