



Briggs
Freeman | Sotheby's
INTERNATIONAL REALTY

OFFER GUIDELINES

1161 La Mirada Court, Southlake, TX 76092

MLS # 21114644

Questions – Call/Text: Jason Clark 662.279.9191

Submit Offer To: jclark@briggsfreeman.com

Email Offer Subject: Offer for 1161 La Mirada Ct (76092)

Thank you for your interest in making an offer on this listing 1161 La Mirada Ct, Southlake, TX. Please know that I will confirm receipt of your offer via email. Please allow for at least 24 hours after your offer is submitted for review.

SELLER(S):	Castle of Miracles Trust (Alan Pariser & Sondra Pariser)		
EXCLUSIONS:	n/a		
LISTING AGENT:	Jason Clark (0722788)	jclark@briggsfreeman.com	662-279-9191
BROKERAGE:	Briggs Freeman Sotheby's International Realty (0287843) 3131 Turtle Creek Blvd, 5 th Floor, Dallas, TX 75219		214-351-7100
SUPERVISOR	Angela Thornhill (417312)	athornhill@briggsfreeman.com	214-351-7100
TITLE COMPANY:	Momentous Title – WILL CLOSE IN SOUTHLAKE OFFICE 3131 Turtle Creek Blvd Ste 100, Dallas, TX 75219		214-775-3611
ESCROW OFFICER:	Randy Ramirez	raramirez@momentoustitle.com	
	PLEASE NOTE TITLE HAS ALREADY BEEN OPENED AT Momentous Title		
EARNEST MONEY:	Recommended at least 1% of sale's price or above		
POSSESSION:	Upon Closing and Funded		
NOTICES:	BUYER: Please complete buyers info on PG 9, PARA 21		
FINANCING:	Attach Lender Letter* or Proof of Funds ** A pre-approval letter rather than a pre-qualification letter from a reputable local lender is preferred. ** ** LIST OF LENDERS AVAILABLE UPON REQUEST. **		
SURVEY:	SEE MLS & T-47 – Transaction Desk (also available on: www.LaMiradaCourt.com)		
OTHER ADDENDA, NEEDED FOR AN OFFER:	DOCUMENTS on TRANSACTION DESK & www.LaMiradaCourt.com Seller's Disclosure (signed by buyer(s)) Sources of Square Footage, Dimensions, and Acreage Form (signed by buyer(s) AND agent) Affiliated Business Addendum Addendum for Property Subject to Mandatory in Owners Association CCR'S (HOA DOCUMENTS)		
HOA INFORMATION:	NAME: La Mirada HOA – Clinton Anderson Annual Dues <u> \$3300 </u> ADDRESS: <u>1101 La Mirada Ct, Southlake, TX 76092</u>		PHONE: 214-725-3489
**IN CONTRACT CHECK:	6. (E). TITLE NOTICES (2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property [X] is [] in not subject to a mandatory membership in a property owners association(s)		



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)[

11-07-2022



**ADDENDUM FOR PROPERTY SUBJECT TO
MANDATORY MEMBERSHIP IN A PROPERTY
OWNERS ASSOCIATION
(NOT FOR USE WITH CONDOMINIUMS)
ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT**

1161 La Mirada CtSouthlake

(Street Address and City)

La Mirada Home Owners Association, Clinton Anderson (214-725-3489)

(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. If Seller delivers the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivision Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and the earnest money will be refunded to 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. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer.
- ☒ 3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer ☒ does ☐ does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, at Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer if Seller fails to deliver the updated resale certificate within the time required.
- ☐ 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: Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$150 _____ and Seller shall pay any excess. This paragraph does not apply to: (i) regular periodic maintenance fees, assessments, or dues (including prepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provided by Paragraphs A and D.

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

Signed by: Alan Pariser 11/15/2025
C5ACC68362D0403

Seller **Alan Pariser**_____
Buyer

Signed by: Sondra Pariser 11/14/2025
B34C2629F8A744B

Seller **Sondra Pariser**

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. 36-10. This form replaces TREC No. 36-9.

