



AFTER CLOSING

Buyer:

Title Policy and Deed:

Your title policy and copy of the recorded deed will be mailed or emailed to you within 6-8 weeks. Should you not receive, please call your Envision Title office.

Put Taxes into Your Name:

It is your responsibility to make sure taxes are put into your name. Please contact the appropriate appraisal district promptly to ensure this is completed.

File for Exemption:

If the property will be your homestead, contact the appraisal district to file for a Homestead Exemption. You may qualify for other exemptions; check with your appraisal district office.

Helpful Internet Links and Numbers:

Change of Address:	www.usps.com
TDL Change of Address:	www.txdps.state.tx.us

County Appraisal District:

Harris:	www.hcad.org	713.957.7800
Fort Bend:	www.fbcad.org	281.344.8623
Galveston:	www.galvestoncad.org	409.935.7980
Brazoria:	www.brazoriacad.org	979.849.7792
Montgomery:	www.mcad-tx.org	936.441.2186
Waller:	www.waller-cad.org	979.921.0060

NEW BUYER FORMS FOR WALLER COUNTY APPRAISAL DISTRICT

HOW TO NOTIFY THE COUNTY OF NEW OWNERSHIP AND HOW TO FILE FOR YOUR HOMESTEAD EXEMPTION

Attached are 2 forms that you will need to complete and mail to the county along with a copy of your Warranty Deed from closing.

- 1.) The Change of Address Form must be completed and mailed with a copy of your Warranty Deed to Waller County, at the address below, as soon as possible. This will notify the county of change in ownership and allow them to correct their records to reflect the correct property information.
- 2.) The Application for Residence Homestead Exemption must be completed and mailed with a copy of your UPDATED Driver's License to Waller County upon closing. Deadline for filing for homestead exemption is April 30th. You are eligible for homestead exemption beginning the date your purchase is closed and funded.

*For questions with help completing the attached forms, please contact the County at:

WALLER COUNTY APPRAISAL DISTRICT (979) 921-0060

*Mail forms with a copy of your Warranty Deed to:

WALLER COUNTY APPRAISAL DISTRICT
PO BOX 887
HEMPSTEAD, TX 77445

WALLER COUNTY APPRAISAL DISTRICT

PO BOX 887 900 13TH Street
HEMPSTEAD, TEXAS 77445-0887
(979)921-0060 (979)921-0377(FAX)
www.waller-cad.org

REQUEST TO CORRECT NAME OR ADDRESS ON A PROPERTY RECORD

INSTRUCTIONS: You may use this form to ask the Waller County Appraisal District to correct the owner's name or the mailing address on an account. After completing the form return with any requested attachments. If you have any questions, please call (979)921-0060. Our office hours are from 8AM to 5PM, Monday – Friday.

Property ID: _____

Xref ID: _____

PLEASE PRINT OR TYPE ALL INFORMATION**TYPE OF REQUEST**☐ Change to a new owner*☐ Correct error in existing owner's name☐ Update or correct owner's mailing address☐ Update or correct property location address

*If requesting a change in ownership, attach a copy of deed or other evidence of title, such as a closing statement, to this form.

**Ownership
Information**

Owner's name: _____

Mailing Address: _____

City _____

State _____

Zip Code _____

Telephone (area code and number) _____

Email Address: _____

**Property
Description**

Legal Description: _____

Purchase Date: _____

From Whom Purchased: _____

Property Location Address: _____

**Additional
Information**☐

If you did not purchase entire tract currently shown on Waller County Appraisal District's records, please check here.

COPY OF DEED MUST BE PROVIDED.**Affirmation**

I am owner of the property described above and request the Waller County Appraisal District to correct its records to reflect the information listed above.

Signature: _____ Date: _____

Printed Name: _____

Any person who makes a false entry upon the foregoing record may be subject to one of the following penalties: (1) confinement in jail for a term up to 1 year or a fine not to exceed \$3000 or both such fine and imprisonment; (2) confinement of up to 1 year in a community correctional facility; (3) imprisonment of not more than 10 years and/or a fine of not more than \$10,000 or both such fine and imprisonment as set forth in Section 37.10, Penal Code.

Residence Homestead Exemption Application

Form 50-114

Appraisal District's Name

Appraisal District Account Number (if known)

Are you filing a late application? ☐ Yes ☐ No Tax Year(s) for Application

GENERAL INFORMATION: Property owners applying for a residence homestead exemption file this form and supporting documentation with the appraisal district in each county in which the property is located (Tax Code Sections 11.13, 11.131, 11.132, 11.133, 11.134 and 11.432). **Do not file this form with the Texas Comptroller of Public Accounts.**

SECTION 1: Exemption(s) Requested (Select all that apply.)

Do you live in the property for which you are seeking this residence homestead exemption? ☐ Yes ☐ No

☐ General Residence Homestead Exemption ☐ Disabled Person ☐ Person Age 65 or Older (or Surviving Spouse)

☐ 100 Percent Disabled Veteran (or Surviving Spouse) Is the disability a permanent total disability as determined by the U.S. Department of Veterans Affairs under 38 C.F.R. Section 4.15? ☐ Yes ☐ No

☐ Surviving Spouse of an Armed Services Member Killed or Fatally Injured in the Line of Duty ☐ Surviving Spouse of a First Responder Killed in the Line of Duty

☐ Donated Residence of Partially Disabled Veteran (or Surviving Spouse) _____
Percent Disability Rating

Surviving Spouse: _____
Name of Deceased Spouse Date of Death

Cooperative Housing: Do you have an exclusive right to occupy this property because you own stock in a cooperative housing corporation? ☐ Yes ☐ No

If yes, state name of cooperative housing corporation: _____

Were you receiving a homestead exemption on your previous residence? ☐ Yes ☐ No

Are you transferring an exemption from a previous residence? ☐ Yes ☐ No

Are you transferring a tax limitation? ☐ Yes ☐ No

Previous Residence Address, City, State, Zip Code

Previous County

SECTION 2: Property Owner/Applicant (Provide information for additional property owners in Section 5.)

Select One: ☐ Single Adult ☐ Married Couple ☐ Other (e.g., individual who owns the property with others)

Name of Property Owner 1

Birth Date* (mm/dd/yyyy)

Driver's License, Personal ID Certificate or Social Security Number**

Primary Phone Number (area code and number)

Email Address***

Percent Ownership Interest

Name of Property Owner 2
(e.g., Spouse, Co-Owner/Individual)

Birth Date* (mm/dd/yyyy)

Driver's License, Personal ID Certificate or Social Security Number**

Primary Phone Number (area code and number)

Email Address***

Percent Ownership Interest

Applicant mailing address (if different from the physical address)

SECTION 3: Property Information

Date you acquired this property

Date you began occupying this property as your principal residence

Physical Address (i.e. street address, not P.O. Box), City, County, ZIP Code

Legal Description (if known)

Is the applicant identified on deed or other recorded instrument?

☐ Yes _____
Court record/filing number on recorded deed or other recorded instrument, if available

☐ No If no, required documentation must be provided. (see important information)

Is the property for which this application is submitted an heir property (see Important Information)? ☐ Yes ☐ No

Do other heir property owners occupy the property? ☐ Yes (affidavits required) ☐ No

SECTION 3: Property Information (Continued)

Manufactured Home Make _____

Model _____

ID Number _____

Is any portion of the property for which you are claiming a residence homestead exemption income producing?

☐ Yes☐ No

If yes, indicate the percentage of the property that is income producing: _____ percent

Number of acres (or fraction of an acre, not to exceed 20 acres) you own and occupy as your principal residence: _____ acres

SECTION 4: Waiver of Required Documentation

Indicate if you are exempt from the requirement to provide a copy of your driver's license or state-issued personal identification certificate.

☐ I am a resident of a facility that provides services related to health, infirmity or aging.

Facility Name and Address _____

☐ I am certified for participation in the address confidentiality program administered by the Office of the Texas Attorney General under Code of Criminal Procedure Chapter 58, Subchapter B.

Indicate if you request that the chief appraiser waive the requirement that the property address for exemption corresponds to your driver's license or state-issued personal identification certificate address:

☐ I am an active duty U.S. armed services member or the spouse of an active duty member.☐ I hold a driver's license issued under Transportation Code Section 521.121(c) or 521.1211. Attached is a copy of the application for that license.**SECTION 5: Provide Additional Information Here (If any)**

If you own other residential property in Texas, please list the county(ies) of location.

SECTION 6: Affirmation and Signature**I understand if I make a false statement on this form, I could be found guilty of a Class A misdemeanor or a state jail felony under Penal Code Section 37.10.**I, _____, _____, swear or affirm the following:
Property Owner/Authorized Representative Name Title/Authorization

1. that each fact contained in this application is true and correct;
2. that I/the property owner meet(s) the qualifications under Texas law for the residence homestead exemption for which I am applying; and
3. that I/the property owner do(es) not claim an exemption on another residence homestead or claim a residence homestead exemption on a residence homestead outside Texas.

**sign
here** 

Signature of Property Owner/Applicant or Authorized Representative _____

Date _____

* May be used by appraisal district to determine eligibility for persons age 65 or older exemption or surviving spouse exemptions (Tax Code §11.43(m))

** Social security number disclosure may be required for tax administration and identification. (42 U.S.C. §405(c)(2)(C)(i); Tax Code §11.43(f)). A driver's license number, personal identification number or social security number disclosed in an exemption application is confidential and not open to public inspection, except as authorized by Tax Code §11.48(b).

