

WARRANTY DEED

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.

Date: *PRP* *June* ~~February~~ *25*, 2024

Grantor: CHAMPION HEAVENS BUILDERS, LLC, a Texas Limited Liability Company

Grantor's Mailing Address:

*4582 Kingwood Dr.*  
*Suite F #06*  
*Kingwood, TX 77339*

Grantee: REAL ESTATE PROSPECTIVE SOLUTIONS LLC,  
a Texas Limited Liability Company

Grantee's Mailing Address:

*7419 Trailing Lake Dr.*  
*Spring, TX 77379*

Consideration: TEN AND NO/100's DOLLARS (\$10.00) ----- and other good and valuable consideration

Property: (including any improvements):

Lot 11, in Block 1, of CHAMPION HEAVENS SUBDIVISION, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 618037 of the Map Records of Harris County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

GF 2026907; Cash Deed

**STEWART TITLE**

2026907 / 11 PP

-1-

RP-2024-234953

RP-2024-234953

This conveyance is made and accepted subject to all valid and subsisting restrictions, reservations, conditions, limitations, covenants, exceptions, mineral conveyances, and easements properly of record in the Office of the County Clerk of Harris County, Texas, if any, affecting the above-described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

CHAMPION HEAVENS BUILDERS, LLC,  
a Texas Limited Liability Company

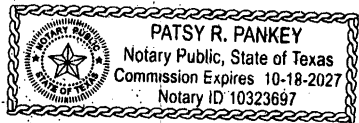
BY: Juan Carlos Paez  
JUAN CARLOS PAEZ, SOLE MEMBER

(Acknowledgment)

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on the 25 day of June, 2024, by  
JUAN CARLOS PAEZ, SOLE MEMBER of CHAMPION HEAVENS BUILDERS, LLC, a Texas  
Limited Liability Company, on behalf of said entity.



Patsy R. Pankey  
Notary Public, State of Texas  
Notary's name (printed):  
Patsy R. Pankey  
Notary's commission expires:  
10/18/27

RP-2024-234953

PREPARED IN THE LAW OFFICE OF: Jerel J. Hill  
RETURN TO:

RP-2024-234953

RP-2024-234953  
# Pages 4  
06/27/2024 01:25 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

RECORDERS MEMORANDUM  
This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

B. Type of Loan			
1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> FmHA    3. <input type="checkbox"/> Conv. Unins.		6. File Number: 2026907	7. Loan Number:
4. <input type="checkbox"/> VA    5. <input type="checkbox"/> Conv. Ins.		8. Mortgage Insurance Case Number:	
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.);" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. Name & Address of Borrower: REAL ESTATE PROSPECTIVE SOULLUTIONS LLC 7619 TRAILING OAKS DRIVE SPRING, TX 77379		E. Name & Address of Seller: CHAMPION HEAVENS BUILDERS LLC 4582 KINGWOOD DR. SUITE E, #106 KINGWOOD, TX 77339	F. Name & Address of Lender:
G. Property Location: 9706 CHAMPION HEAVENS DRIVE SPRING, TX 77379 (HARRIS) (1303400010011)		H. Settlement Agent STEWART TITLE COMPANY 1710 W LAKE HOUSTON PARKWAY, # 150, KINGWOOD, TX 77339 (281) 359-1280	Tax ID: 74-0923770
		I. Settlement Date / Disbursement Date 6/25/2024 / 6/25/2024	
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract sales price	\$330,000.00	401. Contract sales price	\$330,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$612.07	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	\$330,612.07	420. Gross Amount Due To Seller	\$330,000.00
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or Earnest Money		501. Excess deposit (see instructions)	
202. Principal amount of new loan		502. Settlement Charges to Seller (line 1400)	\$20,694.66
203. Existing loan taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. Earnest Money Credit	\$5,000.00	506. Earnest Money Credit	\$5,000.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes 1/1/2024 to 6/25/2024 @ \$576.79/Year	\$278.12	511. County taxes 1/1/2024 to 6/25/2024 @ \$576.79/Year	\$278.12
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$5,278.12	520. Total Reduction Amount Due Seller	\$25,972.78
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount Due From Borrower (line 120)	\$330,612.07	601. Gross Amount Due To Seller (line 420)	\$330,000.00
302. Less Amounts Paid By/For Borrower (line 220)	\$5,278.12	602. Less Deduction in Amt. Due To Seller (line 520)	\$25,972.78
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$325,333.95	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$304,027.22

L. Settlement Charges

700. Total Sales/Broker's Commission based on price \$330,000.00 @ 2.00 % = \$6,600.00	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:		
701. \$6,600.00 to RE/MAX Associates Northeast/Juan (John) Paez, Agent Builder		
702. \$9,900.00 to Keller Williams Professionals/Mufu Adewunmi, Agent		
703. Commission paid at Settlement		
704.		\$16,500.00
800. Items Payable In Connection With Loan		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		
807. Assumption Fee		
900. Items Required By Lender To Be Paid In Advance		
901. Interest		
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
1000. Reserves Deposited With Lender		
1001. Hazard insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1008. Aggregate accounting adjustment		
1100. Title Charges		
1101. Settlement or closing fee to Stewart Title Company	\$200.00	\$200.00
1102. Abstract or title search		
1103. Title examination		
1105. Document preparation		
1106. Notary fees		
1107. Attorney's fees to Jerel Hill		\$100.00
(includes above item numbers: )		
1108. Title Insurance to Stewart Title Company		\$2,044.00
(includes above item numbers: )		
1109. Lender's coverage Premium to Stewart Title Company		
1110. Owner's coverage \$330,000.00 Premium \$2,044.00 to Stewart Title Company		
1113. TX Policy Guaranty Fee to Texas Title Policy Guaranty Fee - STC		\$2.00
1114. e Record Fee (Buyer/Borrower) to Stewart Title Company	\$4.07	
1115. e Record Fee (Seller) to Stewart Title Company		\$4.07
1117. Tax Certificate Fee to Stewart Title Company		\$75.78
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$33.00;Mortgage ;Release ;	\$33.00	
1202. County tax/stamps: Deed ;Mortgage ;		
1203. State tax/stamps: Deed ;Mortgage ;		
1204. City tax/stamps: Deed ;Mortgage ;		
1205. Water District Notice to Stewart Title Company		\$33.00
1300. Additional Settlement Charges		
1301. Survey to John Paez	\$375.00	
1302. Pest Inspection		
1308. Builder Warranty to Maverick Insurance and Warranties		\$1,072.50
1315. See Addendum 1315		\$663.31
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)	\$612.07	\$20,694.66

Borrower's Initials: \_\_\_\_\_

Sellers's Initials: \_\_\_\_\_

Loan Number: \_\_\_\_\_

File Number: 2026907

Supplemental Page  
HUD-1 Settlement Statement

Addendum for 1300. Additional Settlement Charges

	Buyer	Seller
Addendum 1315		
a. 2023 Water Tax to Catherine Wheeler Tax Assessor Collector WCID # 119		\$123.43
b. 2023 County Taxes/School to Ann Harris Bennett Harris County Tax Assessor-Collector		\$539.88
Total:	\$0.00	\$663.31

Borrower's Initials: \_\_\_\_\_

Sellers's Initials: \_\_\_\_\_

Loan Number:

File Number: 2026907

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is 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 HUD-1 Settlement Statement.