Briggs
Freeman

Sotheby's **AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**
INTERNATIONAL REALTY

To: _____ (Buyer)

Alan Pariser, Sondra Pariser (Seller)

From: Briggs Freeman Sotheby's Int'l

Property Address: 1161 La Mirada Ct, Southlake, TX, 76092

Date: _____

This is to give you notice that Briggs/Freeman Real Estate Brokerage, LLC dba Briggs Freeman Sotheby's International Realty ("BFSIR") has a business relationship with Momentous Title of Texas, LLC ("MTT") and Select Lending Services ("SLS"). BFSIR has a 43.4% ownership interest in MTT and a 50% ownership interest in SLS. In addition, be advised that BFSIR has entered into service and referral agreements with American Home Shield Corporation, ACOSHA Home Warranty, LLC, Cinch Home Warranty Services, Change My Utilities, LLC dba My Utilities, NFP Property & Casualty Services Inc., LLC and Gill, Denson & Company, LLC. BECAUSE OF THESE RELATIONSHIPS, THESE REFERRALS MAY PROVIDE BFSIR 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 purchase, sale, financing, or refinancing of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO USE ANY OTHER SERVICE PROVIDER AND TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

TITLE INSURANCE SERVICES

MTT is a licensed title insurance agency in the State of Texas and provides title insurance and closing services in connection with real estate transactions. The table below lists cost estimates of various settlement services offered by MTT.

MORTGAGE SERVICES

SLS is a licensed mortgage originator in the State of Texas that originates a wide range of mortgage products. Closing costs vary based upon the type of mortgage requested. The table below lists the estimated range of charges for obtaining a mortgage loan from SLS. Certain other charges will be imposed by SLS that are paid to non-affiliated service providers. Such other charges will vary according to the circumstances of the loan, the value of the property, and other factors. These charges will be disclosed and explained to you by SLS.

<u>SERVICE PROVIDER</u>	<u>SETTLEMENT SERVICE</u>	<u>CHARGE/RANGE OF CHARGES</u>
MTT	<i>Escrow Fee</i>	\$675 per side for residential transactions or \$800 for commercial transactions, including fees for recording and tax certification.
	<i>Lender's Policy</i>	\$100 if issued simultaneously with owner's policy; otherwise, rates are calculated in the same manner as the owner's policy.
	<i>Owner's Policy</i>	Premium amount varies and is set by the Texas State Board of Insurance. \$328 - \$832 for policy values of \$100,000 and under; \$832 - \$2,940 for policy values of \$100,001 to \$500,000; \$2,940 - \$5,575 for policy values of \$500,001 to \$1,000,000; \$5,575 - \$7,740 for policy values of \$1,000,001 to

\$1,500,000. For policy values over \$1,500,000, ask your agent for an estimate.

SERVICE PROVIDER	SETTLEMENT SERVICE	CHARGE/RANGE OF CHARGES
SLS	<i>Loan Origination Discount Processing Administration Fee</i>	0 – 1% of Loan Amount 0 – 3% of Loan Amount \$550 \$1,245
CINCH HOME SERVICES HOME WARRANTY	<i>Home Warranty Service</i>	\$444 - \$1,444 depending on property and coverage options selected
AMERICAN HOME SHIELD CORPORATION	<i>Home Warranty Service</i>	\$475 - \$1,670 depending on property and coverage options selected
ACOSHA HOME WARRANTY, LLC	<i>Home Warranty Service</i>	\$500 - \$2,400 depending on property and coverage options selected
CHANGE MY UTILITIES, LLC DBA MY UTILITIES	<i>Utility Coordination Services</i>	No charge for services to consumer
NFP PROPERTY & CASUALTY SERVICES, INC., LLC	<i>Homeowners Insurance, Flood Insurance, Other Personal Insurance Products</i>	The cost of homeowners insurance, flood insurance and/or personal insurance products varies depending on several factors, including but not limited to: size, value, and age of the structures, geographical location, construction type, value of contents, intended use and credit scores.
GILL, DENSON & COMPANY, LLC	<i>Property Tax Appeal Services</i>	The cost is 25% of the tax savings only if your property taxes are reduced. There is no minimum fee. Applies to all property types in every Texas county.

