



Envision Title Katy, LLC

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

Closing Statement

Property	0 Bartlett Rd Katy, TX 77493	Buyer	Real Estate Prospective Solutions LLC 7619 Trailing Oaks Drive Spring, TX 77379	Escrow Officer	Dionne H. Blunt
Escrow #	203307-K	Seller	Nicholas Hluchan and Panagiota Hluchan	Prepared	01/26/2024
Title #				Closing	02/06/2024
				Disbursement Date	02/06/2024
				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.

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$770,000.00	Sales Price of Property	\$770,000.00	
		Deposit		\$7,000.00
		Prorations/Adjustments		
\$529.84		County Taxes (\$5,227.65 @ \$14.32/day) 01/01/2024 to 02/06/2024		\$529.84
		Government Recording and Transfer Charges		
\$23.00		Recording Fee - Deed		
		Commissions		
\$23,100.00		Listing Agent Commission to Southern Luxury Properties		
\$23,100.00		Selling Agent Commission to HomeSmart		
		Title Charges		
\$5.33		E-Recording Fee to CSC		
\$85.52		Tax Certificate to Black Knight Inc. - Texas		
\$218.15		Owner's T-3 Endorsement to Fidelity National Title Insurance Company		
\$4,363.00		Owner's Title Policy to Fidelity National Title Insurance Company		
\$2.00		State of Texas Policy Guaranty Fee (Owner's Policy) to Texas Title Insurance Guaranty Association		
		Escrow Charges		
\$12.00		Courier Fee to Envision Title Katy, LLC		
\$550.00		Escrow Fee to Envision Title Katy, LLC		
		Miscellaneous Charges		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$100.00		Doc Prep - Warranty Deed to Abrams Walt & Associates		
\$1,082.50		Survey Fee, Plot Plan to Precision Surveyors		
Seller			Buyer	
Debit	Credit		Debit	Credit
\$53,171.34	\$770,000.00	Subtotals	\$770,000.00	\$7,529.84
		Due from Buyer		\$762,470.16
\$716,828.66		Due to Seller		
\$770,000.00	\$770,000.00	Totals	\$770,000.00	\$770,000.00

See signature addendum

