

NOTE:
 1. OIL, GAS & OTHER MINERAL RIGHTS PER TITLE COMMITMENT.
 2. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE WITH CENTER-POINT ENERGY HOUSTON ELECTRIC, LLC, RECORDED UNDER CLERKS FILE NO. V701393 OF THE R.P.R.O.H.C., TX.

NOTE:
 1. Distances shown in parentheses were measured on the ground.
 2. The following flood information was from a F.E.M.A. Map. We are not responsible for its accuracy.

COMMUNITY # 480287 PANEL # 0430 K
 12031 LISMORE LAKE DRIVE
 (50' R.O.W.)
 DATE OF REVISION 4/20/00
 (OUTSIDE OF 100 YEAR FLOOD PLAIN)
 SCALE: 1"=20'

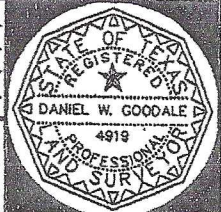
Surveyed for LEGEND HOMES on 09/16/05
 Showing Lot 75 Block I of LISMORE LAKE ESTATES
 Section ~ in HARRIS County Texas according to the Map or Plat
 recorded in F.C. NO. 565080 of the MAP records of HARRIS County.

REVISIONS		
4/20/06	FINAL	
02/17/12	MATCH UP T.C.	MY

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.

W.D. No. 100678
 G.F. No. 12-01814246
Daniel W. Goodale

Buyer: GEORGE M. HANST AND SANDRA MOURTON
 Mortgage Co.: COLONIAL NATIONAL MORTGAGE
 Title Company: FIRST AMERICAN TITLE INSURANCE COMPANY
Hoffman Land Surveying, Ltd., LLP
 5245 LANGFIELD ROAD - HOUSTON, TEXAS 77040 - (713)939-9100



**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 11/1/2021 GF No. _____

Name of Affiant(s): Sandra Mourton George Hanst

Address of Affiant: 12031 Lismore Lake Drive, Cypress TX 77429-7427

Description of Property: Lot 75 BLK 1 Lismore Lake Estates

County Harris, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TEXAS, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 09/14/05 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

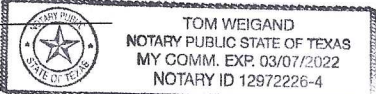
EXCEPT for the following (If None, Insert "None" Below):

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

George Hanst
Sandra Mourton

SWORN AND SUBSCRIBED this 01 day of NOVEMBER, 2021

Notary Public 



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION



(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

12031 Lismore Lake Dr

Cypress

(Street Address and City)

Chaparral Management Company, LLC. AAMC 281-537-0957 FAX 281-537-0312

(Name of Property Owners Association, (Association) and Phone Number)

A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.

(Check only one box):

- 1. Within ___ days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer.
2. Within ___ days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller.
3. Buyer has received and approved the Subdivision Information before signing the contract.
4. Buyer does not require delivery of the Subdivision Information.

The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.

B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.

C. FEES AND DEPOSITS FOR RESERVES: Except as provided by Paragraphs A and D, Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$ 275.00 and Seller shall pay any excess.

D. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), Buyer Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

Buyer

Seller Sandra MOURTON

Buyer

Seller George Hanst



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-9. This form replaces TREC No. 36-8.