ACKNOWLEDGEMENT

I/We have read this disclosure form and understand that BFSIR and its agents may refer me/us to purchase the above-described settlement services and that BFSIR may receive a financial or other benefit as the result of these referrals.

Buyer Signature _____ (Date) Seller Signature **Alan Pariser** _____ (Date)

Buyer Signature _____ (Date) Seller Signature **Sondra Pariser** _____ (Date)



SOURCES OF SQUARE FOOTAGE, DIMENSIONS AND ACREAGE FORM

(Required for all Briggs Freeman Sotheby's International Realty listings)

The property at 1161 La Mirada Ct, Southlake, TX, 76092 (address) ("**Property**") is being marketed as having 13,922 Square Feet (air conditioned and livable) based on an estimated square footage measurement provided by TARRANT APPRAISAL DISTRICT OR if the Property is being marketed as land or a lot as having Dimensions or Acreage of _____ ("**Marketed Size**") based on a measurement provided by _____.

In addition to the sources and sizes at which the Property is being marketed, other known sources and sizes include:

<u>SIZE</u>	<u>SOURCE</u>
<u>13,922</u>	<u>TARRANT APPRAISAL DISTRICT</u>
<u>13,917</u>	<u>NTREIS LISTING no. 14578463 (06/03/2021)</u>
_____	_____
_____	_____

All undersigned parties acknowledge that not all existing measurement sources for the property may be known and listed on this form, additional measurements may be obtained during the course of the transaction for the sale of the Property, and a property can have differing measurements and that a difference in size may affect the property value.

Any undersigned party is recommended to have a third party verify the square footage, dimensions and/or acreage of the Property if the undersigned has a concern about the accuracy thereof.

The undersigned parties acknowledge that neither Briggs Freeman Sotheby's International Realty ("**BFSIR**"), nor its associate(s), nor the broker or associate(s) representing the prospective buyer(s) ("**Buyer's Broker**") makes any warranty or representation regarding, or has created or verified, the above the Marketed Size of the Property.

This Sources of Square Footage, Dimensions and Acreage Form ("**Form**") is being executed in advance of or simultaneous with the negotiation and execution of a contract for sale and purchase, and will be attached to such contract.

Buyer Date

Buyer Date

Buyer's Broker (please print brokerage name)

Buyer's Broker's Authorized Associate Date

Signed by: _____ 11/15/2025
Seller _____ Date
C5ACC68362D0403...

Signed by: _____ 11/14/2025
Seller _____ Date
634C2629FBA744B...

Briggs Freeman Sotheby's International Realty
Listing Broker

DocuSigned by: _____ 11/13/2025
Listing Broker's Authorized Associate _____ Date
E2F2FB7B126049F...



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2022

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 1161 La Mirada Ct, Southlake, TX, 76092

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? ☐ _____ (approximate date) or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	x			Natural Gas Lines	x			Pump: ☐ sump ☐ grinder		x	
Carbon Monoxide Det.			x	Fuel Gas Piping:			x	Rain Gutters	x		
Ceiling Fans	x			-Black Iron Pipe			x	Range/Stove	x		
Cooktop	x			-Copper			x	Roof/Attic Vents			x
Dishwasher	x			-Corrugated Stainless Steel Tubing			x	Sauna		x	
Disposal	x			Hot Tub	x			Smoke Detector	x		
Emergency Escape Ladder(s)		x		Intercom System		x		Smoke Detector -- Hearing Impaired		x	
Exhaust Fans	x			Microwave	x			Spa	x		
Fences	x			Outdoor Grill	x			Trash Compactor		x	
Fire Detection Equip.	x			Patio/Decking	x			TV Antenna		x	
French Drain	x			Plumbing System	x			Washer/Dryer Hookup	x		
Gas Fixtures	x			Pool	x			Window Screens	x		
Liquid Propane Gas:		x		Pool Equipment	x			Public Sewer System	x		
-LP Community (Captive)		x		Pool Maint. Accessories	x						
-LP on Property		x		Pool Heater	x						