BORROWERS

DocuSigned by:  
Mahmoud Khader  
Mahmoud Khader, Member

SELLERS

Juan Carlos Paez  
Juan Carlos Paez, Sole Member

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.

Settlement Agent

Date

PATSY PANKEY  
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 Section 1001 and Section 1010

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of Buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.  
SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number.  
If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.



EXHIBIT "A"

# **NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT**

The real property that you are about to purchase is located in the Harris County Water Control and Improvement District No. 119 (the "District") and may be subject to District taxes. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$0.39 on each \$100 of assessed valuation. The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters is \$129,030,000 for water, sewer, and drainage facilities. The aggregate initial principal amounts of all bonds issued is \$68,900,000 for water, sewer, and drainage facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Houston. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by municipality is dissolved. The District has entered into a Strategic Partnership Agreement with the City of Houston. This agreement may address the timeframe, process and procedures for the municipal annexation of the area of the District located in the municipality's extraterritorial jurisdiction.

The purpose of this District is to provide water, sewer, drainage or flood control facilities and services. The cost of District facilities is not included in the purchase price of your property.

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

[SIGNATURE PAGE FOLLOWS]

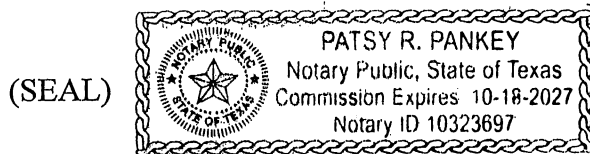
Champion Heaven  
Buildings, LLC, Seller

June 25, 2024  
Date

By: Juan Paez  
Name: Juan Paez  
Title: Owner

THE STATE OF TEXAS §  
§  
COUNTY OF Harris §

This instrument was acknowledged before me on this 25 day of  
June 2024, by Juan Paez, owner of Champion  
Heaven Buildings, LLC



Patsy R. Pankey  
Notary Public in and for  
the State of Texas

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or  
before the execution of a binding contract for the purchase of the real property or at closing of  
purchase of the real property.

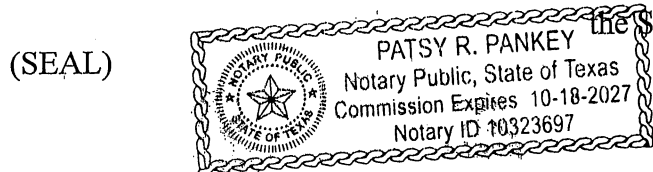
Real Estate Prospective Solutions,  
LLC, Purchaser

June 25, 2024  
Date

By: Mahmoud Kader  
Name: Mahmoud M. Kader  
Title: Member

THE STATE OF TEXAS §  
§  
COUNTY OF Harris §

This instrument was acknowledged before me on this 25 day of  
June 2024, by Mahmoud M. Kader of Real Estate  
Prospective Solutions,  
LLC



Patsy R. Pankey  
Notary Public in and for  
the State of Texas

NOTICE TO PURCHASERS OF REAL PROPERTY

File No.: 2026907

The real property, described below, that you are about to purchase is located in the area of HARRIS COUNTY WCID #119. The district has taxing authority separate from any other taxing authority, and may subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$ 0.4000000 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$0.4000000 on each \$100.00 of assessed valuation. The total amount of bonds excluding refunding bonds and any bonds or any portion of the bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date be issued is \$129,000,000.00 and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part for property taxes is \$68,900.000.00.

The district has the authority to adopt and impose a standby fee on property in the District that has water, sewer, drainage, or flood control facilities and services available but not connected and which does not have a house, building or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$-0-. An unpaid standby fee is the personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water, sewer, drainage or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these facilities are owned or to be owned by the district.

The legal description of the property which you are acquiring is as follows:

Lot 11, in Block 1, of CHAMPION HEAVENS SUBDIVISION, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 618037 of the Map Records of Harris County, Texas

**Seller(s):** Champion Heavens Builders LLC

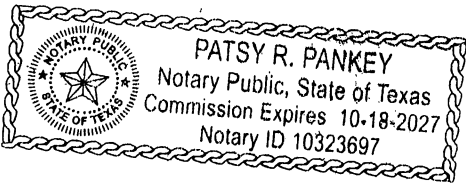
Date: June 25, 2024

Champion Heavens Builders LLC  
By: Juan Carlos Paez  
Juan Carlos Paez, Sole Member

State of Texas  
County of Harris

The foregoing instrument was acknowledged before me this 25 day of June, 2024 by Juan Carlos Paez as Sole Member of Champion Heavens Builders LLC.

Patsy R. Pankey  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_



PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Buyer(s): Real Estate Prospective Soulutions LLC

Date: June 25, 2024

Real Estate Prospective Soulutions LLC

Documented by:

By: Mahmoud Khader

Mahmoud M. Khader, Member

State of Texas

County of Harris

The foregoing instrument was acknowledged before me this 25 day of June, 2024 by Mahmoud M Khader as Member of Real Estate Prospective Soulutions LLC.

Notary Public in and for the State of Texas

My Commission Expires:

(Note: Correct District name, tax rate, bond amounts, standby fee amount, and legal description are to be placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the Notice shall be executed by the seller and purchaser, as indicated. If the District does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the District has not yet levied taxes, a statement, if any, is to be placed in the appropriate space. If the District does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the Notice may be deleted. For the purposes of the Notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on his behalf may modify the Notice by substitution of the words "January 1, \_\_\_\_\_" for the words "this date" and place the correct calendar year in the appropriate space.

AFTER RECORDING RETURN TO:  
Real Estate Prospective Soulutions LLC  
9706 Champion Heavens Drive  
Spring, TX 77379

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: Sellers: Champion Heavens Builders LLC  
Purchasers/Borrowers: Real Estate Prospective Soulutions LLC  
From: Stewart Title Company  
Date: June \_\_\_\_\_, 2024  
File No.: 2026907

Property Address (Subject Property): 9706 Champion Heavens Drive, Spring, TX 77379

This is to give you notice that Stewart Title Company and/or its associates have a business relationship with the settlement service providers listed below.

Stewart Title Company owns 100% of of Professional Real Estate Tax Service of North Texas, LLC and 100% of Professional Real Estate Tax Service, LLC. Because of these relationships, referrals to either LLC may provide Stewart Title Company with a financial or other benefit.

Set forth below is the **estimated** charge or **range of charges** for the settlement services listed. You are NOT required to use the listed providers as a condition for the settlement of your loan on, or the purchase, sale, or refinance of, the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND BEST RATE FOR THESE SERVICES.

Provider and Settlement Service	Charge or Range of Charges
Professional Real Estate Tax Service tax certificate(s)	\$22.50 to \$90.00

ACKNOWLEDGEMENT

I/We have read this disclosure, and understand that Stewart Title Company and/or its associates is referring me/us to purchase the above described settlement service(s) and may receive a financial or other benefit as the result of these referrals.