*** May be confidential under Government Code §552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

Important Information

GENERAL INSTRUCTIONS

This application is for claiming residence homestead exemptions pursuant to Tax Code Sections 11.13, 11.131, 11.132, 11.133, 11.134 and 11.432. Certain exemptions may also require Form 50-114-A. The exemptions apply only to property that you own and occupy as your principal place of residence.

FILING INSTRUCTIONS

File this form and all supporting documentation with the appraisal district office in each county in which the property is located generally between Jan. 1 and April 30 of the year for which the exemption is requested. **Do not file this document with the Texas Comptroller of Public Accounts.** A directory with contact information for appraisal district offices is on the Comptroller's website.

APPLICATION DEADLINES

Generally, the completed application and required documentation is due no later than April 30 of the year for which the exemption is requested.

The due date for persons age 65 or older; disabled; or partially disabled veterans with donated homesteads to apply for the exemption is no later than the first anniversary of the qualification date.

A late application for a residence homestead exemption may be filed up to two years after the deadline for filing has passed. (Tax Code Section 11.431). A late application for residence homestead exemption filed for a disabled veteran (not a surviving spouse) under Tax Code sections 11.131 or 11.132 may be filed up to 5 years after the delinquency date. Surviving spouse of a disabled veteran, who files under Tax Code sections 11.131 or 11.132, may file up to two years after the delinquency date, for a late application for residence homestead exemption.

If the chief appraiser grants the exemption(s), property owner does not need to reapply annually, but must reapply if the chief appraiser requires it, unless seeking to apply the exemption to property not listed in this application.

Property owners already receiving a general residence homestead exemption who turn age 65 in that next year are not required to apply for age 65 or older exemption if accurate birthdate information is included in the appraisal district records or in the information the Texas Department of Public Safety provided to the appraisal district under Transportation Code Section 521.049. (Tax Code Section 11.43(m))

REQUIRED DOCUMENTATION

Attach a copy of property owner's driver's license or state-issued personal identification certificate. The address listed on the driver's license or state-issued personal identification certificate must correspond to the property address for which the exemption is requested. Property owners who reside in certain facilities or participate in a certain address confidentiality program may be exempt from this requirement. The chief appraiser may waive the requirements for certain active duty U.S. armed services members or their spouses or holders of certain driver's licenses.

Heir property is property owned by one or more individuals, where at least one owner claims the property as a residence homestead, and the property was acquired by will, transfer on death deed, or intestacy. An heir property owner not specifically identified as the residence homestead owner on a deed or other recorded instrument in the county where the property is located must provide:

- an affidavit establishing ownership of interest in the property (See Form 114-A);
- a copy of the prior property owner's death certificate;
- a copy of the property's most recent utility bill; and
- A citation of any court record relating to the applicant's ownership of the property, if available.

Each heir property owner who occupies the property as a principal residence, other than the applicant, must provide an affidavit that authorizes the submission of this application (See Form 50-114-A).

Manufactured homeowners must provide:

- a copy of the Texas Department of Housing and Community Affairs statement of ownership showing that the applicant is the owner of the manufactured home;
- a copy of the sales purchase agreement, other applicable contract or agreement or payment receipt showing that the applicant is the purchaser of the manufactured home; or
- a sworn affidavit (see Form 50-114-A) by the applicant indicating that:
 1. the applicant is the owner of the manufactured home;
 2. the seller of the manufactured home did not provide the applicant with the applicable contract or agreement; **and**
 3. the applicant could not locate the seller after making a good faith effort.

ADDITIONAL INFORMATION REQUEST

The chief appraiser may request additional information to evaluate this application. Property owner must comply within 30 days of the request or the application will be denied. The chief appraiser may extend this deadline for a single period not to exceed 15 days for good cause shown. (Tax Code Section 11.45)

DUTY TO NOTIFY

Property owner must notify the chief appraiser in writing before May 1 of the year after his or her right to this exemption ends.

EXEMPTION QUALIFICATIONS

General Residence Homestead Exemption (Tax Code Section 11.13(a) and (b))

A property owner who acquires property after Jan. 1 may receive the residence homestead exemption for the applicable portion of that tax year immediately on qualification of the exemption, if the previous owner did not receive the same exemption for the tax year. The property owner must occupy the property as the owner's primary residence and the residence homestead exemption cannot be claimed by the property owner on any other property.

Disabled Person Exemption (Tax Code Section 11.13(c) and (d))

Persons under a disability for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors, and Disability Insurance. Property owners not identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership interest in the homestead. (See Form 50-114-A) An eligible disabled person age 65 or older may receive both exemptions in the same year, but not from the same taxing units. Contact the appraisal district for more information.

Age 65 or Older Exemption (Tax Code Section 11.13(c) and (d))

This exemption is effective Jan. 1 of the tax year in which the property owner becomes age 65. Property owners not identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership interest in the homestead. (See Form 50-114-A) An eligible disabled person age 65 or older may receive both exemptions in the same year, but not from the same taxing units. Contact the appraisal district for more information.

Surviving Spouse of an Individual Who Qualified for Age 65 or Older Exemption (Tax Code Section 11.13(q)):

Surviving spouse of person who qualified for the age 65 or older exemption may receive this exemption if the surviving spouse was 55 years of age or older when the qualifying spouse died. The property must have been the surviving spouse's residence homestead at the time of death and remain the surviving spouse's residence homestead. This exemption cannot be combined with an exemption under 11.13(d).

100 Percent Disabled Veterans Exemption (Tax Code Section 11.131(b))

Property owner who has been awarded a 100 percent disability compensation due to a service-connected disability and a rating of 100 percent disabled or individual unemployability from the U.S. Department of Veterans Affairs or its successor. Documentation must be provided to support this exemption request.

Surviving Spouse of a Disabled Veteran Who Qualified or Would Have Qualified for the 100 Percent Disabled Veteran's Exemption (Tax Code Section 11.131(c) and (d))

Surviving spouse of a disabled veteran (who qualified for an exemption under Tax Code Section 11.131(b) at the time of his or her death or would have qualified for the exemption if the exemption had been in effect on the date the disabled veteran died) who has not remarried since the death of the veteran. The property must have been the surviving spouse's residence homestead at the time of the veteran's death and remain the surviving spouse's residence homestead.

Donated Residence Homestead of Partially Disabled Veteran (Tax Code Section 11.132(b))

A disabled veteran with a disability rating of less than 100 percent with a residence homestead donated by a charitable organization at no cost or at some cost that is not more than 50 percent of the good faith estimate of the market value of the residence homestead as of the date the donation is made. Documentation must be provided to support this exemption request.

Surviving Spouse of a Disabled Veteran Who Qualified for the Donated Residence Homestead Exemption (Tax Code Section 11.132(c) and (d)):

Surviving spouse of a disabled veteran (who qualified for an exemption under Tax Code Section 11.132(b) at the time of his or her death) who has not remarried since the death of the disabled veteran and maintains the property as his or her residence homestead.

Surviving Spouse of a Member of Armed Services Killed in Line of Duty (Tax Code Section 11.133(b) and (c))

Surviving spouse of a U.S. armed services member who is killed or fatally injured in the line of duty who has not remarried since the death of the service member. Documentation must be provided to support this exemption request.

Surviving Spouse of a First Responder Killed in the Line of Duty (Tax Code Section 11.134)

Surviving spouse of a first responder who is killed or fatally injured in the line of duty who has not remarried since the death of the first responder. Documentation must be provided to support this exemption request.

Tax Certificate

Remit certificate fee to :

Customer : Qualia Labs, Inc. (Branch 1)

Certificate Number : 12202099

National TaxNet

User : Paula Hutchinson

Print Date : 02/05/2024

P.O. Box 848123

GF Number : BKI-2023-538

Dallas, Texas 75284-8123

Closer :

Fee : \$45.00 (includes sales tax)

Buyer(s) : REAL ESTATE PROSPECTIVE SOLUTIONS LLC

Certificate Current Year Tax Summary

Jurisdiction	Tax Year	Base Tax
KATY ISD (FT. BEND)	2023	\$3,270.89
WALLER COUNTY	2023	\$1,704.59
WALLER-HARRIS ESD #200	2023	\$252.17
Current Year Total (as available)		\$5,227.65

Certificate Totals of Taxes Due by Collector

PAYABLE TO:	Balance Due w/o Penalties	Amount Due 02/2024	Amount Due 03/2024
FORT BEND COUNTY	\$0.00	\$0.00	\$0.00
WALLER COUNTY	\$0.00	\$0.00	\$0.00

IMPORTANT CERTIFICATE COMMENTS

REPORTED PER LEGAL DESCRIPTION PROVIDED

CAD Account Number(s)

320200005004100

Account Number:	320200005004100 (Parcel 1 of 1)	2023 Assessed Values	
Owner Name(s):	HLUCHAN, NICHOLAS HLUCHAN, PANAGIOTA	Land:	292,200
Mailing Address:	6911 MONTCLAIR COLONY TRL KATY, TX 77493	Imprv:	0
Property Address:	BARTLETT RD KATY , TX 77493	Total:	292,200
Legal Description:	ABS A320200 A-202 H & T C R R CO TRACT 5-4 ACRES 2.4229		
Geo Id:	000000188053		
Property Class:	VACANT COMMERCIAL LOTS IN CITY UNDER 5AC		
Land Use:	C3		
Acreage:	2.42290		
2023 Exemptions:	None	Total Est. Taxes w/o Exempt: \$5,227.65	
Warnings:	Property is assessed as land only. Please verify no improvements prior to closing or additional taxes may be due. Total Tax Rate: 1.789064		

IMPORTANT ACCOUNT COMMENTS	
NO ACTIVE TAX SUIT FILED FOR WALLER COUNTY PER TAX OFFICE AS OF 02-05-24 (NH)	

REALTIME TAX INFORMATION DETAIL			
WALLER-HARRIS ESD #200 COLLECTED BY WALLER COUNTY (979) 826-7620		Payments as of :	02/05/2024 Current Year Taxes 02/05/2024 Prior Year Taxes
2023 Tax Rate: 0.086301 Est. Taxes w/o Exempt: \$252.17	Tax Year	Base Tax	Amount Due 02/2024
	2023	\$252.17	Paid
	SUBTOTAL	\$252.17	\$0.00
Suit #LAW SUIT FILED Filed. Manual Research Required.			