Item	Y	N	U	Additional Information
Central A/C	x			☒ electric ☐ gas number of units: <u>8</u>
Evaporative Coolers		x		number of units: _____
Wall/Window AC Units		x		number of units: _____
Attic Fan(s)			x	if yes, describe: _____
Central Heat	x			☐ electric ☒ gas number of units: <u>8</u>
Other Heat		x		if yes describe: _____
Oven	x			number of ovens: <u>2</u> ☐ electric ☒ gas ☐ other: _____
Fireplace & Chimney	x			☐ wood ☒ gas logs ☐ mock ☐ other: _____
Carport		x		☐ attached ☐ not attached
Garage	x			☒ attached ☐ not attached
Garage Door Openers	x			number of units: _____ number of remotes: _____
Satellite Dish & Controls		x		☐ owned ☐ leased from _____
Security System	x			☒ owned ☐ leased from _____

Concerning the Property at _____

1161 La Mirada Ct, Southlake, TX, 76092

Solar Panels		☒	☐ owned ☐ leased from
Water Heater	☒		☐ electric ☐ gas ☐ other: _____ number of units: <u>4</u>
Water Softener		☒	☐ owned ☐ leased from
Other Leased Item(s)		☒	if yes, describe: _____
Underground Lawn Sprinkler	☒		☒ automatic ☐ manual areas covered: _____
Septic / On-Site Sewer Facility		☒	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☒ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☐ other: _____Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Composite Shingles Age: 6 years (approximate)Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☐ no ☒ unknownAre you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N	Item	Y	N	Item	Y	N
Basement		☒	Floors		☒	Sidewalks		☒
Ceilings		☒	Foundation / Slab(s)		☒	Walls / Fences		☒
Doors		☒	Interior Walls		☒	Windows		☒
Driveways		☒	Lighting Fixtures		☒	Other Structural Components		☒
Electrical Systems		☒	Plumbing Systems		☒			
Exterior Walls		☒	Roof		☒			

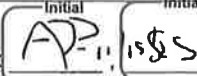
If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring		☒	Radon Gas		☒
Asbestos Components		☒	Settling		☒
Diseased Trees: ☐ oak wilt ☐		☒	Soil Movement		☒
Endangered Species/Habitat on Property		☒	Subsurface Structure or Pits		☒
Fault Lines		☒	Underground Storage Tanks		☒
Hazardous or Toxic Waste		☒	Unplatted Easements		☒
Improper Drainage		☒	Unrecorded Easements		☒
Intermittent or Weather Springs		☒	Urea-formaldehyde Insulation		☒
Landfill		☒	Water Damage Not Due to a Flood Event	☒	
Lead-Based Paint or Lead-Based Pt. Hazards		☒	Wetlands on Property		☒
Encroachments onto the Property		☒	Wood Rot		☒
Improvements encroaching on others' property		☒	Active infestation of termites or other wood destroying insects (WDI)		☒
Located in Historic District		☒	Previous treatment for termites or WDI		☒
Historic Property Designation		☒	Previous termite or WDI damage repaired		☒
Previous Foundation Repairs	☒		Previous Fires		☒

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: _____

Initial Initial


Page 2 of 7

Concerning the Property at _____

1161 La Mirada Ct, Southlake, TX, 76092

Previous Roof Repairs	x		Termite or WDI damage needing repair		x
Previous Other Structural Repairs	x		Single Blockable Main Drain in Pool/Hot Tub/Spa*		x
Previous Use of Premises for Manufacture of Methamphetamine		x			

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

Rebuilt exterior chimney on N. side in library/office and tied into roof properly.
Water Damage due to Non-Flood: Previous owners had leak in 2nd floor in-law suite bath (repaired);
Previous owners had water damage in guest house which was fixed and repair by installing drainage collection system and retrofitted existing system to avoid future water penetration