**Seller(s):**

Champion Heavens Builders LLC

By: Juan Carlos Paez  
Juan Carlos Paez, Sole Member

**Purchaser(s)/Borrower(s):**

Real Estate Prospective Soulutions LLC

By: \_\_\_\_\_  
Mahmoud M. Khader, Member

After signing, please return to Patsy Pankey, 1710 West Lake Houston Parkway, Suite 150, Kingwood, TX 77339, Phone: (281) 359-1280, Fax: (281) 359-9207

TITLE COMPANY DISCLOSURES

File Number: 2026907  
Seller (whether one or more): Champion Heavens Builders LLC  
Buyer (whether one or more): Real Estate Prospective Soulutions LLC  
Lender:

Property:  
Lot 11, in Block 1, of CHAMPION HEAVENS SUBDIVISION, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 618037 of the Map Records of Harris County, Texas  
Street Address: 9706 Champion Heavens Drive, Spring, TX 77379

By initialing some or all of the following items as may be appropriate for this transaction, each Seller and/or Buyer acknowledges their understanding of the disclosures being made by Stewart Title Company (hereinafter called "Title Company"). Each disclosure is being made to Buyer and Seller on behalf of both Title Company and its title insurance underwriter.

DS

MB

Buyer's Initials

1) **WAIVER OF INSPECTION.** In consideration of the issuance by Title Company to Buyer of either an Owner's Policy of Title Insurance (T-1) or a Residential Policy of Title Insurance (T-1R) - (in this document either such policy, unless specifically referred to otherwise, is referred to as the "Owner Title Policy") insuring good and indefeasible title to the Property, except as to be shown in Schedule B of the Owner Title Policy and subject to the terms and conditions of such Owner Title Policy, Buyer hereby waives any obligation on the part of Title Company to inspect the Property.

Buyer agrees to accept an Owner Title Policy containing the Schedule B exception for "Rights of Parties in Possession." "Rights of Parties in Possession" shall mean one or more persons or entities who are themselves actually physically occupying the property or a portion thereof under a claim or right adverse to the insured owner of the Property as shown on Schedule A of the Owner Title Policy. Within the meaning of this exception, "possession" includes open acts or visible evidence of occupancy and any visible and apparent roadway or easement on or across all or any part of the Property, but this exception does not extend to any right, claim, or interest evidenced by a document recorded in the real estate records maintained by the County Clerk of the county in which the Property is located. However, if the Buyer does not initial this paragraph, the Buyer is indicating the Buyer's refusal to accept an Owner Title Policy containing an exception as to "Rights of Parties in Possession." The Title Company may then require an inspection of the Property and additional charges may be assessed for the reasonable and actual costs of such an inspection. Title Company may make additional exceptions in Schedule B of the Owner Title Policy for matters as revealed by such inspection.

DS

MB

Buyer's Initials

2) **RECEIPT OF COMMITMENT.** Buyer hereby acknowledges having received and reviewed a copy of the Commitment for Title Insurance issued in connection with the above referenced transaction and any copies of the documents described therein requested by Buyer. Buyer understands that the Owner Title Policy will contain the exceptions set forth in Schedule B of the Commitment for Title Insurance, together with any additional exceptions to title resulting from the final downdate search of the public records and from the documents involved in this transaction and any additional exceptions for items shown on Schedule C of the Commitment for Title Insurance which have not been resolved.

DS

MB

Buyer's Initials

3) **UNSURVEYED PROPERTY.** Buyer understands that no survey of the Property has been provided in connection with this transaction and that the Owner Title Policy to be issued to Buyer will not provide title insurance coverage against encroachments and/or protrusions of improvements, boundary conflicts, or other matters that would be found by a current survey.

DS  
Buyer's  
Initials  
Mk

4) **ACCEPTANCE OF SURVEY.** Buyer has received and reviewed a copy of the survey of the Property provided in connection with this transaction.

5(A) **BOUNDARY COVERAGE.** As proposed to be issued, Buyer's Owner Title Policy will contain a general exception to any discrepancies or conflicts in area or boundary lines, and any encroachments, protrusions, or overlapping of improvements. On payment of an additional 5% (T-1R) or 15% (T-1) of the Owner Title Policy premium, policy coverage against these matters is available, subject to Title Company's approval of an acceptable survey of the Property without limiting Title Company's right to take specific exception in the policy to matters disclosed by the survey.

Buyer's  
Initials  
/

**BY INITIALING THE DESIRED LINE IMMEDIATELY BELOW, BUYER/BORROWER DOES SET FORTH TO TITLE COMPANY HIS/HER DESIRES AND INSTRUCTIONS.**

**YES** - Buyer/Borrower desires the coverage set out above and agrees to pay the promulgated premium for such coverage.

**NO** - Buyer/Borrower rejects the coverage set out above and does not agree to pay the premium for such coverage.

5(B) **ENHANCED COVERAGE.** On payment of an additional premium\*, enhanced policy coverage against damage to improvements (excluding lawns, shrubbery, or trees) located on the land as a result of the future exercise of any existing right to use the surface of the land for extraction or development of minerals by the owners of a mineral interest, protection against the enforcement of any reversionary rights in or existing violations of restrictive covenants, and existing encroachments that are not excepted to in Schedule B, is available.

Buyer's  
Initials  
/

**BY INITIALING THE DESIRED LINE IMMEDIATELY BELOW, BUYER/BORROWER DOES SET FORTH TO TITLE COMPANY HIS/HER DESIRES AND INSTRUCTIONS:**

**YES** - Buyer/Borrower desires the coverage set out above and agrees to pay the promulgated premium for such coverage.

**NO** - Buyer/Borrower rejects the coverage set out above and does not agree to pay the premium for such coverage.

\*T-1R Owner's Title Policy covering Residential Real Property - 10% (if purchased alone) or 5% (if purchased in tandem with the Survey Coverage in 5A above)

\*T-1 Owner's Title Policy covering non-residential real property - 15% (if purchased alone) or 10% if purchased in tandem with the Survey Coverage in 5A above)

DS  
Buyer's  
Initials  
Mk

6) **FLOOD-PLAIN/FLOOD HAZARD ACKNOWLEDGEMENT.** 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.

Seller's  
Initials

Buyer's  
Initials

INITIAL HERE

\_\_\_\_\_

\_\_\_\_\_

7) **PROPERTY TAX PRORATIONS.** Property taxes for the current year have been prorated between Buyer and Seller, who each acknowledge and understand that these prorations are based upon (a) the sales price or the most current appraised value available and the most current tax rate available or (b) some other common method of estimation. Seller warrants and represents that there are no past due taxes owed on the Property and if such warranty and representation is untrue, the Seller shall reimburse Title Company, on demand, for any sums paid by the Title Company to pay such taxes, and any related penalty and interest.

**Buyer and Seller each agree that, when amounts of the current year's taxes become known and payable (on or about October 1st), they will adjust any changes of the proration and reimbursement between themselves and that Title Company shall have no liability or obligation with respect to these prorations.**

Buyer's  
Initials

\_\_\_\_\_

\_\_\_\_\_

8) **TAX RENDITION AND EXEMPTIONS.** Although the Central Appraisal District (CAD) may independently determine Buyer's new ownership and billing address, Buyer is still obligated by law to "render" the Property for taxation by notifying the CAD of the change in the Property's ownership and of Buyer's proper address for tax billing. Buyer is advised that current year's taxes may have been assessed on the basis of various exemptions obtained by Seller (e.g., homestead or over-65).