REALTIME TAX INFORMATION DETAIL			
WALLER COUNTY 730 9TH STREET HEMPSTEAD, TX 77445 (979) 826-7620		Payments as of :	02/05/2024 Current Year Taxes 02/05/2024 Prior Year Taxes
2023 Tax Rate: 0.583363 Est. Taxes w/o Exempt: \$1,704.59	Tax Year	Base Tax	Amount Due 02/2024
	2023	\$1,704.59	Paid
	SUBTOTAL	\$1,704.59	\$0.00
Suit #LAW SUIT FILED Filed. Manual Research Required.			

KATY ISD (FT. BEND)
COLLECTED BY
FORT BEND COUNTY
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TX 77469
(281) 341-3710

2023 Tax Rate: 1.119400
Est. Taxes w/o Exempt: \$3,270.89

Payments as of : 01/17/2024 Current Year Taxes
01/17/2024 Prior Year Taxes

Tax Year	Base Tax	Amount Due 02/2024	Amount Due 03/2024
2023	\$3,270.89	Paid	Paid
SUBTOTAL	\$3,270.89	\$0.00	\$0.00

Account Summary of Taxes Due

Payable to:	Balance Due w/o Penalties	Amount Due 02/2024	Amount Due 03/2024
FORT BEND COUNTY	\$0.00	\$0.00	\$0.00
WALLER COUNTY	\$0.00	\$0.00	\$0.00

Exclusions and Conditions of Tax Certificates

ALL APPLICABLE AD VALOREM TAXES ON THE ABOVE REFERENCED PROPERTY(S) ARE FOUND TO HAVE THE STATUS PROVIDED EXCEPT:

- a. THE STATUS DOES NOT COVER ANY CHANGES MADE TO THE TAX RECORDS OF THE AGENCIES LISTED AFTER THE "PAYMENTS AS OF" DATE
- b. DOES NOT INCLUDE OR IS NOT A CERTIFICATION OF ANY
 - 1. MINERAL TAXES
 - 2. PERSONAL PROPERTY TAXES (INCLUDING MOBILE HOMES)
 - 3. ANY OTHER NON AD VALOREM TAXES

Texas Tax Information

- Texas taxes are usually billed for the calendar year on or around October 1st
- Taxes are delinquent on February 1st
- Additional penalties apply to current year delinquencies on July 1st

HOA Certificate

National Taxnet

P.O. Box 848123

Dallas, Texas 75284-8123

Customer : Qualia Labs, Inc. (Branch 1)

Certificate Number : 12202099

User : Paula Hutchinson

Print Date : 02/05/2024

BF Number : BKI-2023-538

Closer :

Buyer(s) : REAL ESTATE PROSPECTIVE SOLUTIONS LLC

PROPERTY INFORMATION

Owner Name(s): HLUCHAN, NICHOLAS
HLUCHAN, PANAGIOTA

Legal Description: ABS A320200 A-202 H & T C R R CO TRACT 5-4 ACRES 2.4229

Situs Address: BARTLETT RD

CAD Account: WALLER, #320200005004100

HOMEOWNER'S ASSOCIATION INFORMATION

HOA Name: RESEARCH INCONCLUSIVE

Collection Cycle: Unknown

Collector: RESEARCH INCONCLUSIVE

Phone:

Fax:

Contact:

Comments: **HOA/POA HAS NOT BEEN IDENTIFIED AT THIS TIME.**

PLEASE PROVIDE AN HOA ADDENDUM TO HOANTNHOU@BKFS.COM IF YOU BELIEVE AN HOA/POA EXISTS.

NATIONAL TAXNET MAY NOT BE HELD LIABLE FOR ANY UNPAID HOA FEES OR DUES IF HOA ADDENDUM IS NOT PROVIDED.

ASSESSMENT INFORMATION

Billing Cycle	Assessment Type	Base Amount	Balance Due	Payoff	Payoff	Payoff
			Total Due:	\$0.00	\$0.00	\$0.00

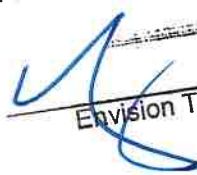
Comments:

HOA Bill Status: Ready



Envision Title Katy, LLC
23302 West Fernhurst Drive
300
Katy, TX 77494
(346) 338-9504

I hereby certify that this is a true
and correct copy of the original

By 
Envision Title LLC

Buyer's Closing Statement

Property	0 Bartlett Rd Katy, TX 77493	Escrow Officer	Dionne H. Blunt	Prepared	02/05/2024
Escrow #	203307-K	Buyer		Closing	02/06/2024
Title #		Real Estate Prospective Solutions LLC		Disbursement Date	02/06/2024
		7619 Trailing Oaks Drive		Title by	
		Spring, TX 77379		First National Title Insurance Company	

Legal Description

2.4229 acres of land situated in the H. & T.C. R.R. Survey, A-202, Waller County, Texas being a part of and out of the original survey of the H. & T.C. R.R. Survey, Section 123, A- 202, Waller County, Texas dated January 31, 1854; said 2.4229 acres being more particularly described by metes and bounds as follows: COMMENCING at a 5/8 inch iron rod found for the northeasterly corner of the H. & T.C. R.R. Survey, Section 123, A-202 being the centerline intersection of Morton Road (based on a width of 60.00 feet) and Bartlett Road (based on a width of 60.00 feet); Thence, West, along the centerline of Morton Road, a distance of 50.00 feet to a point for corner; Thence, S 00° 04' 34" W, a distance of 65.00 feet to a 5/8 inch iron rod set for the northeasterly corner and the POINT OF BEGINNING of the herein described lot; Thence, S 00° 04' 34" W, a distance of 488.28 feet to a 5/8 inch iron rod set for the southeasterly corner of the herein described lot; Thence, N 89° 54' 26" W, a distance of 210.00 feet to a 5/8 inch iron rod set for the southwesterly corner of the herein described lot; Thence, N 00° 04' 34" E, a distance of 502.94 feet to a 5/8 inch iron rod set for the northwesterly corner of the herein described lot; Thence, East a distance of 195.00 feet to a 5/8 inch iron rod set for corner; Thence, S 44° 58' 03" E, a distance of 21.20 feet to the POINT OF BEGINNING and containing 2.4229 acres (105,540 square feet) of land, more or less. NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

	Debit	Credit
Primary Charges & Credits		
Sales Price of Property	\$770,000.00	
Deposit		\$7,000.00
Buyer funds		\$762,470.16
Prorations/Adjustments		
County Taxes (\$5,227.65 @ \$14.32/day) 01/01/2024 to 02/06/2024		\$529.84
	Debit	Credit
Subtotals	\$770,000.00	\$770,000.00
Due to Buyer	\$0.00	
Totals	\$770,000.00	\$770,000.00

See signature addendum

Signature Addendum

Acknowledgement
We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Envision Title Katy, LLC to cause the funds to be disbursed in accordance with this statement.

Real Estate Prospective Solutions LLC, a Texas Limited Liability Company


By: MM Khader 2/6/2024 [Signature] 2/6/2024
Mahmoud M. Khader, Managing Member Date Settlement Agent Date

By: Wael S. Ellithy 2/6/2024
Wael S. Ellithy, Managing Member Date



Envision Title Katy, LLC
23302 West Fernhurst Drive
300
Katy, TX 77494
(346) 338-9504

I hereby certify that this is a true
and correct copy of the original

By  Envision Title LLC

Seller's Closing Statement

Property	0 Bartlett Rd Katy, TX 77493	Escrow Officer	Dionne H. Blunt	Prepared	02/05/2024
Escrow #	203307-K	Seller		Closing	02/06/2024
Title #		Asset Preservation, Inc. as Qualified Intermediary for	Disbursement Date	02/06/2024	
		Nicholas Hluchan and Panagiota Hluchan	Title by		
			First National Title Insurance Company		

