

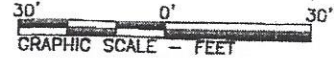
**GENERAL NOTES**

1. NO FIELD WORK HAS BEEN PERFORMED.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. CARTER LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
4. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
7. CITY SIDEWALKS, DRIVEWAY APPROACHES, AND OTHER IMPROVEMENTS INSIDE THE CITY'S RIGHT OF WAY ARE PROVIDED FOR DEMONSTRATION PURPOSES ONLY. CONSULT THE DEVELOPMENT PLANS FOR ACTUAL CONSTRUCTION.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

AREA: 6,521 S.F. ~ 0.15 ACRES  
CAB Z, SHEET 1197-1198

ADDRESS: 10017 Sterling Place Drive

SCALE: 1" = 30'

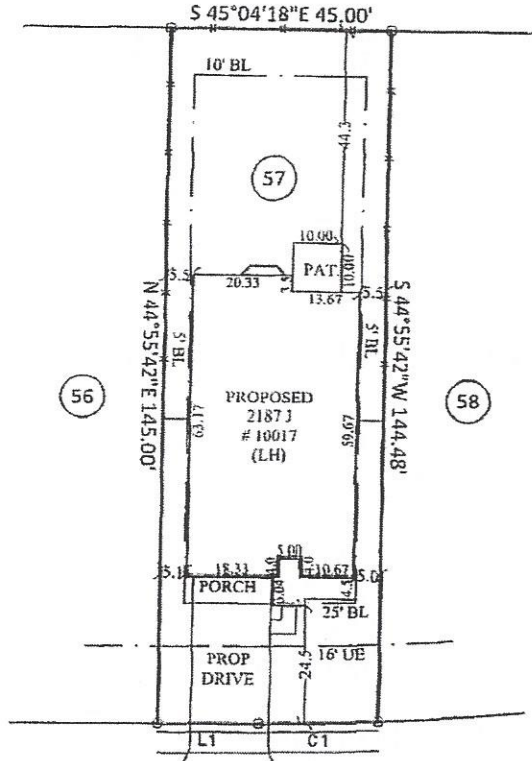
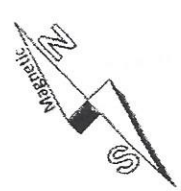


Curve	Radius	Length	Chord	Chord Bear.
C1	570.00'	24.37'	24.37'	N 46°18'06" W

Course	Bearing	Distance
L1	N 45°04'18" W	20.64'

*RKM* *JEM*

STARROCK LP.



STERLING PLACE DRIVE  
60' R/W

**LEGEND:**

- FP - Fence Post
- PP - Power Pole
- P- - Power Line
- SB - Setback Line
- RBS - Rebar Set
- RBF - Rebar Found
- OTPF - Open Top Pipe Found
- CTPF - Crimp Top Pipe Found
- BL - Building Line
- DE - Drainage Easement
- PE - Perpetual Easement
- SSE - Sanitary Sewer Easement
- P - Patch
- UE - Utility Easement
- X- Fence
- D- Drainage Easement
- S- Sewer Easement
- CB - Catch Basin
- R/W - Right of Way
- CONC - Concrete
- Dk - Deck
- Pat - Patio
- S - Stoop

TOTAL FENCE	220 LIN. FT
FRONT=	11 LIN. FT
LEFT=	82 LIN. FT
RIGHT=	82 LIN. FT
REAR=	45 LIN. FT

SLAB=	2,319 SF
LOT AREA=	6,521 SF
LOT COVERAGE=	44%
INTURN=	111 SF
DRIVEWAY=	495 SF
PUBLIC WALK=	180 SF
PRIVATE WALK=	25 SF
REAR YARD AREA=	2,545 SF
FRONT YARD AREA=	1,656 SF

- OPTIONS:**
- 8/12-ROOF PITCH
  - 10'X10' PATIO
  - FRONT BRICK
  - 2-CAR GARAGE
  - KITCHEN ISLAND
  - BAY WINDOW IN MASTER
  - FRAMING, FOUNDATIONS
  - ROOF RAFTER DETAIL

PLOT PLAN FOR:  
**DR HORTON**

SUBDIVISION: STERLING PLACE  
LOT: 57 BLOCK: 2 SECTION ONE  
THE J. L. BONNEY SURVEY, A-657  
MONTGOMERY COUNTY, TEXAS  
ORDER DATE: 04-03-2013  
2013040129 DRH

**CARTER LAND SURVEYORS  
AND PLANNERS**

2780 Peachtree Industrial Boulevard  
Duluth, GA 30097  
Ph: 770.495.9793  
Toll Free: 866.637.1048  
www.carterland.com  
Atlanta Charlotte Houston Dallas  
Galveston Beaumont

**B**



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>KWWD, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>467749</u> License No.	<u>klrw22@kw.com</u> Email	<u>281-364-1588</u> Phone
<u>Janine B. Ford</u> Designated Broker of Firm	<u>457447</u> License No.	<u>JanineBFord@kw.com</u> Email	<u>713-725-3107</u> Phone
<u>Lori Lynn Tillman</u> Licensed Supervisor of Sales Agent/ Associate	<u>403587</u> License No.	<u>LTillman@kwWoodlands.com</u> Email	<u>281-364-4888</u> Phone
<u>Kacy Gilley</u> Sales Agent/Associate's Name	<u>730779</u> License No.	<u>kacygilley@kw.com</u> Email	<u>601-347-6626</u> Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_



**Multiple Offer Listing Addendum**  
**Attached and Made Part of the Listing Agreement for Property**

10017 Sterling Place Drive, Conroe, TX 77303

**Property Address**

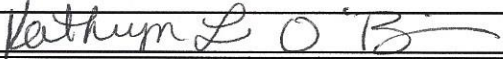
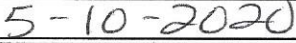
**Paragraph 11. Broker Authority D 8 – This paragraph is changed as follows:**

(8) in response to inquiries from prospective buyers and other brokers, disclose whether the Seller is considering more than one offer, provided that Broker will not disclose the terms of any competing offer.