**It is the Buyer's responsibility to qualify for Buyer's own tax exemptions and to meet any requirements prescribed by the taxing authorities.** Buyer acknowledges and understands these obligations and the fact that Title Company assumes no responsibility for future accuracy of CAD records concerning ownership, tax-billing address, or status of exemptions.

Buyer's  
Initials

\_\_\_\_\_

\_\_\_\_\_

9) **HOMEOWNER'S ASSOCIATION.** Buyer acknowledges that if ownership of the Property involves membership in a Homeowner's, Condominium or other Property Owner's Association, to which monthly or annual dues or assessments may be owed, these dues or assessments may be enforceable by a lien against the Property. Buyer understands that the Association (or its managing agent) should be contacted by Buyer immediately to ascertain the exact amount of future dues or assessments. Title Company has made no representations with respect to, such Association's annual budget, pending repairs or deferred maintenance, if any, or other debts of the Association. Buyer accepts sole responsibility to obtain such information and verify its accuracy to Buyer's satisfaction.

INITIAL HERE

Seller's  
Initials

Buyer's  
Initials

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

10) **CLOSING DISCLAIMER.** Seller and Buyer each acknowledge and understand that the above referenced transaction has not yet "closed." Any change in possession of the Property takes place at Buyer's and Seller's own risk. This transaction is not "closed" until:  
A) All Title requirement are completed to the satisfaction of Title Company;  
B) All necessary documents are properly executed, reviewed, and accepted by the parties to this transaction and by Title Company; and,  
C) All funds are collected and delivered to and accepted by the parties to whom they are due.

INITIAL HERE

Seller's  
Initials

\_\_\_\_\_

11) **IRS REPORTING.** Seller acknowledges having received at closing a copy of the Substitute Form 1099-S. In accordance with federal tax regulations, this information will be furnished to the Internal Revenue Service.

INITIAL HERE

Seller's  
Initials

Buyer's  
Initials

\_\_\_\_\_

\_\_\_\_\_


\_\_\_\_\_

\_\_\_\_\_

12) **ERRORS AND OMISSIONS.** In the event that any of the documents prepared in connection with the closing of this transaction contain errors which misstate or inaccurately reflect the true and correct terms, conditions and provisions of this closing, and the inaccuracy or misstatement is due to a clerical error or to a unilateral mistake on the part of the Title Company, or to a mutual mistake on the part of the Title Company and/or the Seller and/or the Buyer, the undersigned agree to execute, in a timely manner, such correction documents as Title Company may deem necessary to remedy such inaccuracy or misstatement.



Seller's Initials  
Buyer's Initials  
DS  
Mk



- 7) **PROPERTY TAX PRORATIONS.** Property taxes for the current year have been prorated between Buyer and Seller, who each acknowledge and understand that these prorations are based upon (a) the sales price or the most current appraised value available and the most current tax rate available or (b) some other common method of estimation. Seller warrants and represents that there are no past due taxes owed on the Property and if such warranty and representation is untrue, the Seller shall reimburse Title Company, on demand, for any sums paid by the Title Company to pay such taxes, and any related penalty and interest.

Buyer and Seller each agree that, when amounts of the current year's taxes become known and payable (on or about October 1st), they will adjust any changes of the proration and reimbursement between themselves and that Title Company shall have no liability or obligation with respect to these prorations.

Buyer's Initials  
DS  
Mk


- 8) **TAX RENDITION AND EXEMPTIONS.** Although the Central Appraisal District (CAD) may independently determine Buyer's new ownership and billing address, Buyer is still obligated by law to "render" the Property for taxation by notifying the CAD of the change in the Property's ownership and of Buyer's proper address for tax billing. Buyer is advised that current year's taxes may have been assessed on the basis of various exemptions obtained by Seller (e.g., homestead or over-65).

It is the Buyer's responsibility to qualify for Buyer's own tax exemptions and to meet any requirements prescribed by the taxing authorities. Buyer acknowledges and understands these obligations and the fact that Title Company assumes no responsibility for future accuracy of CAD records concerning ownership, tax-billing address, or status of exemptions.

Buyer's Initials

- 9) **HOMEOWNER'S ASSOCIATION.** Buyer acknowledges that if ownership of the Property involves membership in a Homeowner's, Condominium or other Property Owner's Association, to which monthly or annual dues or assessments may be owed, these dues or assessments may be enforceable by a lien against the Property. Buyer understands that the Association (or its managing agent) should be contacted by Buyer immediately to ascertain the exact amount of future dues or assessments. Title Company has made no representations with respect to, such Association's annual budget, pending repairs or deferred maintenance, if any, or other debts of the Association. Buyer accepts sole responsibility to obtain such information and verify its accuracy to Buyer's satisfaction.

Seller's Initials  
Buyer's Initials  
DS  
Mk




- 10) **CLOSING DISCLAIMER.** Seller and Buyer each acknowledge and understand that the above referenced transaction has not yet "closed." Any change in possession of the Property takes place at Buyer's and Seller's own risk. This transaction is not "closed" until:  
A) All Title requirement are completed to the satisfaction of Title Company;  
B) All necessary documents are properly executed, reviewed, and accepted by the parties to this transaction and by Title Company; and,  
C) All funds are collected and delivered to and accepted by the parties to whom they are due.

Seller's Initials  
Buyer's Initials



- 11) **IRS REPORTING.** Seller acknowledges having received at closing a copy of the Substitute Form 1099-S. In accordance with federal tax regulations, this information will be furnished to the Internal Revenue Service.

Seller's Initials  
Buyer's Initials  
DS  
Mk



- 12) **ERRORS AND OMISSIONS.** In the event that any of the documents prepared in connection with the closing of this transaction contain errors which misstate or inaccurately reflect the true and correct terms, conditions and provisions of this closing, and the inaccuracy or misstatement is due to a clerical error or to a unilateral mistake on the part of the Title Company, or to a mutual mistake on the part of the Title Company and/or the Seller and/or the Buyer, the undersigned agree to execute, in a timely manner, such correction documents as Title Company may deem necessary to remedy such inaccuracy or misstatement.

Buyer's 13) **ATTORNEY REPRESENTATION AND NOTICE.** Buyer may wish to consult an attorney to  
Initials discuss the matters shown on Schedule B or C of the Commitment for Title Insurance that was  
issued in connection with this transaction. These matters will affect the title and use of the  
Property. The Title Insurance Policy will be a legal contract between Buyer and the underwriter.  
Neither the Commitment for Title Insurance nor the Title Insurance Policy are abstracts of title,  
title reports or representations of title. They are contracts of indemnity. No representation is  
made that your intended use of the Property is allowed under law or under the restrictions or  
exceptions affecting the property.

Buyer's 14) **PRIVACY CONSENT.** The undersigned hereby authorize Title Company to provide copies of  
Initials any closing statements, loan documents, financial information, commitments, approval letters,  
appraisals, inspection reports, insurance policies, contracts, payoffs, transaction documents,  
and other nonpublic personal information in connection with our transaction to the real estate  
broker and real estate agent.