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☐ ☒ Present flood insurance coverage.
- ☐ ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☐ ☒ Previous flooding due to a natural flood event.
- ☐ ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☐ ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- ☐ ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☐ ☒ Located ☐ wholly ☐ partly in a floodway.
- ☐ ☒ Located ☐ wholly ☐ partly in a flood pool.
- ☐ ☒ Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

Concerning the Property at

1161 La Mirada Ct, Southlake, TX, 76092

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Owners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: La Mirada Court Home Owners

Manager's name: Clinton Anderson Phone: 214.725.3489

Fees or assessments are: \$ 3,300 per year and are: ☒ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$) ☒ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.

☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

☐ ☒ Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

Concerning the Property at _____

1161 La Mirada Ct, Southlake, TX, 76092

- ☐ ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- ☐ ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☒ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

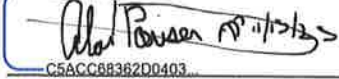
Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signed by:



11/15/2025

Signature of Seller

Date

Signed by:



11/14/2025

Signature of Seller

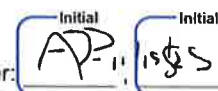
Date

Printed Name: Alan PariserPrinted Name: Sondra Pariser**ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: Tri-County Co-Op
 Sewer: City of Southlake
 Water: City of Southlake
 Cable: Direct TV
 Trash: Republic Services
 Natural Gas: Atmos Energy
 Phone Company: AT&T
 Propane: N/A
 Internet: AT&T

phone #: 817.444.3201
 phone #: 817.748.8051
 phone #: 817.748.8051
 phone #: 800.822.8020
 phone #: 817.317.2424
 phone #: 866.322.8667
 phone #: 800.921.8101
 phone #: -----
 phone #: 800.921.8101

Initial Initial


Concerning the Property at _____

1161 La Mirada Ct, Southlake, TX, 76092

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____ Date _____

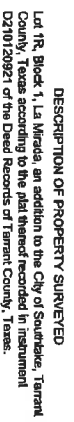
Signature of Buyer _____ Date _____

Printed Name: _____

Printed Name: _____

Initial Initial
AP-11 is \$ S

LA MIRADA COURT
(OT 1021-E-WV)



DESCRIPTION OF PROPERTY SURVEYED

Lot 1R, Block 1, La Mirada, an addition to the City of Southlake, Tarrant County, Texas according to the plat thereof recorded in instrument D210120921 of the Deed Records of Tarrant County, Texas.

NOTES

1. Bearings shown hereon are based on NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the GeoTrack™ GeoNet® RTK GPS Network.

2. The following items are from Schedule B, Commitment for Title Insurance, Fidelity National Title Insurance Company, GF No. FT123-91231343838, issued May 3, 2013.

10a. A forty foot building line along the rear property line as set out on plat recorded in instrument D210120521 of the Deed Records of Tarrant County, Texas.

106. A fifty foot building line along the front property line as set out on plat recorded in instrument D210120521 of the Deed Records of Tarrant County, Texas.

10b. The following easements set out on plat recorded in Instrument D21012092 of the Deed Records of Tarrant County, Texas.

- A ten foot access and utility easement along the front property line
- A five foot access and utility easement along the rear property line
- A ten foot by ten foot transformer pad easement in the front property

FLOOD NOTE

According to the F.I.R.M. #48438C0085K this property does lie in "Zone X" and does not lie within the 100-year flood zone.

To: Fidelity National Title Insurance Company, Shane Langston and Rebecca Langston

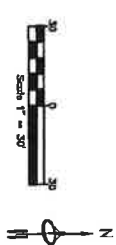
I hereby certify that this plat represents the results of a survey made on the ground on the 6th day of May 2013.