Legal Description

2.4229 acres of land situated in the H. & T.C. R.R. Survey, A-202, Waller County, Texas being a part of and out of the original survey of the H. & T.C. R.R. Survey, Section 123, A- 202, Waller County, Texas dated January 31, 1854; said 2.4229 acres being more particularly described by metes and bounds as follows: COMMENCING at a 5/8 inch iron rod found for the northeasterly corner of the H. & T.C. R.R. Survey, Section 123, A-202 being the centerline intersection of Morton Road (based on a width of 60.00 feet) and Bartlett Road (based on a width of 60.00 feet); Thence, West, along the centerline of Morton Road, a distance of 50.00 feet to a point for corner; Thence, S 00° 04' 34" W, a distance of 65.00 feet to a 5/8 inch iron rod set for the northeasterly corner and the POINT OF BEGINNING of the herein described lot; Thence, S 00° 04' 34" W, a distance of 488.28 feet to a 5/8 inch iron rod set for the southeasterly corner of the herein described lot; Thence, N 89° 54' 26" W, a distance of 210.00 feet to a 5/8 inch iron rod set for the southwesterly corner of the herein described lot; Thence, N 00° 04' 34" E, a distance of 502.94 feet to a 5/8 inch iron rod set for the northwesterly corner of the herein described lot; Thence, East a distance of 195.00 feet to a 5/8 inch iron rod set for corner; Thence, S 44° 58' 03" E, a distance of 21.20 feet to the POINT OF BEGINNING and containing 2.4229 acres (105,540 square feet) of land, more or less. NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

	Debit	Credit
Primary Charges & Credits		
Sales Price of Property		\$770,000.00
Prorations/Adjustments		
County Taxes (\$5,227.65 @ \$14.32/day) 01/01/2024 to 02/06/2024	\$529.84	
Government Recording and Transfer Charges		
Recording Fee - Deed	\$23.00	
Commissions		
Listing Agent Commission to Southern Luxury Properties	\$23,100.00	
Selling Agent Commission to HomeSmart	\$23,100.00	
Title Charges		
E-Recording Fee to CSC	\$5.33	
Tax Certificate to Black Knight Inc. - Texas	\$85.52	
Owner's T-3 Endorsement to Fidelity National Title Insurance Company	\$218.15	
Owner's Title Policy to Fidelity National Title Insurance Company	\$4,363.00	
State of Texas Policy Guaranty Fee (Owner's Policy) to Texas Title Insurance Guaranty Association	\$2.00	
Escrow Charges		
Courier Fee to Envision Title Katy, LLC	\$12.00	
Escrow Fee to Envision Title Katy, LLC	\$550.00	
Miscellaneous Charges		
1031 Exchange Fee to Asset Preservation, Inc. (\$1,250.00 POC by Seller)		
Doc Prep - Warranty Deed to Abrams Wolt & Associates	\$100.00	
Survey Fee, Plot Plan to Precision Surveyors	\$1,082.50	

	Debit	Credit
Subtotals	\$53,171.34	\$770,000.00
Due to Seller	\$716,828.66	
Totals	\$770,000.00	\$770,000.00

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize Envision Title Katy, LLC to cause the funds to be disbursed in accordance with this statement.

Qualified Intermediary is not responsible for the accuracy of the settlement statement.

Asset Preservation, Inc., as Qualified Exchange Intermediary for Nicholas Hluchan and Panagiota Hluchan

Kristina Bean 2/6/2024
By: Kristina Bean, Sr. Exchange Counselor Date

[Signature] 2/6/2024
Settlement Agent Date

READ AND APPROVED:
[Signature] 06 FEB 2024
Nicholas Hluchan Date

READ AND APPROVED:
Panagiota Hluchan 2/6/24
Panagiota Hluchan Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED


203307-K

THE STATE OF TEXAS

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§
§

COUNTY OF WALLER

I hereby certify that this is a true and correct copy of the original

By  Envision Title LLC

The undersigned, **Nicholas Hluchan and Panagiota Hluchan**, a married couple (hereinafter called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **Real Estate Prospective Solutions LLC, a Texas Limited Liability Company** (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee certain real property, incorporated herein by this reference (the "Land"), lying and being situated in WALLER County, Texas, together with the buildings, structures, improvements and fixtures (collectively, the "Improvements") located on the Land, and all rights, privileges, and appurtenances thereto (the Land, Improvements, and the foregoing described rights, privileges and appurtenances are hereinafter collectively called the "Property"). Said property being described as follows, to-wit:

2.4229 acres of land situated in the H. & T.C. R.R. Survey, A-202, Waller County, Texas being a part of and out of the original survey of the H. & T.C. R.R. Survey, Section 123, A- 202, Waller County, Texas dated January 31, 1854; said 2.4229 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the northeasterly corner of the H. & T.C. R.R. Survey, Section 123, A-202 being the centerline intersection of Morton Road {based on a width of 60.00 feet) and Bartlett Road (based on a width of 60.00 feet);

Thence, West, along the centerline of Morton Road, a distance of 50.00 feet to a point for corner;

Thence, S 00° 04' 34" W, a distance of 65.00 feet to a 5/8 inch iron rod set for the northeasterly corner and the POINT OF BEGINNING of the herein described lot;

Thence, S 00° 04' 34" W, a distance of 488.28 feet to a 5/8 inch iron rod set for the southeasterly corner of the herein described lot;

Thence, N 89° 54' 26" W, a distance of 210.00 feet to a 5/8 inch iron rod set for the southwesterly corner of the herein described lot;

Thence, N 00° 04' 34" E, a distance of 502.94 feet to a 5/8 inch iron rod set for the northwesterly corner of the herein described lot;

Thence, East a distance of 195.00 feet to a 5/8 inch iron rod set for corner;

Thence, S 44° 58' 03" E, a distance of 21.20 feet to the POINT OF BEGINNING and containing 2.4229 acres (105,540 square feet) of land, more or less.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, their heirs, legal representatives, successors and assigns forever, and Grantor do hereby bind themselves, their heirs, legal representatives, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, their heirs, legal representatives, successors and assigns against

every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the matters herein excepted.

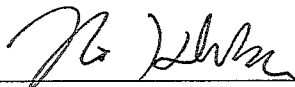
The warranty contained in this deed is made by Grantor and accepted by Grantee subject to any and all restrictions, reservations, covenants, conditions, rights-of-way, easements, and all outstanding mineral and royalty interests, if any, now of record in the Office of the County Clerk of WALLER County, Texas, affecting the Property, to the extent that the same are valid and subsisting.

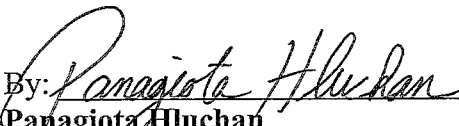
Ad valorem taxes and maintenance fees, if any, have been prorated between Grantor and Grantee as of the date hereof, and Grantee assumes the obligations to pay same as they become due and payable subsequent to the date hereof.

Words of any gender used in this document shall be held and construed to include any other gender and words in the singular number shall be held to include the plural and vice versa unless context requires otherwise.

DISCLAIMER: Grantee and Grantor hereof understand that this instrument and any accompanying instruments therewith associated were prepared by Abrams, Walt & Associates, PLLC, Attorneys at Law, based solely on information and other documentation furnished by Grantee or Grantor, and the preparation does not warrant title in or to Grantee or Grantor, nor does the preparer warrant the property herein described is free of any and all claims which may be asserted against the property by anyone whosever, the description of the property involved or the payment status of any real property taxes assessed against the property.

DULY EXECUTED on the date set forth in the notary acknowledgment below, to be effective as of the 6th day of February, 2024.

By: 
Nicholas Hluchan
Grantor

By: 
Panagiota Hluchan
Grantor

Address of Grantee:

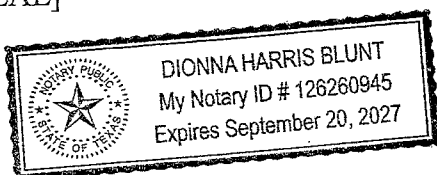
7619 Trailing Oaks Dr.
Spring, TX 77379
THE STATE OF TEXAS


COUNTY OF Harris

§
§
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This instrument was acknowledged before me on the 6th day of February, 2024, by Nicholas Hluchan and Panagiota Hluchan, Grantor.

[SEAL]




Notary Public in and for The State of Texas

STATE OF TEXAS §
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 §
 §
COUNTY OF WALLER §

Metes & Bounds Property Description

A tract of land containing 2.4229 Acres situated in the H. & T. C. Railroad Survey, Section 123, Abstract No. 202 of Waller County, Texas, being the same tract recorded in the name of Nicholas Hluchan et ux in Volume 1380, Page 437 of the Real Property Records of Waller County, Texas (R.P.R.W.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Volume 1380, Page 437 of the R.P.R.W.C.T.)