Seller(s):

Date: June 25, 2024

Champion Heavens Builders LLC

By: Juan Carlos Paez  
Juan Carlos Paez, Sole Member

State of Texas

County of Harris

The foregoing instrument was acknowledged before me this 25 day of June, 2024 by Juan Carlos Paez as  
Sole Member of Champion Heavens Builders LLC.

Notary Public in and for the State of Texas  
My Commission Expires:

Buyer(s):

Date: June , 2024

Real Estate Prospective Soultions LLC

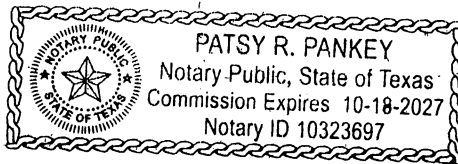
DocuSigned by:  
Mahmoud M. Khader, Member

State of Texas

County of Harris

The foregoing instrument was acknowledged before me this day of June, 2024 by Mahmoud M Khader as  
Member of Real Estate Prospective Soultions LLC.

Notary Public in and for the State of Texas  
My Commission Expires:



Buyer's  
Initials

\_\_\_\_\_  
\_\_\_\_\_

Seller's  
Initials

\_\_\_\_\_  
\_\_\_\_\_

13) **ATTORNEY REPRESENTATION AND NOTICE.** Buyer may wish to consult an attorney to discuss the matters shown on Schedule B or C of the Commitment for Title Insurance that was issued in connection with this transaction. These matters will affect the title and use of the Property. The Title Insurance Policy will be a legal contract between Buyer and the underwriter. Neither the Commitment for Title Insurance nor the Title Insurance Policy are abstracts of title, title reports or representations of title. They are contracts of indemnity. No representation is made that your intended use of the Property is allowed under law or under the restrictions or exceptions affecting the property.

14) **PRIVACY CONSENT.** The undersigned hereby authorize Title Company to provide copies of any closing statements, loan documents, financial information, commitments, approval letters, appraisals, inspection reports, insurance policies, contracts, payoffs, transaction documents, and other nonpublic personal information in connection with our transaction to the real estate broker and real estate agent.

**Seller(s):**

Date: June \_\_\_\_\_, 2024

Champion Heavens Builders LLC

By: Juan Carlos Paez  
Juan Carlos Paez, Sole Member

State of Texas  
County of Harris

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of June, 2024 by Juan Carlos Paez as Sole Member of Champion Heavens Builders LLC.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

**Buyer(s):**

Date: June \_\_\_\_\_, 2024

Real Estate Prospective Soultions LLC

\* By: \_\_\_\_\_  
Mahmoud M. Khader, Member

State of Texas  
County of Harris

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of June, 2024 by Mahmoud M Khader as Member of Real Estate Prospective Soultions LLC.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

SURVEY ACCEPTANCE LETTER

File No.: 2026907

Date: June 28, 2024

Re: Lot 11, in Block 1, of CHAMPION HEAVENS SUBDIVISION, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 618037 of the Map Records of Harris County, Texas

This is to certify that I/We have been shown a copy of the survey of the above captioned property, dated May 18, 2024, made by Piotr A. Debski, Registered Public Surveyor, No. 5902, and I/We am/are aware of the following:



New Survey provided and approved with exception to the home being into 14' Utility Easement in the back of property -- Fence does not follow property line

I/We hereby have no objections to these matters, and hereby indemnify and hold Stewart Title Company harmless with regard to same from any liability arising from the above mentioned items.

Real Estate Prospective Solutions LLC



DocuSigned by:  
By: Mahmoud Khader  
Mahmoud M. Khader, Member

WARRANTY COVERAGE APPLICATION - CORE

THIS APPLICATION IS TO ENROLL YOUR NEW HOME IN MAVERICK'S EXPRESS LIMITED WARRANTY COVERAGE; IT IS NOT YOUR NEW HOME WARRANTY NOR IS IT A SUBSTITUTE FOR YOUR HOMEOWNERS INSURANCE. UNLESS ALL BLANKS ARE COMPLETED, THE APPLICATION IS SIGNED, AND THE WARRANTY FEE IS PAID, YOUR HOME WILL NOT BE ENROLLED.

BUILDER NAME: Champion Heavens Builders LLC

BUILDER NUMBER: 21941

WARRANTY SELECTION

WARRANTY PLAN: 10 Yr Structural Warranty + 1 Yr Workmanship & Materials/2 Yr Systems Warranty  
WARRANTY ENROLLMENT FEE: \$ 1,072.50 BB-W8020

NEW HOME TO BE ENROLLED

1. HOMEOWNER LAST NAME: Solutions FIRST NAME: Real Estate Prospective  
2. CO-OWNER LAST NAME: FIRST NAME:  
3. NEW HOME ADDRESS: 9706 Champion Heavens Dr  
Street Address  
4. CITY/STATE/ZIP CODE: Spring TX 77379  
City State Zip Code  
5. SUBDIVISION: Champion Heavens 11 1  
Lot# Block#  
6. CLOSING DATE: 6/21/2024  
7. BUILT ON HOMEOWNER'S LOT: No  
8. CLOSING CONTRACT PRICE INCLUDING LOT: \$ 330,000.00 8A. WARRANTY LIMIT: \$ 330,000.00

PROPERTY SPECIFIC INFORMATION

9. CONSTRUCTION TYPE: Single Family House UNIT# (IF CONDOMINIUM)  
10. IF TOWNHOUSE/DUPLEX/TRIPLEX/QUADRUPLX/CONDOMINIUM: DATE OF CERTIFICATE OF OCCUPANCY FOR MAIN STRUCTURE:

MORTGAGE INFORMATION

11. IS THIS A CASH SALE?: Yes 12. IF NOT, HOW IS THE HOME FINANCED?:

CERTAIN ITEMS AND EVENTS ARE NOT COVERED BY THIS WARRANTY. PLEASE REFER TO THE SECTION TITLED "EXCLUSIONS" IN THE WARRANTY DOCUMENT. IN FLORIDA, THE HOME WARRANTY MAY NOT PROVIDE LISTING PERIOD COVERAGE FREE OF CHARGE.

SIGNATURES

HOMEOWNER(S) - I/we acknowledge that by signing this application I/we affirm that I/we have read and understand the Important Homeowner's Acknowledgement on Page 2 of this application.

\* HOMEOWNER: Mahmoud Khader DATE: 6/25/24  
5E0C77FDEFD8431...  
HOMEOWNER EMAIL: mmkhader@isotopehomes.com

CO-OWNER: DATE:

CO-OWNER EMAIL:

BUILDER'S REP: Juan Paez DATE: 6/25/24

PREPARED BY

PRINT NAME: John Paez DATE: 6/17/2024 PHONE: 8328591531 FAX:

I/We acknowledge and understand that only upon Maverick's receipt and acceptance of this Application and the warranty enrollment fee, will Maverick issue and mail to me/us the Warranty Documents. Upon my/our receipt of the final Warranty Documents I/we understand I/we will have 30 days to review the warranty terms and conditions and return it for cancellation if not completely satisfied. Should I/we choose not to return the warranty for cancellation within the 30-day period, **I/we hereby waive the right to later assert any inapplicability of the terms and conditions of the Warranty Document.** I/we also acknowledge that, if my/our home is enrolled in the Maverick Warranty Program that **I/we hereby accept the terms and conditions contained therein in their entirety including but not limited to the exclusive, final and binding alternative dispute resolution processes, including but not limited to arbitration, contained therein.** By accepting this warranty, I/we are agreeing to waive my/our right to a trial by either judge or jury in a court of law. I/We further agree that any claims to be filed under the Warranty Document will not be filed as a class action lawsuit or be subject to any class action litigation. Maverick and I/we acknowledge that class action treatment of a claim under the Warranty Document is strictly prohibited. (Binding nature of the arbitration not applicable in Florida.)