Signed 7th day of May, 2013



LEGEND

AT — AN OPTION
 CH — CHAIN LINK FENCE
 CO — COINTEGRATED WORKBOOK
 CR — CREDIT RISK
 CU — CURRENCY
 DE — DEBIT
 DI — DIAMETER
 DO — DOOR
 DR — DRIVE
 DU — DUE
 EV — EVALUATION
 EX — EXCHANGE
 FI — FINANCIAL
 FO — FOOT
 FR — FRACTION
 GA — GATE
 GR — GROSS
 GU — GUARANTEE
 HA — HAZARD
 HE — HEIGHT
 HO — HOME
 HU — HUMAN
 HY — HYPER
 ID — IDENTIFICATION
 IL — ILL
 IN — INCOME
 IS — ISLAND
 IT — ITALY
 JI — JOURNAL
 JO — JOB
 JU — JUNE
 KA — KAYAK
 KE — KEY
 KI — KILN
 KU — KUBIK
 LA — LABOR
 LE — LESS
 LI — LITER
 LU — LUX
 MA — MARCH
 ME — MEASUREMENT
 MI — MILE
 MO — MONTH
 MU — MUSIC
 NA — NATION
 NE — NET
 NI — NICKEL
 NO — NOISE
 NU — NUT
 OI — OIL
 OL — OLYMPIC
 OR — ORDER
 OS — OSMOSIS
 PA — PAPER
 PE — PEN
 PI — PIANO
 PL — PLAN
 PO — POLY
 PR — PRICE
 PU — PUMP
 QU — QUARTER
 RA — RATE
 RE — REVENUE
 RI — RISK
 RO — ROAD
 RU — RUBBER
 SA — SALE
 SE — SECTOR
 SI — SILICON
 SO — SOUTH
 ST — STREET
 SU — SUE
 TA — TABLE
 TE — TELEPHONE
 TH — THIN
 TI — TIRE
 TO — TON
 TR — TRAILER
 TU — TUBE
 TV — TELEVISION
 UO — UNDER
 VA — VALVE
 VI — VIBRATION
 VO — VOLUME
 WA — WATER
 WE — WEIGHT
 WI — WIRE
 WO — WOOD
 XU — XUEN
 YU — YUEN



LAND TITLE SURVEY
OF
LOT 1R, BLOCK 1
LA MIRADA

KNOWN AS
1161 LA MIRADA COURT
SOUTHLAKE, TX 76092
AND BEING SITUATED IN THE
BEEDY SURVEY, ABSTRACT No. 72
TARRANT COUNTY, TEXAS

TerraCorp Associates LLC
3960 Broadway Blvd. Ste 236
Colorado, TX 77003
PA 972-605-4523, fax 972-605-4527
www.terracorp.org.com

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: **November 13, 2025** GF No. _____
 Declarant: **Castle of Dreams (Alan Pariser, Sondra Pariser)** _____
 Description of Property: **1161 La Mirada Court, Southlake, TX 76092** _____
 County **TARRANT**, Texas
 Date of Survey: **May 7, 2013** _____

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

The undersigned declares as follows:

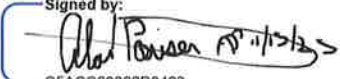
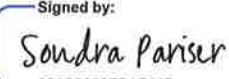
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, 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 construction occurred on or near the boundary of 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):

Extended driveway at front of property and added patio next to sports/tennis court.

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

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Alan Pariser</u> My date of birth is <u>July 6, 1975</u> and my address is <u>1161 La Mirada Court, Southlake, Texas 76092.</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Tarrant</u> County, State of <u>Texas</u>, on the <u>13th</u> day of <u>November</u>, <u>2025</u>. Signed:  C5ACC68362D0403... <u>Alan Pariser</u> Declarant	My name is <u>Sondra Pariser</u> My date of birth is <u>October 10, 1970</u> and my address is <u>1161 La Mirada Court, Southlake, Texas 76092.</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Tarrant</u> County, State of <u>Texas</u>, on the <u>13th</u> day of <u>November</u>, <u>2025</u>. Signed:  634C2629FBA744B... <u>Sondra Pariser</u> Declarant
--	---