COMMENCING at a point at the northeast corner of said Section 123;

THENCE, WEST, a distance of 50.00 Feet to a point;

THENCE, SOUTH 00° 04' 34" WEST, a distance of 65.00 Feet to a 5/8 Inch iron rod found on the west right of way line of Bartlett Road (60 Feet wide) at the most southerly northeast corner and POINT OF BEGINNING of this tract;

THENCE, **SOUTH 00° 04' 34" WEST**, with said west right of way line, a distance of **488.28 Feet** to a 5/8 Inch iron rod found at the southeast corner of this tract;

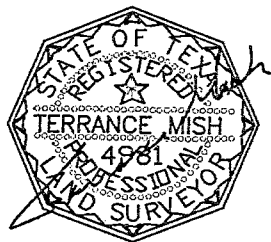
THENCE, **NORTH 89° 54' 26" WEST**, with the north line of a tract recorded in the name of Victor C. Knopp and Anna M. Knopp in Volume 817, Page 873 of the R.P.R.W.C.T., a distance of **210.00 Feet** to a 5/8 Inch iron rod found at the southwest corner of this tract;

THENCE, **NORTH 00° 04' 34" EAST**, with the east line of a tract recorded in the name of Bryan Sanford in Volume 1377, Page 554 of the R.P.R.W.C.T., a distance of **502.94 Feet** to a 1/2 Inch iron rod found on the south right of way line of Morton Road (60 Feet wide at the northwest corner of this tract (from which an iron rod found bears West, a distance of 445.28 Feet);

THENCE, **EAST**, with said south right of way line, a distance of **195.00 Feet** to a 5/8 Inch iron rod at the most northerly northeast corner of this tract;

THENCE, **SOUTH 44° 58' 03" EAST**, a distance of **21.20 Feet** to the POINT OF BEGINNING and containing 2.4229 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 23-09692
January 04, 2023

CLOSING AFFIDAVIT – SALE

Title Company:	Envision Title, LLC
File No.:	203307-K
Buyer(s)/ Borrower(s):	Real Estate Prospective Solutions LLC
Seller(s):	Nicholas Hluchan and Panagiota Hluchan,
Lender:	_____
Property:	0 Bartlett Rd

By completing, initialing, and signing this document, each Seller and Buyer acknowledges and understands the disclosures being made by Title Company, Seller and/or Buyer affirm the representations made by them to the Title Company as indicated. Each such disclosure or representation may benefit the Title Company and/or its underwriter. Singular reference to Seller and/or Buyer includes multiple individuals/entities identified above.

Seller Disclosures and Statements

1. **USE OF PROPERTY:** Seller has not entered into any oral or written lease (including but not limited to surface or mineral leases), given permission to use, occupy or enter, or otherwise granted any possessory or use rights of any nature with respect to the Property which are presently existing; and there are no parties physically occupying, in possession of, or claiming any right to use any of the Property; except the following:

2. **PRIOR YEAR TAXES PAID:** Seller certifies that all standby fees, taxes, or assessments by any governmental agency for prior years have been paid in full or will pay in escrow. Seller further agrees to reimburse Title Company for any and all unpaid standby fees, taxes or assessments penalties, interest, attorney fees and court costs due to standby fees, taxes or assessments being due and/or unpaid as determined by the Appraisal District(s), other governmental entities and/or tax authorities. Seller agrees to hold harmless Title Company from any claim or loss related to Seller's failure to pay any such amounts.

3. **TAX EXEMPTIONS:** Seller confirms they qualified for the following existing property tax exemptions for the subject property in this transaction (check all that apply):

- ☐ 1) Homestead
- ☐ 2) Over-65
- ☐ 3) Disabled Veteran
- ☐ 4) Agricultural
- ☐ 5) Other:
- ☒ 6) None

In the event any of the above exemptions are subsequently disallowed or removed, resulting in additional taxes, penalties, and/or interest being due for the current and/or any prior years, then Seller agrees to pay such additional taxes, penalties, and/or interest and to hold harmless Title

CLOSING AFFIDAVIT – SALE

Company from any claim or loss that may arise due to exemptions being subsequently removed or disallowed.

Seller Initial NAH / PKH

4. **NON-RESIDENT ALIEN:** Seller IS ☒ IS NOT () a U.S. Citizen or Resident Alien for purposes of United States IRS Reporting. If Seller is a non-resident alien, Seller may be subject to federal withholding pursuant to FIRPTA.

Seller Initial NAH / PKH

Buyer Acknowledgments and Acceptances

5. **WAIVER OF INSPECTION:** Buyer understands and acknowledges that, as previously disclosed in the Commitment; the Owner Title Policy to be issued will contain an exception as to "Rights of Parties in Possession". "Rights of Parties in Possession" shall mean one or more persons who are themselves actually physically occupying the Property or a portion thereof, under a claim of right adverse to the record owner of the Property. Buyer may refuse this exception. If Buyer refuses, Title Company may inspect the property and may charge for the inspection. In addition, Title Company may make additional exceptions for matters revealed by the inspection. By initialing this paragraph, Buyer waives inspection of the Property and accepts the Owner Title Policy with the "Rights of Parties in Possession" exception.

Buyer Initial MMK / WSE

6. **ESCROW RESERVES FOR TAXES TO LENDER:** Buyer understands and acknowledges that the escrow reserve account (if any) being created by the Lender at closing is based on calculations provided by the Lender. In the event the escrow reserve account established by the Lender is insufficient at the end of the year, Buyer acknowledges the Lender may require additional monies to make up the shortage and/or the Lender may adjust the escrow reserve account payment to collect any shortage. Buyer agrees to hold harmless Title Company from any claim or loss that may arise due to Lender established escrow reserve accounts.

7. **RECEIPT OF TITLE COMMITMENT:** Buyer has received and reviewed a copy of the Title Commitment issued in connection with this transaction. Buyer understands and acknowledges that the Commitment is not an opinion or report of title. It is a contract to issue a policy subject to the Commitment's terms and requirements. Buyer understands and acknowledges that the Owner Title Policy will contain the exceptions set forth in Schedule B of the Title Commitment, and any additional exceptions to title resulting from the documents involved in this transaction.

8. **FLOOD ZONE:** Buyer understands and acknowledges that Title Company has not attempted to determine if the Property lies in a special flood hazard area, and Title Company has not made any representation concerning proximity of the Property in relation to any flood-plain or flood hazard area. Buyer is advised that information concerning special flood hazard areas may be available from county or municipal offices, a qualified surveyor or land-engineering company, or a private flood-plain consultant.

9. **TAX RENDITION AND EXEMPTIONS:** Buyer understands and acknowledges that he/she is required by law to "render" the Property for taxation by notifying the Appraisal District(s) of the change in the Property's ownership and of Buyer's proper address for tax billing. Buyer is advised that taxes may have been assessed on the basis of various exemptions obtained by Seller.

CLOSING AFFIDAVIT – SALE

Buyer acknowledges responsibility to satisfy requirements of the Appraisal District(s) for exemptions to which Buyer may be entitled within the period of time allowed. Buyer agrees to hold harmless Title Company from any claim or loss that may arise due to tax renditions or exemptions.

Buyer Initial MMK WSE

10. DISCLOSURE TO BUYER REGARDING INVOLUNTARY LIENS: Buyer understands and acknowledges that Title Company has NOT performed a search of the real property records with reference to possible federal or state tax liens, abstracts of judgments, or other involuntary liens which may have been filed against the Buyer. Buyer understands that such involuntary liens may affect title or title requirements in the future.

11. SURVEY MATTERS (Select Option 1 or 2):

☐ **Option 1- UNSURVEYED PROPERTY:** Buyer understands that a survey of the Property has not been furnished for this transaction. The Owner Title Policy to be issued to Buyer will not provide coverage for certain survey matters that would be found by a current survey.

☒ **Option 2 – ACCEPTANCE OF SURVEY:** Buyer has received and reviewed a copy of the survey of the Property furnished for use in this transaction and acknowledges the matters of conflict, encroachment(s) and/or discrepancies disclosed by the survey.

CLOSING AFFIDAVIT – SALE

SURVEY AMENDMENT ACCEPTANCE: Buyer acknowledges receipt of the Notice to Purchaser with the Commitment package, offering additional coverage by amending the "area and boundary" exception. The Notice stated that if not declined prior to closing, Title Company would assume Buyer desires the additional coverage and would be automatically charged the additional premium for this coverage on the HUD-1 Settlement Statement. Your approval and your agreement to pay the additional premium are required. Buyer accepts this additional coverage.

Buyer Initial MMK WSE

Homeowner's Association and Property Tax Matters

12. PROPERTY IS ☐ IS NOT ☒ SUBJECT TO MEMBERSHIP IN HOMEOWNER'S ASSOCIATION(S) and/or MANAGEMENT COMPANY(S):

Buyer should contact the Association(s) [or its managing agent(s)] to ascertain the exact amount of future dues or assessments and their other obligations thereunder. Buyer agrees to hold harmless Title Company from any claim or loss related to the Homeowner's Association(s) and/or Management Company(s) assessments.

Seller certifies that all homeowner association dues and assessments have been paid in full.

Seller further agrees to reimburse Title Company for any and all unpaid homeowner association dues and assessments, penalties, interest, attorney fees and court costs due to homeowner association fees and assessments being due and/or unpaid as determined by the Homeowner Association(s) [or its managing agent(s)] as of date of closing. Seller agrees to hold harmless Title Company from any claim or loss related to Seller's failure to pay such amounts.

Seller knows of no claim or allegation by any homeowner association, governmental authority or other party alleging or claiming that a violation of the CCRs exists, other than:

Seller to complete or write "None"; do not leave this line blank

13. PROPERTY IS ☐ IS NOT ☒ SUBJECT TO AN AGRICULTURAL PROPERTY TAX EXEMPTION: Seller and Buyer understand and acknowledge that if the exemption is removed, taxing authorities may roll back taxes. The Title Company assumes no responsibility for any roll back taxes and Seller and Buyer understand and agree that any rollback taxes due will be the responsibility of Seller and Buyer. Seller and Buyer agree and hold harmless Title Company from any claim or loss that may arise due to this exemption being removed, including any supplemental tax bill.

14. PROPERTY IS ☐ IS NOT ☒ SUBJECT TO AN OVER 65 EXEMPTION: Seller and Buyer understand and acknowledge that the taxing authorities may remove the exemption as of the date of sale and assess the taxes for the remainder of the year without the exemption. The taxing authorities may send a supplemental tax bill assessing the remainder of the current year's taxes without the exemption.