I/We further understand that the Warranty Limit, the maximum aggregate total amount Maverick is liable for under the warranty for all claims may be less than the Closing Contract Price of the Home. The Warranty Limit will be shown in the Warranty Document.

I/We further understand that if and when the new home warranty is issued, it is an Express Limited Warranty, **NOT an insurance policy** and any and all claims, whether contractual or otherwise, are controlled by the express terms, conditions and exclusions contained in the Warranty Document.



TOTAL TAX	2.1495620
RATE	
W/O EXEMPT	576.79



+PROFESSIONAL RE TAX SERVICE, SWH, KGW		HARRIS,TX
03/05/2024 06:34AM DTLM	TAX ORDER PREVIEW	PAGE 2 OF 4
ORDER: 2026907	BRANCH:11	CLOSER:PP

TAX ENTITY INFORMATION

HARRIS COUNTY	PAYMENTS AS OF	02/22/2024
---------------	----------------	------------

PO BOX 4622 HOUSTON, TX 77210-4622				23 TAX RATE	0.5245500
PHONE 713-274-8000				W/O EXEMPT	140.75
EXEMPTIONS NONE					
	YR	BASE TAX	BASE DUE	DUE 03/2024	DUE 04/2024
	23	140.75	140.75	153.42	156.23
	SUBTOTAL	140.75	140.75	153.42	156.23

ISD - KLEIN	PAYMENTS AS OF	02/22/2024
-------------	----------------	------------

COLLECTED BY COUNTY				23 TAX RATE	1.0316000
PHONE 713-274-8000				W/O EXEMPT	276.81
EXEMPTIONS NONE					
	YR	BASE TAX	BASE DUE	DUE 03/2024	DUE 04/2024
	23	276.81	276.81	301.72	307.26
	SUBTOTAL	276.81	276.81	301.72	307.26

PORT OF HOUSTON AUTHORITY	PAYMENTS AS OF	02/22/2024
---------------------------	----------------	------------

COLLECTED BY COUNTY				23 TAX RATE	0.0057400
PHONE 713-274-8000				W/O EXEMPT	1.54
EXEMPTIONS NONE	YR	BASE TAX	BASE DUE	DUE 03/2024	DUE 04/2024
	23	1.54	1.54	1.68	1.71
SUBTOTAL		1.54	1.54	1.68	1.71

HC DEPT. OF EDUCATION	PAYMENTS AS OF	02/22/2024
-----------------------	----------------	------------

COLLECTED BY COUNTY				23 TAX RATE	0.0048000
PHONE 713-274-8000				W/O EXEMPT	1.29
EXEMPTIONS NONE					
	YR	BASE TAX	BASE DUE	DUE 03/2024	DUE 04/2024
	23	1.29	1.29	1.41	1.43
SUBTOTAL		1.29	1.29	1.41	1.43

LONE STAR COLLEGE SYSTEM	PAYMENTS AS OF	02/22/2024
--------------------------	----------------	------------

COLLECTED BY COUNTY				23 TAX RATE	0.1076000
PHONE 713-274-8000				W/O EXEMPT	28.87
EXEMPTIONS NONE	YR	BASE TAX	BASE DUE	DUE 03/2024	DUE 04/2024
	23	28.87	28.87	31.47	32.05
	SUBTOTAL	28.87	28.87	31.47	32.05

HARRIS COUNTY WCID #119 C/O WHEELER	PAYMENTS AS OF	02/12/2024
-------------------------------------	----------------	------------

6935 BARNEY #110 HOUSTON, TX 77092				23 TAX RATE	0.4000000
PHONE 713-462-8906				W/O EXEMPT	107.33
EXEMPTIONS UNAVAILABLE					
	YR	BASE TAX	BASE DUE	DUE 03/2024	DUE 04/2024
	23	107.33	107.33	116.99	119.14
	SUBTOTAL	107.33	107.33	116.99	119.14

HC ESD #16	PAYMENTS AS OF	02/22/2024
------------	----------------	------------

COLLECTED BY COUNTY				23 TAX RATE	0.0450970
PHONE 713-274-8000				W/O EXEMPT	12.10
EXEMPTIONS NONE	YR	BASE TAX	BASE DUE	DUE 03/2024	DUE 04/2024
	23	12.10	12.10	13.19	13.43
	SUBTOTAL	12.10	12.10	13.19	13.43

+PROFESSIONAL RE TAX SERVICE, SWH, KGW		HARRIS,TX
03/05/2024 06:34AM DTLM	TAX ORDER PREVIEW	PAGE 3 OF 4
ORDER: 2026907	BRANCH:11	CLOSER:PP

HC ESD #11/IF UNIT ACCOUNT #		PAYMENTS AS OF		02/22/2024	
COLLECTED BY COUNTY		23 TAX RATE		0.0301750	
PHONE 713-274-8000		W/O EXEMPT		8.10	
EXEMPTIONS NONE		YR	BASE TAX	BASE DUE	DUE 03/2024
		23	8.10	8.10	8.83
		SUBTOTAL	8.10	8.10	8.83
					8.99

+PROFESSIONAL RE TAX SERVICE, SWH, KGW		HARRIS,TX
03/05/2024 06:34AM DTLM	HOA ORDER PREVIEW	PAGE 4 OF 4
ORDER: 2026907	BRANCH:11	CLOSER:PP

SUBD NAME / BLK CHAMPION HEAVENS  
NO HOA FOUND FOR CHAMPION HEAVENS  
\*\*\* OUR RESEARCH DOES NOT INDICATE THE EXISTENCE OF AN \*\*\*  
\*\*\* HOA. PLEASE VERIFY WITH YOUR TITLE REPORT. IF AN \*\*\*  
\*\*\* HOA IS KNOWN, PLEASE CONTACT YOUR TAX SERVICE \*\*\*  
SUMMARY OF ACCOUNT 130-340-001-0011

