



REAL ESTATE INFORMATION SERVICES

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REIS File No. 28516  
Client File No. 304 E Kimball

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May 17, 2023

### **ABSTRACTOR'S INFORMATION LETTER UPDATE**

Nicolette Ricciuti  
City of Mansfield  
1200 E. Broad St.  
Mansfield, Texas 76063

In compliance with your request for an Update to Prior REIS File Number 27504 with reference to the following described property, our search from November 7, 2022 (commencement date) to May 8, 2023 (certification date) reflects:

#### **LEGAL DESCRIPTION:**

THE EAST 50 FEET OF LOTS 1, 2, 3, BLOCK 6, ORIGINAL TOWN OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 53 OF THE DEED RECORDS, TARRANT COUNTY, TEXAS.

#### **NAME(S) SEARCHED FOR INVOLUNTARY LIENS AND BANKRUPTCIES:**

Patronus, LLC

#### **LIMITED DOCUMENT LISTING:**

(Grantor/Grantee shown as indexed and may be abbreviated. Please refer to document for full name)

WE FIND NONE.

#### **ABSTRACT OF JUDGMENTS, CHILD SUPPORT LIENS, STATE TAX LIENS, FEDERAL TAX LIENS AND RELEASES OF THESE INSTRUMENTS FILED OF RECORD FROM November 7, 2022 (commencement date) to May 8, 2023 (certification date):**

WE FIND NONE.

#### **BANKRUPTCIES FILED IN TEXAS FROM November 7, 2022 (commencement date) to May 8, 2023 (certification date):**

WE FIND NONE.

## **EXCEPTIONS AND REMARKS:**

### **TAX SUIT**

Plaintiff: TARRANT COUNTY; ETAL. vs.

Defendant: PATRONUS LLC

Filed: 12/13/2022

Case Number: [236-D34800-22](#)

Notes: Case was not reviewed. Copy may be available upon request, if so extra copy fees will apply. Please see information provided.

NOTE: Hyperlinks may terminate after four years.

ITEMS SHOWN ON LETTER ARE BASED UPON INFORMATION PROVIDED BY CLIENT, AND ARE SHOWN AS THE RESULT OF A PROPERTY/NAME SEARCH AND MAY OR MAY NOT BE ONE IN THE SAME PERSON(S) AND MAY OR MAY NOT AFFECT THE PROPERTY.

This Abstractor's Information Letter Update does not include any of the following matters:

- (1) Bankruptcies which are filed out of the state of Texas.
- (2) Suits which are not posted to the subject property.
- (3) Any unpaid ad valorem property taxes, real or personal, affecting the above described real property.
- (4) Easements and Restrictions.
- (5) Oil, Gas or Mineral interests.

REIS, Inc. was only requested to provide a Limited Document Listing for the subject property. No other matters were searched.

It is understood by City of Mansfield (Benefited Party) that the above information was secured by REIS, Inc. through the use of the real estate title records of the county where the property is located and/or from various title evidence providers. REIS, Inc. does not and will not assume any liability, financially or otherwise, to Benefited Party, or any other party, in a total amount in excess of the amount paid for the information contained herein.

This report was prepared from the results of a search of name(s) supplied by the Benefited Party. This report may not reveal holders of outstanding interest such as assignees of mortgages, liens, leases or other matters not indexed under the names searched. No variations of names have been searched unless otherwise indicated.

The above Abstractor's Information Letter Update is issued for the use of, and shall inure to the benefit of the Benefited Party, and is issued in consideration of \$85.00 paid by the Benefited Party, and to whom said sum shall be returned as liquidated damages in the event the Information Letter contains an error or errors that cause Benefited Party loss or damage due to such errors. Such sum shall constitute the full measure of damages against REIS, Inc., its officers, employees and staff, as well as any other title evidence provider used in the research process.

The information set out in this Information Letter is not an opinion of title, guarantee of title, or a title insurance product of any kind, and any use or reliance on the information reported herein, for any purpose whatsoever, is taken at the sole risk and responsibility of the Benefited Party.