Buyer acknowledges sole responsibility for the payment of any supplemental tax bill due to the seller's over 65 exemption being removed for the remainder of the year. The Title Company shall have no liability or obligation with respect to any supplemental tax bill.

Seller and Buyer agree to hold harmless Title Company from any claim or loss due to this exemption being removed, including any supplemental tax bill.

CLOSING AFFIDAVIT – SALE

15. PROPERTY IS ☐ IS NOT ☒ SUBJECT TO SPLIT OUT-TAXES: Seller and Buyer understand and acknowledge that the subject property has been assessed as part of a larger tract and that they are responsible for establishing any "split out" tax accounts with the taxing authorities. Seller and Buyer agree to hold harmless Title Company from any claim or loss related to the "split out" of taxes, including any supplemental tax bill.

Buyer and Seller Acknowledgments/Acceptance

16. RIGHT TO CONSULT AN ATTORNEY: Seller and Buyer acknowledge they have the right to consult an attorney. Seller and Buyer understand and acknowledge that the Title Commitment and Owner Title Policy are not abstracts of title, title reports or representations of title. The Owner Title Policy is a contract of indemnity.

17. PRORATIONS: Property taxes, homeowner association dues and any other prorations have been prorated between Seller and Buyer. Seller and Buyer consent to the prorations as shown on the Settlement Statement. Seller and Buyer each agree that they may adjust any matters of reimbursement and prorations between themselves and that Title Company shall have no further liability or obligation with respect to these prorations. Seller and Buyer agree to hold harmless Title Company from any claim or loss that may arise due to any proration adjustments.

18. CLOSING DISCLAIMER: Seller and Buyer each understand and acknowledge that all of the requirements for funding and disbursing have not yet been completed.

19. ERRORS AND OMISSION COMPLIANCE AGREEMENT: Seller and Buyer each understand and acknowledge that Title Company is relying on information provided by third parties. Seller and Buyer agree to adjust for any errors and/or omissions relating to such third party information. This includes but is not limited to any adjustments for loan payoffs, creditor payoffs, property tax or water bill pro-rations, insurance premiums, repair bills or any undisclosed monies to be collected. Seller and Buyer agree to provide Title Company with any additional funds for which they are responsible within five business days. Seller and Buyer agree that if Title Company discovers clerical or typographical errors in any of the closing documentation, correction will be necessary. Seller and Buyer agree to timely re-execute or initial any correction documents.

Seller and/or Buyer understand and acknowledge:

1. The Title Company is issuing title insurance policies and/or closing the transaction in reliance on their respective representations made in this affidavit.
2. Title Company would not issue one or more of the Policies or close the transaction and that such statements and agreements have been made as a material inducement for the issuance of the Policies and the closing of the transaction. Seller and/or Buyer shall be responsible to Title Company against any loss, costs or liability that may be incurred by Title Company due to any of the statements contained herein not being true.

Further, Seller and/or Buyer are aware of the penalties of perjury under Federal Law, which includes the execution of a false affidavit, pursuant to 18 U.S.C.S., Section 1621 wherein it is provided that anyone found guilty shall not be fined more than \$2,000 or imprisoned not more than 5 years or both. Seller and/or Buyer are also aware that perjury in the execution of a false affidavit is a criminal act pursuant to Section 37.02 of the Texas Penal Code. Finally, Seller and/or Buyer are also aware that under Section 32.46 of the Texas Penal Code, a person commits an offense, if with intent to defraud or harm a

CLOSING AFFIDAVIT – SALE


person, he by deception, causes another to sign or execute any document affecting property or service of the pecuniary interest of any person, and that an offense under such Section is a felony of the third degree which is punishable by a fine of \$5,000 and confinement in the Texas Department of Corrections for a term of not more than 10 years or less than 2 years.



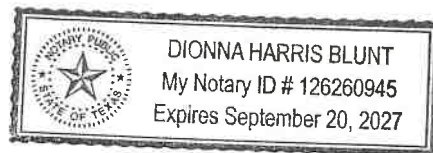
Nicholas Hluchan

STATE OF TEXAS
COUNTY OF HARRIS

Sworn to and subscribed before me on the 6th day of February, 2024, by Nicholas Hluchan.

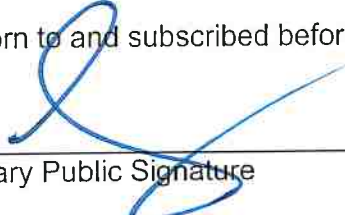

Notary Public Signature

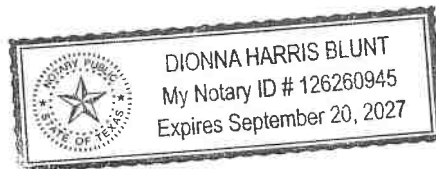

Panagiota Hluchan



STATE OF TEXAS
COUNTY OF HARRIS

Sworn to and subscribed before me on the 6th day of February, 2024, by Panagiota Hluchan.


Notary Public Signature



CLOSING AFFIDAVIT – SALE

Real Estate Prospective Solutions LLC, a Texas Limited Liability Company

By: M M Khader
Mahmoud M. Khader, Managing Member

By: Wael S. Ellithy
Wael S. Ellithy, Managing Member

STATE OF TEXAS
COUNTY OF HARRIS

Sworn to and subscribed before me on the 6th day of February, 2024, by Mahmoud M. Khader and Wael S. Ellithy, Managing Members of Real Estate Prospective Solutions LLC.

Notary Public Signature

SELLER'S AND / OR BUYER'S BORROWER'S STATEMENT

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

The Seller's and Buyer's/Borrower's signatures hereon acknowledge their approval and signify their understanding that tax, and insurance prorations and/or escrow reserves are based on figures for the preceding year or supplied by others or estimated for the current year. In the event of any change for the current year, all necessary adjustments will be made between Buyer/Borrower and Seller directly. Any deficiency in delinquent taxes or mortgage payoffs will be promptly reimbursed to the Settlement Agent by the party responsible for payment.

The following persons, firms or corporations have received a portion of the real estate commission amount shown above (Settlement Statement Line(s) 701-704):

- 1. Southern Luxury Properties
- 2. HomeSmart
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

I hereby authorize the Settlement Agent to make expenditures and disbursements as shown above and approve same for payment.

Purchaser(s)/Borrower(s)

Real Estate Prospective Solutions LLC, a Texas Limited Liability Company

By: M M Khader
Mahmoud M. Khader, Managing Member

By: Wael S. Ellithy
Wael S. Ellithy, Managing Member

2/6/2024
Date

2/6/2024
Date

Seller(s)

Nik Hluchan
Nicholas Hluchan

2/6/2024
Date

Panagiota Hluchan
Panagiota Hluchan

2/6/2024
Date

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: [Signature]

Date: February 6, 2024

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details, see: Title 18 U.S. Code Sections 1001 and 1010.

TAX PRORATION AGREEMENT AND DISCLOSURES

DATE: February 6th, 2024 GF#: 203307-K
BUYER: Real Estate Prospective Solutions LLC SELLER: Nicholas Hluchan and Panagiota Hluchan
PROPERTY: 0 Bartlett Rd, Katy, TX 77493

Seller has sold the Property to Buyer and as part of the settlement of this transaction:

1. Ad Valorem real property taxes for the current year ☒ have ☐ have not been prorated between the parties.
2. Personal property taxes, if any, as to any inventory, mobile home or other personal property situated on the Property ☐ have ☐ have not been prorated between the parties.
3. *Disclosures:*
 - ☒ Proration of taxes, if any, is based on the tax information from the prior year, the current year's tax status not yet being available.
 - ☐ Taxes on the Property for the prior year did not include the value of any NEW CONSTRUCTION. Proration of taxes for the current year is based on the information provided by the appraisal district that the property will be taxed as:
☒ Unimproved ☐ Partially Improved ☐ Fully Improved
 - ☐ Taxes on the Property are currently based on an OVER 65 exemption which may or may not be allowed for the remainder of the current year. Proration of taxes is based on the exemption through settlement, but should not be used to estimate taxes for the full current year, nor for subsequent years.
 - ☐ Taxes on the Property are currently based on an AGRICULTURAL, OPEN SPACE, OR FOREST LAND valuation and may be subject to ROLLBACK, with additional taxes becoming due for the current and/or prior
 - ☐ Taxes on the Property are currently based on a description that appears to contain more land area than the Property, as conveyed, appears to contain. This could result in the imposition of a SUPPLEMENTAL TAX BILL for the current and/or prior years.
 - ☐ Some or all of the Property is not currently being taxed as an independent tax tract or tracts. It is unlikely that the taxing authority(ies) will recognize the Property independently for the current year's taxes, and, therefore, NEITHER BUYER NOR SELLER MAY INDEPENDENTLY PAY TAXES FOR THE CURRENT YEAR ON THEIR INDIVIDUALS PORTIONS OF LAND.
4. **Envision Title Katy, LLC** (Settlement Agent) can neither guarantee the accuracy of the tax information provided to it by third parties, nor of any good faith estimates upon which tax prorations may have been made.
5. The amount of escrow collected at closing for future payment of taxes (Tax Escrow), if any, is determined by Lender, not by Settlement Agent.
6. Settlement Agent assumes no responsibility for notifying taxing entities of this transaction, nor for assisting Buyer with application for any exemptions or special valuations.
7. *Personal Property:* Neither title to nor taxes on items of personal property are covered by title insurance.