DESC	LT 11 BLK 1 CHAMPION HEAVENS
SITUS	9706 CHAMPION HEAVENS DR

---

ADDRESS : 9706 CHAMPION HEAVENS DRIVE  
SPRING, TX 77379

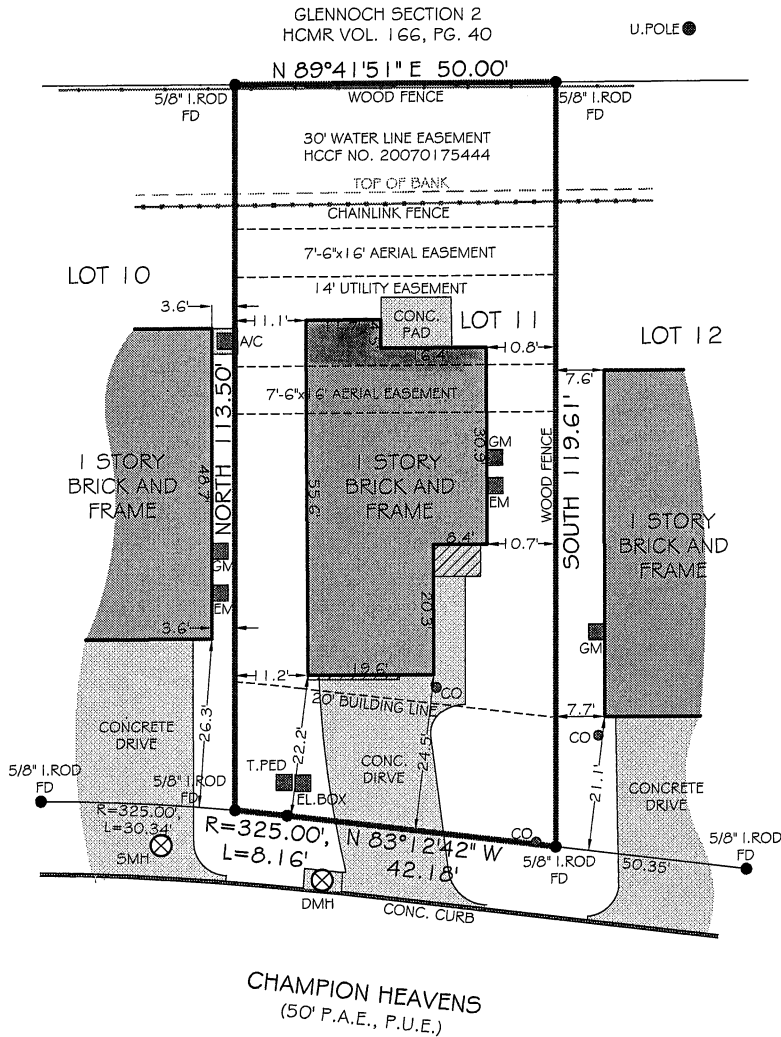
BUYER : REAL ESTATE PROSPECTIVE SOLUTIONS LLC

TITLE CO : STEWART TITLE GUARANTY CO.

GF NO : 2026907

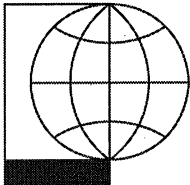
LENDER : N/A

A LAND TITLE SURVEY OF  
LOT 11, BLOCK 1  
CHAMPION HEAVENS  
ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED  
UNDER FILM CODE NO. 618037  
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS



NOTES

- 1) ALL THE BEARINGS SHOWN HEREON ARE REFERENCED AS PER RECORDED PLAT
- 2) THE WATER EASEMENT AS RECORDED UNDER L511001 DOES NOT AFFECT THE SUBJECT TRACT
- 3) SUBJECT TO BLANKET EASEMENT FOR CERTAIN UTILITIES, AS PER HCCF NO. RP-2023-303754
- 4) SUBJECT TO AN AGREEMENT FOR UNDERGROUND UTILITIES, AS PER HCCF NO. RP-2023-309982
- 5) THE HL&P EASEMENT RECORDED UNDER HCCF VOL. 3771, PG. 727 DOES NOT AFFECT THE SUBJECT TRACT

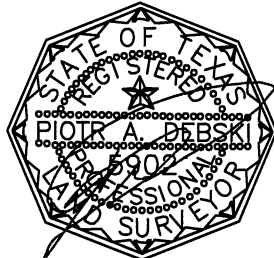


PIOTR A. DEBSKI  
1030 DOMINION DR.  
KATY TX, 77450

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND UNDER MY SUPERVISION AND  
THAT IT CORRECTLY REPRESENTS THE FACTS  
FOUND AT THE TIME OF THE SURVEY. THERE WERE  
NO ENCROACHMENTS APPARENT ON THE GROUND  
EXCEPT AS SHOWN HEREON.

FLOOD INFORMATION

\*THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR  
FLOOD PLAIN, AND IS IN ZONE "X", AS SHOWN ON  
F.E.M.A. FLOOD INSURANCE RATE PANEL NO:  
48201C0245M, DATED: 10-16-2013



PIOTR A. DEBSKI  
R.P.L.S. NO. 5902

JOB NO: 24-05-39  
DATE: MAY 18, 2024

DIR 832-878-6760  
piod@sbcglobal.net  
piodusek@gmail.com

ADDRESS : 9706 CHAMPION HEAVENS DRIVE  
SPRING, TX 77379

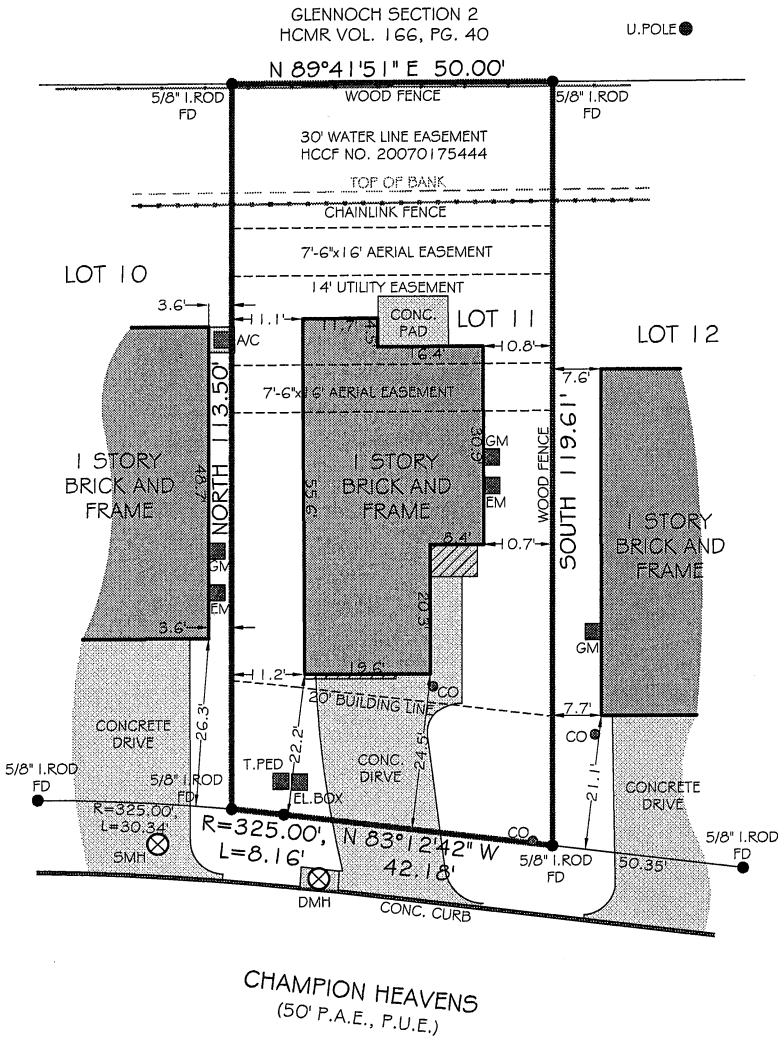
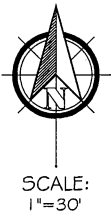
BUYER : REAL ESTATE PROSPECTIVE SOLUTIONS LLC

TITLE CO : STEWART TITLE GUARANTY CO.

