



Texas American Title Company  
Title Department  
2000 Bering Drive, Suite 1000  
Houston, Texas 77057  
713-988-9999

## ABTRACTOR'S CERTIFICATE

### Ownership and Liens Only

**GF Number: 2791020-13724**

Date: December 17, 2020

The State of Texas  
The County of Harris

Texas American Title Company has examined the real property records, the state district court, and the county court records for the county in which the real property is located. The time period examined extended from September 15, 1967 to December 10, 2020. If you desire different or additional examination, please contact us immediately.

This certificate is not an abstract of title. The statement above identifies what real property interests were examined. Please note that an ownership search does not identify leasehold interests (including ground leases) and does not identify any mineral rights. (We have not examined and do not examine for oil, gas, or other mineral rights.) Unless expressly stated otherwise below, only voluntary liens have been identified; federal tax, judgment, child support, and other involuntary liens have not been identified. The examination has identified the following items, during the stated time period, as affecting the real property identified below:

#### **Record Title Appears To Be Vested In:**

WHITE OAK SPRINGS HOMEOWNER'S ASSOCIATION, INC. (by Special Warranty Deed filed for record under Harris County Clerk's File No. V466277, being corrected by V724054)

#### **Legal Description:**

Restricted Reserve "F", of WHITE OAK SPRINGS, SECTION ONE (1), a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 427139 of the Map Records of Harris County, Texas.

#### **Property Liens:**

We find no outstanding mortgage liens of record affecting the subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness, which could give rise to any security interest in the subject property.

### **Involuntary Liens:**

We have searched the name(s) of WHITE OAK SPRINGS HOMEOWNER'S ASSOCIATION, INC. for outstanding federal and/or state tax liens and/or abstracts of judgments and/or bankruptcies and found the following:

None found of record.

**NOTICE:** Texas American Title Company (the "Company") has provided this report or certificate to you under the terms set forth below. **By accepting this report or certificate, you agree to these terms and you agree that the Company has no liability to you, except as expressly limited herein.** To the maximum extent allowed by law, the Company disclaims any and all warranties, express or implied, concerning this report or certificate and the information contained therein. Your only remedy for any mistake, misstatement, inaccuracy, error, or omission made or occurring in this report or certificate, or made or occurring in its delivery or non-delivery, is expressly limited to an action to recover damages, which damages you expressly agree are limited to an amount equal to the sum actually paid for this report or certificate plus the sum of \$100.00. You further agree that: the Company is not liable for consequential or special damages; the limitation of damages set forth herein is reasonable considering the amount paid, the limited services requested, and the intended use of this report or certificate; the Company would not provide the requested report or certificate without this limitation of damages; the limitation of damages applies to all claims, whether the claim arises under contract, tort or other law; and the Company has no liability to any third person arising from or related to this report or certificate. **This report or certificate is not a title insurance policy or title opinion and is not a guaranty or warranty of title.** In its role as a title insurance agent, the Company sells policies of title insurance. If you desire protection against title defects, you should purchase a title insurance policy. Liability will then exist only under the terms of the policy, will be measured and limited by the policy, and the liability will be that of the title insurance company named in the policy. No representative of the Company has the authority to make any oral statements correcting, contradicting, revising, amending or supplementing this report or certificate, including the terms of this notice.

When preparing this report or certificate the Company used only the information contained in the public records specifically identified above. (If none is identified, the Company used only the Real Property Records of the county in which the property is located.) Documents not recorded and events and other matters not reflected in the public records may affect ownership and title but will not be reflected on this report or certificate. No inspection has been made of the property. Matters that may be shown by an inspection or on a survey may also affect ownership and title but will not be reflected on this report or certificate.

The Company may identify a document listed above by a term commonly used to describe similar documents. By way of illustration, a document titled "Restrictive Covenants" may be referred to as "Deed Restrictions" or as "Covenants, Conditions and Restrictions." The Company may also identify a document using its actual title. The Company, however, makes no warranty or representation that the term, title or other name used to describe the document accurately reflects the legal effect of the document. For example, a document titled "Restrictive Covenants" may also establish a lien, an easement, or some other interest.

In order to determine the effect of a document, the document must be carefully reviewed. The Company does not provide legal advice concerning the effect or significance of documents shown on this report or certificate. If you have a question as to the effect or significance of a document, you should obtain the assistance of a qualified professional.

Texas American Title Company

*Darrell Stone*

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Darrell Stone  
Title Examiner

Texas American Title Company