8. *Agreement:*

☒ Buyer and Seller agree and hereby instruct the Settlement Agent to use the following estimated amount(s) for proration of taxes for the current year:
\$5,227.65

☐ Buyer and Seller agree and hereby instruct Settlement Agent to perform NO PRORATION of taxes for the current year AND:

☐ BUYER AND SELLER AGREE TO COOPERATE to pay the taxes for the current year on the Property at such time as the tax bills are issued and before they become delinquent, each paying their prorated portion, Settlement Agent having no liability therefor.

☐ Buyer and Seller agree that SELLER WILL BE FULLY RESPONSIBLE for payment of taxes for the current year on the Property at such time as the tax bills are issued and before they become delinquent, Settlement Agent having no liability therefor.

☐ Buyer and Seller agree that BUYER WILL BE FULLY RESPONSIBLE for payment of taxes for the current year on the Property at such time as the tax bills are issued and before they become delinquent, Settlement Agent having no liability therefor.

9. In the event actual taxes for current year are determined to be more or less than the figures used by Settlement Agent for estimates or prorations or by Lender for Tax Escrow, Buyer and Seller agree to adjust any differences between and among themselves and/or Lender, and to hold Settlement Agent harmless from any liability therefor.

10. Should a bill for Supplemental Tax(es) for prior years be issued on the Property, Seller agrees to immediately pay such taxes and to indemnify and hold harmless Settlement Agent, Fidelity National Title Insurance Company (Underwriter), and its Agent.

11. Buyer and Seller agree to indemnify and hold harmless Settlement Agent, Underwriter, and its Agent with regard to any Rollback Tax(es) for prior years.

BUYER(S):

Real Estate Prospective Solutions
LLC, a Texas Limited Liability
Company

Date:

2/6/2024

Panagiota Hluchan
Panagiota Hluchan

Date:

2/6/2024

By:

M M Khader

Mahmoud M. Khader, Managing
Member

By:

Wael S. Ellithy

Wael S. Ellithy, Managing
Member

SELLER(S):

Nicholas Hluchan

Nicholas Hluchan

Date:

2/6/2024

PURCHASER ACKNOWLEDGEMENT OF RECEIPT:

By: M M / El Ghader Dated: 2/6/2024

Name: Real Estate Prospective Solutions, LLC

If Purchaser is an entity, name of entity: Mahmoud El Ghader, and title of signor: Managing Member

By: Wael El Ghader Dated: 2/6/2024

Name: Real Estate Prospective Solutions, LLC

If Purchaser is an entity, name of entity: Wael El Ghader, and title of signor: Managing Member

**Please use additional Notice of Assignment forms for additional signors or Purchasers.

CLOSER: Please sign below if **all parties have not signed this notice**:

I hereby acknowledge that I delivered a copy of the foregoing Notice of Assignment to all parties to the contract with respect to the sale/disposition of the referenced property if such party did not execute this notice.

By: _____ Dated: 2/6/2024

ACCORDING TO PROCEDURAL RULE P-35

THE TITLE COMPANY IS NOT ALLOWED TO

Title: SIGN THIS DOCUMENT

Company: _____

Envision Title Katy LLC
23302 W Fernhurst Suite 300
Katy, TX 77494
346-338-9504

BUYER CORRESPONDENCE INFORMATION FORM

File No.: 203307-K

All correspondence in connection with this transaction should be addressed to:
Real Estate Prospective Solutions LLC,

Property Address:
7619 Trailing Oaks Drive
Spring, TX 77379

Is this a temporary address?

Yes

No

If Yes, please indicate until what date:

Phone Number: (Cell) (832) 310-6719 / (Home) (832) 310-6719

Email Address: mmkhader@isotopehomes.com

Real Estate Prospective Solutions LLC, a Texas Limited Liability Company

By: M M Khader
Mahmoud M. Khader, Managing Member

By: Wael S. Ellithy
Wael S. Ellithy, Managing Member

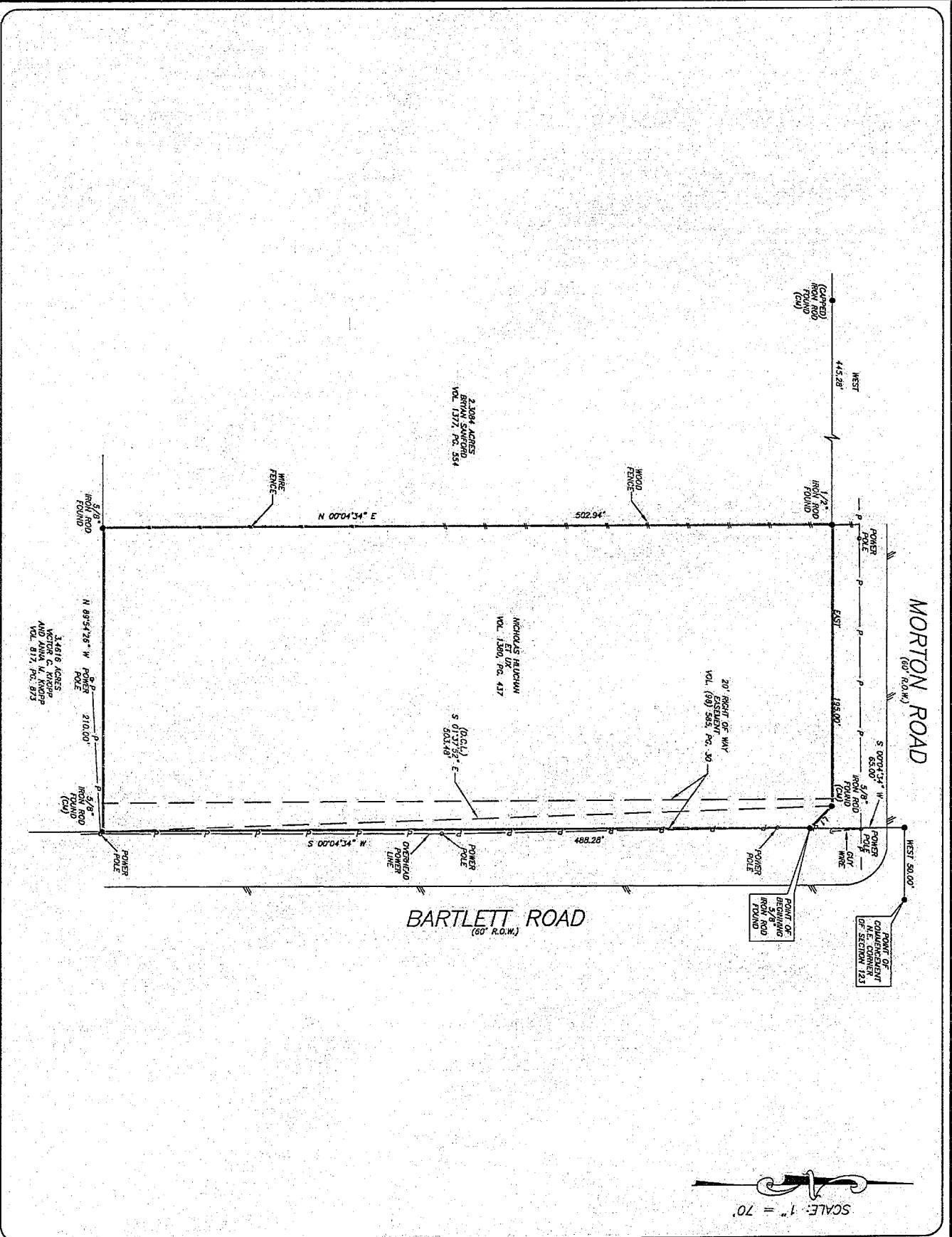


ENVISION
DIONNE BLUNT
346-338-9504



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www.precisionlandsurvey.com
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500 PINEBROOK STREET SUITE 150 HOUSTON, TEXAS 77079 1777 MC LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217
FIRM NO. 10053700



OF NO. 203307-K ENVISION TITLE
ADDRESS: BARTLETT ROAD
KATY, TEXAS 77493
BORROWER: REAL ESTATE PROSPECTIVE SOLUTIONS, LLC

2.4229 ACRES
SITUATED IN THE H. & T. C. R.R.
COMPANY SURVEY, A-202
WALLER COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: RIGHT OF WAY ESSENTIAL TO ACHIEVE NATURAL GAS CORP.
PER VOL. (99) 500, PG. 100.
NOTE: RIGHT OF WAY ESSENTIAL TO MICHOIA PETROLEUM CO.
PER VOL. 48, PG. 287.
NOTE: RIGHT OF WAY TO TENNESSEE GAS AND TRANSMISSION
CO. PER VOL. 94, PG. 121.
NOTE: RIGHT OF WAY ESSENTIAL TO BROOKSHIRE-KATY
DISTRICT PER VOL. (99) 505, PG. 30.
NOTE: BLANKET PIPE LINE ESSENTIAL PER VOL. 74, PG. 516,
VOL. 97, PG. 246, VOL. 100, PG. 320, VOL. 124, PG. 75,
VOL. 121, PG. 409 AND VOL. (99) 505, PG. 111.