GF NO : 2026907

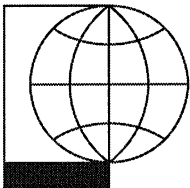
LENDER : N/A

A LAND TITLE SURVEY OF  
LOT 11, BLOCK 1  
CHAMPION HEAVENS  
ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED  
UNDER FILM CODE NO. 618037  
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS



NOTES

- 1) ALL THE BEARINGS SHOWN HEREON ARE REFERENCED AS PER RECORDED PLAT
- 2) THE WATER EASEMENT AS RECORDED UNDER L511001 DOES NOT AFFECT THE SUBJECT TRACT
- 3) SUBJECT TO BLANKET EASEMENT FOR CERTAIN UTILITIES, AS PER HCCF NO. RP-2023-303754
- 4) SUBJECT TO AN AGREEMENT FOR UNDERGROUND UTILITIES, AS PER HCCF NO. RP-2023-309982
- 5) THE HL&P EASEMENT RECORDED UNDER HCCF VOL. 3771, PG. 727 DOES NOT AFFECT THE SUBJECT TRACT

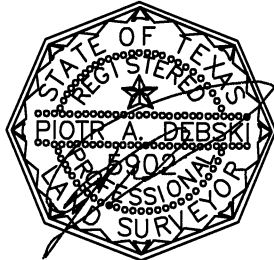


PIOTR A. DEBSKI  
1030 DOMINION DR.  
KATY TX, 77450

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND UNDER MY SUPERVISION AND  
THAT IT CORRECTLY REPRESENTS THE FACTS  
FOUND AT THE TIME OF THE SURVEY. THERE WERE  
NO ENCROACHMENTS APPARENT ON THE GROUND  
EXCEPT AS SHOWN HEREON.

FLOOD INFORMATION

\*THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR  
FLOOD PLAIN, AND IS IN ZONE "X", AS SHOWN ON  
F.E.M.A. FLOOD INSURANCE RATE PANEL NO:  
48201C0245M, DATED: 10-16-2013



PIOTR A. DEBSKI  
R.P.L.S. NO. 5902

JOB NO: 24-05-39  
DATE: MAY 18, 2024

DIR 832-878-6760  
piod@sbcglobal.net  
piodusek@gmail.com

ADDRESS : 9706 CHAMPION HEAVENS DRIVE  
SPRING, TX 77379

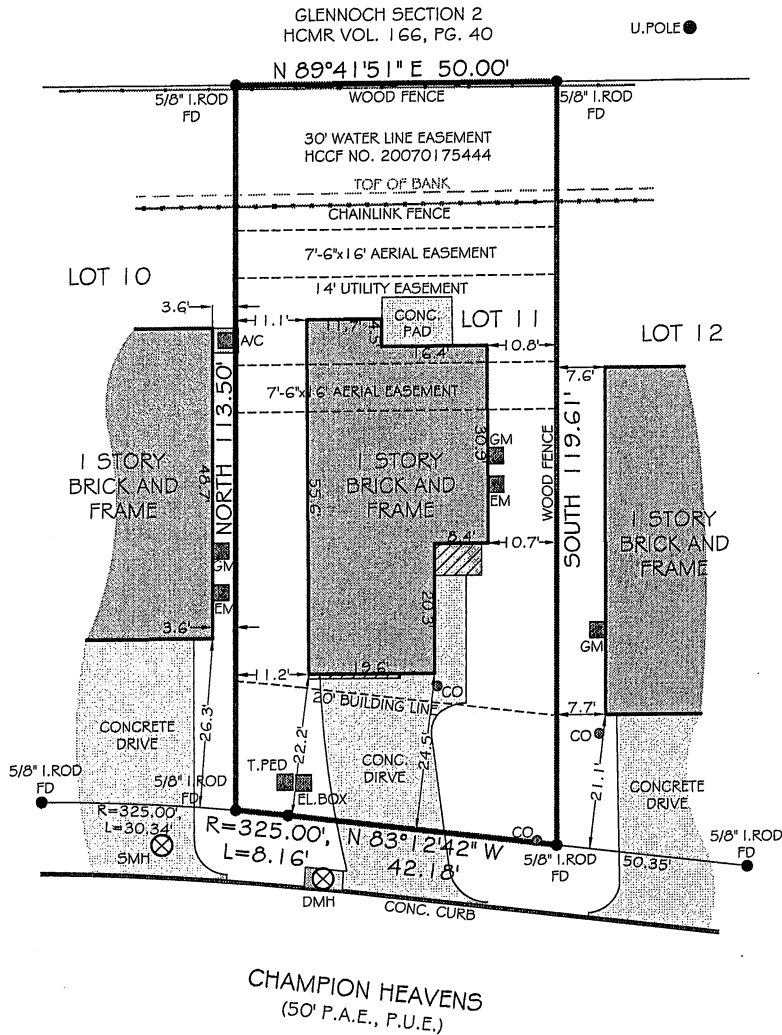
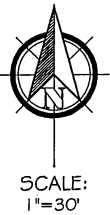
BUYER : REAL ESTATE PROSPECTIVE SOLUTIONS LLC

TITLE CO : STEWART TITLE GUARANTY CO.

GF NO : 2026907

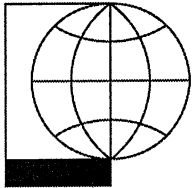
LENDER : N/A

A LAND TITLE SURVEY OF  
LOT 11, BLOCK 1  
CHAMPION HEAVENS  
ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED  
UNDER FILM CODE NO. 618037  
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS



NOTES

- 1) ALL THE BEARINGS SHOWN HEREON ARE REFERENCED AS PER RECORDED PLAT
- 2) THE WATER EASEMENT AS RECORDED UNDER L511001 DOES NOT AFFECT THE SUBJECT TRACT
- 3) SUBJECT TO BLANKET EASEMENT FOR CERTAIN UTILITIES, AS PER HCCF NO. RP-2023-303754
- 4) SUBJECT TO AN AGREEMENT FOR UNDERGROUND UTILITIES, AS PER HCCF NO. RP-2023-309982
- 5) THE HL&P EASEMENT RECORDED UNDER HCCF VOL. 3771, PG. 727 DOES NOT AFFECT THE SUBJECT TRACT

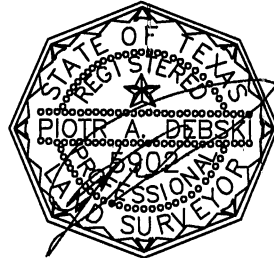


PIOTR A. DEBSKI  
1030 DOMINION DR.  
KATY TX, 77450

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

FLOOD INFORMATION

\*THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND IS IN ZONE "X", AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE PANEL NO: 48201C0245M, DATED: 10-16-2013



PIOTR A. DEBSKI  
R.P.L.S. NO. 5902

JOB NO: 24-05-39  
DATE: MAY 18, 2024

DIR 832-878-6760  
piod@sbcglobal.net  
piodusek@gmail.com