In order to facilitate a transaction involving multiple offers, a seller receiving multiple offers for their consideration before entering into an executed contract with another buyer, broker recommends as follows:

1. All parties will only be told there are multiple offers, no disclosure of any terms of any of the offers.
2. Tell all parties the same thing, tell one, and tell all.
3. Seller can instruct the listing agent as to a timeframe for considering those offers, but it is totally at the seller's discretion and will be provided in an email or writing to the listing agent regarding the time frame for response.
4. If seller rejects all offers, TAR 1926 - Sellers Invitation to Buyer to Submit New Offer will be used allowing you to be free to accept another offer if a future offer is presented that meets with your approval.
5. Only one offer can be countered at one time, so in the event the seller agrees to counter, all other offers will be rejected until such time this offer is fully agreed upon or withdrawn for consideration using the TAR 1945 Notice of Withdrawal of Offer. Seller does not proceed until that Notice is received and accepted by the other party.
6. If the seller wants the listing agent to facilitate communication in email form, text or verbal, seller understands that the agent may be communicating the following:” This communication from the seller is not a counter offer. Seller may consider another offer and accept another offer. The Listing Agent is only a facilitator and cannot bind the seller through verbal, text or email communications. Only a written offer fully initialed and signed by all parties binds the parties to the real estate contract. “

I have read and understand the above statements and agree to abide by all of its provisions.

Seller(s) Signature

Date

Attached and Made Part of the Listing Agreement

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Model COVID-19 Certification for Property Access



Property Address: 10017 Sterling Place Drive, Conroe, TX 77303 Date of visit: 2020

Seller(s): Kathy O'Banion

Listing Agent(s) Present:

Potential Buyer(s) Present:

Buyer Agent(s) Present:

Other Individual(s) Present: Role\*:

\*Inspectors, appraisers, contractors or other transaction service providers.

Seller authorizes access to the property to the individual(s) who have signed below.

Each person listed above certifies that to the best of his or her knowledge neither they, nor a member of their household with whom they live, nor a person with whom they work with closely:

- 1. Has experienced any cold or flu-like symptoms in the previous 14 days (fever, cough, sore throat, respiratory illness, difficulty breathing).
2. Is currently diagnosed with COVID-19.
3. Has a test pending for COVID-19.
4. Is currently under quarantine due to COVID-19 concerns.
5. Has had contact in the previous 14 days with someone diagnosed with COVID-19.
6. Has had contact in the previous 14 days with someone who had contact with someone diagnosed with COVID-19.
7. Has traveled in the previous 14 days to anywhere designated as having widespread ongoing transmission by the Centers for Disease Control.

This certification does not create any legally binding contract or enforceable obligation nor modify any right or obligation in an existing contract.

EACH SELLER(S) AND INDIVIDUAL(S) INTENDING TO ACCESS THE PROPERTY MUST SIGN AND PRINT YOUR NAME TO INDICATE YOUR CERTIFICATION OF ALL OF THE ABOVE:

Signature

Printed Name

Signature boxes: One containing a handwritten signature, followed by five empty boxes.

Printed Name boxes: One containing 'Kathryn L. O'Banion', followed by four empty lines.



### WIRE FRAUD WARNING

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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## Buyers and Sellers Beware: Criminals are targeting real estate transactions. Don't be a victim of wire fraud.

**What is wire fraud and how does it occur?** Criminals are targeting real estate transactions by gaining access to electronic communications or sending emails that appear to be from a real estate agent, a title company, a lender, or another trusted source. These fraudulent emails seem legitimate and direct you to wire funds to a fraudulent account. Once you wire funds to the fraudulent account, your money is gone.

**How can you protect yourself from wire fraud?** You should not send personal information, such as bank account numbers or other financial information, via email or other unsecured electronic communication.

If you receive any electronic communication regarding wiring instructions, even if the communication appears to come from a legitimate source, you should verify the communication's authenticity prior to the transfer of funds in person or via phone call using a recognized phone number that is not found in the communication.

**Notice: This brokerage will never use any electronic communications, such as email, text messages, or social media messages, to ask you to wire funds or provide personal information.**

**If you think you are being targeted in a wire fraud scam, immediately notify law enforcement, your lender, the title company, and your agent.**

This form was provided by:

By signing below I acknowledge that I received, read, and understand this information and notice.

Keller Williams Realty - The Woodlands  
Broker's Printed Name

*Vathym P O B*  
 Seller  Buyer Date

By: *Kacy Gilley*  
Broker's Associate's Signature Date

Seller  Buyer Date