THIS PROPERTY DOES NOT LIE WITHIN THE
100' FLOOD ZONE REVENUE FIRM
PANEL NO. 484230 0375 E
MAP REVISION: 02/18/2009
USED ONLY ON VISUAL EXAMINATION OF MAPS.
INCONJUNCTIONS OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DEMELED FIELD STUDY.
A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING VOL. 1380, PG. 437 W.C.D.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF THE SURVEY, AND THAT THERE
WAS NO ENCUMBRANCE APPARENT ON THE GROUND
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSMISSION ONLY AND
IS REFERENCED TO THE COMPLETION OF THIS SURVEY.
TERENCE MISH
PROFESSIONAL LAND SURVEYOR
NO. 49813-00892
JANUARY 04, 2024

DRAWN BY: AM

STATE OF TEXAS
COUNTY OF WALLER
TERENCE MISH
LAND SURVEYOR
NO. 49813-00892
JANUARY 04, 2024

LINE TABLE		
LINE	LENGTH	BEARING
1	21.20	S44.54.01 E

X M M / Chader

X W M / D L - K R E H i t h

STATE OF TEXAS §
 §
 §
 §
COUNTY OF WALLER §

Metes & Bounds Property Description

A tract of land containing 2.4229 Acres situated in the H. & T. C. Railroad Survey, Section 123, Abstract No. 202 of Waller County, Texas, being the same tract recorded in the name of Nicholas Hluchan et ux in Volume 1380, Page 437 of the Real Property Records of Waller County, Texas (R.P.R.W.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Volume 1380, Page 437 of the R.P.R.W.C.T.)

COMMENCING at a point at the northeast corner of said Section 123;

THENCE, WEST, a distance of 50.00 Feet to a point;

THENCE, SOUTH 00° 04' 34" WEST, a distance of 65.00 Feet to a 5/8 Inch iron rod found on the west right of way line of Bartlett Road (60 Feet wide) at the most southerly northeast corner and POINT OF BEGINNING of this tract;

THENCE, SOUTH 00° 04' 34" WEST, with said west right of way line, a distance of 488.28 Feet to a 5/8 Inch iron rod found at the southeast corner of this tract;

THENCE, NORTH 89° 54' 26" WEST, with the north line of a tract recorded in the name of Victor C. Knopp and Anna M. Knopp in Volume 817, Page 873 of the R.P.R.W.C.T., a distance of 210.00 Feet to a 5/8 Inch iron rod found at the southwest corner of this tract;

THENCE, NORTH 00° 04' 34" EAST, with the east line of a tract recorded in the name of Bryan Sanford in Volume 1377, Page 554 of the R.P.R.W.C.T., a distance of 502.94 Feet to a 1/2 Inch iron rod found on the south right of way line of Morton Road (60 Feet wide at the northwest corner of this tract (from which an iron rod found bears West, a distance of 445.28 Feet);

THENCE, EAST, with said south right of way line, a distance of 195.00 Feet to a 5/8 Inch iron rod at the most northerly northeast corner of this tract;

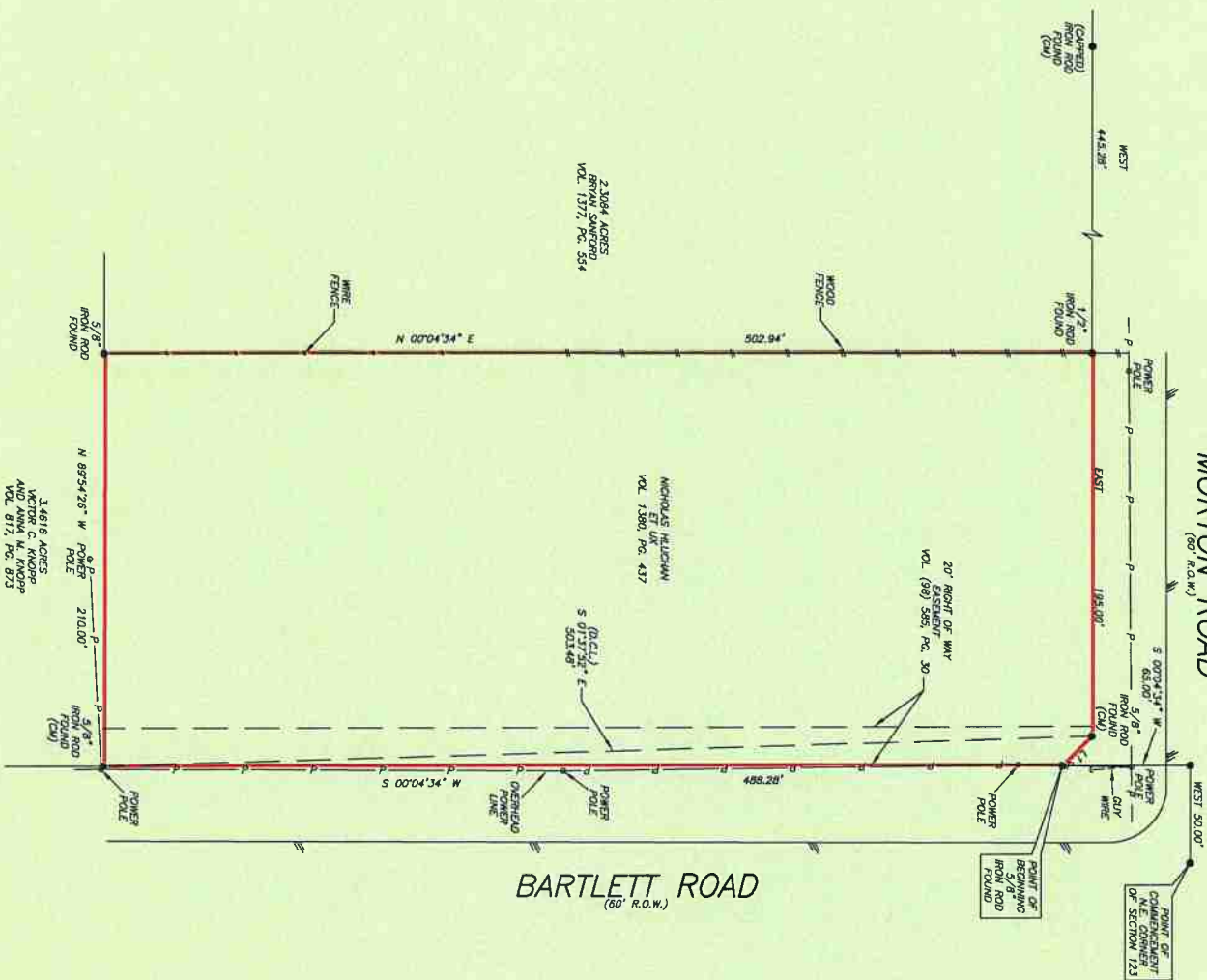
THENCE, SOUTH 44° 58' 03" EAST, a distance of 21.20 Feet to the POINT OF BEGINNING and containing 2.4229 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 23-09692
January 04, 2023

MORTON ROAD
(60' R.O.W.)



OF NO. 203307-K ENVISION TITLE
ADDRESS: BARTLETT ROAD
KATY, TEXAS 77493
BORROWER: REAL ESTATE PROSPECTIVE SOLUTIONS, LLC

2.4229 ACRES
SITUATED IN THE H. & T. C. R.R.
COMPANY SURVEY, A-202
COMPANY SURVEY, SECTION 123, A-202
WALLER COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: RIGHT OF WAY EASEMENT TO ACQUA NATURAL GAS CORP. PER VOL. (98) 580, PG. 100.
NOTE: RIGHT OF WAY EASEMENT TO MACROLA PETROLEUM CO. PER VOL. 49, PG. 26.
NOTE: RIGHT OF WAY TO TENNESSEE GAS AND TRANSMISSION CO. PER VOL. 94, PG. 121.
NOTE: RIGHT OF WAY EASEMENT TO BROOKSHIRE-KATY DRAINAGE DISTRICT PER VOL. (98) 585, PG. 30.
NOTE: BLANKET PIPE LINE EASEMENT(S) PER VOL. 74, PG. 516, VOL. 87, PG. 246, VOL. 108, PG. 100, VOL. 124, PG. 73, VOL. 221, PG. 409 AND VOL. (98) 580, PG. 411.



LINE TABLE		
LINE	LENGTH	BEARING
L1	21.20	SEE DESCRIPTION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FLOOD INSURANCE RATE MAPS. MAP REVISION: 02/18/2009

ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS, AERIAL PHOTOGRAPHS AND PRESENT EASEMENT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. - DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 1380, PG. 437 W.C.D.R.

DRAWN BY: LM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED LAND SURVEYOR IN THE STATE OF TEXAS. MY EXPIRATION DATE IS 02/18/2009.

TERENCE MISH
PROFESSIONAL LAND SURVEYOR
NO. 4981
JOB NO. 23-06692
JANUARY 04, 2024



ENVISION
DIONNE BLUNT
346-338-9504



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FIRM NO. 10063700

210-829-4941 FAX 210-829-1555
1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217

STATE OF TEXAS §
 §
 §
 §
COUNTY OF WALLER §

Metes & Bounds Property Description

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COMMENCING at a point at the northeast corner of said Section 123;

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THENCE, SOUTH 00° 04’ 34” WEST, with said west right of way line, a distance of 488.28 Feet to a 5/8 Inch iron rod found at the southeast corner of this tract;

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THENCE, EAST, with said south right of way line, a distance of 195.00 Feet to a 5/8 Inch iron rod at the most northerly northeast corner of this tract;

THENCE, SOUTH 44° 58’ 03” EAST, a distance of 21.20 Feet to the POINT OF BEGINNING and containing 2.4229 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 23-09692
January 04, 2023