



Fidelity National Title
Insurance Company

File No.: 203635-K

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN **SCHEDULE A**, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

COMMITMENT FOR TITLE INSURANCE T-7
ISSUED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

We (FIDELITY NATIONAL TITLE INSURANCE COMPANY) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Countersigned:

Dionne H. Blunt, License #: 1877895
Authorized Signatory

Envision Title Katy, LLC

,
T:
F:
License#:2786425

Fidelity National Title Insurance Company

By:
Michael J. Nolan
President

ATTEST:
Marjorie Nemzura
Secretary

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title. The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

--**MINERALS AND MINERAL RIGHTS** may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

--**EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

--**EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

--**CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-(800) 442-7067 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

DELETION OF ARBITRATION PROVISION

(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

“Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association (“Rules”). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.”

Signature

Date



FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

Effective Date: 08/20/2024 at 08:00 AM

GF No.: 203635-K

Commitment No.203635-K, issued 30th day of August, 2024

1. Policy or Policies to be issued are:

- a. Owner's Policy of Title Insurance (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: \$1,119,317.76
PROPOSED INSURED: Real Estate Prospective Solutions, LLC, a Texas Limited Liability Company
- b. Texas Residential Owner's Policy of Title Insurance
One-to-Four Family Residences (T-1R)
Policy Amount: \$
PROPOSED INSURED:
- c. Loan Policy of Title Insurance (Form T-2)
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- d. Texas Short Form Residential Loan Policy of Title Insurance (Form T-2R)
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- e. Loan Title Policy Binder on Interim Construction Loan (Form T-13)
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- f. OTHER
Policy Amount: \$
PROPOSED INSURED:

2. The interest in the Land covered by this Commitment is:
Fee Simple.

3. Record title to the Land on Effective Date appears to be vested in:
Ginger Lynn Wooten Lampley

4. Legal Description of Land:

A FIELD NOTE DESCRIPTION of 8.050 Acres of Land out of a 31.349 Acre Tract of Land being in the E. H. Yeiser Survey, Abstract No. 731, being in the Reuben Copeland Survey, Abstract No. 671, and in the Charles Stephens Survey, Abstract No. 483, Montgomery County, Texas. This 8.050 Acre Tract lies in the E. H. Yeiser Survey, Abstract No. 731.

FOR CONNECTION, begin at an iron rod found by corner post for the Southeast corner of the E. H. Yeiser Survey, Abstract No. 731; Said corner being in the West line of the Reuben Copeland Survey, Abstract No. 671; Said corner being the most Southerly Southeast corner of said 31.349 Acre Tract; Said corner being the Southeast corner of a 14.060 Acre Tract: THENCE; Westerly along the South line of said E. H. Yeiser Survey and the South line of said 31.349 Acre Tract with the following courses and distances:
North 88° 18' 05" West - 241.56 feet to an iron rod found for corner;
North 87° 30' 33" West - 460.41 feet to an iron pipe found for the Southwest corner of said 14.060 Acre Tract; Said

corner being the Southwest corner of said 31.349 Acre Tract;

THENCE; Northerly along the Easterly line of Farm-Market Road No. 1314 being a curve to the left with the following curve data:

Delta: 17° 18' 24"

Radius: 1482.40 feet

Length: 447.77 feet

Tangent: 225.60 feet

Chord: North 10° 32' 10" West - 446.07 feet to an iron rod found at the intersection of the Southerly right-of-way line of Village Way Drive and the East right-of-way line of Farm-Market Road No. 1314 for the Northwesterly corner of said 14.060 Acre Tract;

THENCE; Northerly, continuing along the Easterly line of Farm-Market Road No. 1314 with said curve to the left with the following curve data:

Delta: 04° 38' 27"

Radius: 1482.40 feet

Length: 120.07 feet

Tangent: 60.07 feet

Chord: North 21° 30' 35" West - 120.04 feet crossing said Village Way Drive to an iron rod for the Southwest corner and PLACE OF BEGINNING for this 8.050 Acre Tract;

THENCE; Northerly, continuing along the Easterly line of Farm-Market Road No. 1314 with said curve to the left with the following curve data:

Delta: 14° 25' 09"

Radius: 1482.40 feet

Length: 373.07 feet

Tangent: 187.52 feet

Chord: North 31° 02' 24" West - 372.08 feet to an iron pipe for corner;

THENCE; North 37° 08' 00" West - 67.64 feet along the Easterly line of Farm-Market Road No. 1314 to an iron rod for the Northwest corner of this 8.050 Acre Tract: Said corner being the Northwest corner of said 31.349 Acre Tract;

THENCE; Easterly along the Northerly line of said 31.349 Acre Tract with the following courses and distances:

North 77° 01' East - 650.0 feet to an iron pipe for corner;

North 44° 13' East - 323.98 feet to an iron pipe for corner;

North 01° 49' 10" East - 249.83 feet to an iron pipe for corner;

South 87° 46' 27" East - 249.77 feet to an iron pipe for the Northeast corner of this 8.050 Acre Tract;

THENCE; South 01° 54' 10" West - 130.73 feet to a tack in a pine knot at a fence corner for corner;

THENCE: South 21° 57' East - 6.39 feet to an iron pipe fond for corner;

THENCE: South 02° 29' 02" West - 156.12 feet to an iron rod for the Southeast corner of this 8.050 Acre Tract;

THENCE: Westerly along the Northerly right-of-way line of Village Way Drive (County Clerk's File No. 8037397, Montgomery County, Texas) with the following courses and distances:

Along a curve to the left with the following curve data:

Delta: 60° 15' 15"

Radius: 270.0 feet

Length: 283.94 feet

Tangent: 156.68 feet

Chord: South 62° 07' 38" West - 271.04 feet to an iron rod for point of tangency for corner;

South 32° 00' 00" West - 478.0 feet to an iron rod for corner;

South 49° 31' 34" West - 158.56 feet to an iron rod for corner;

South 70° 00' 00" West - 15.0 feet to an iron rod for corner;

South 81° 18' 36" West - 152.97 feet to an iron rod for corner;

South 70° 00' 00" West - 102.80 feet to the PLACE OF BEGINNING of and containing 8.050 Acres of Land.

NOTE: Company is prohibited from insuring the area and/or quantity of the land described herein. Therefore, Company does not represent that the acreage and/or square footage calculations are correct. References to area and/or quantity are for informational purposes only.

Countersigned:



Authorized Signatory

Dionne H. Blunt, License #: 1877895

Envision Title Katy, LLC

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below:
Exception No. 1 of Schedule B above, is hereby deleted.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year 2025, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2025 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
 - a. Rights of parties in possession. (Owner's Policy Only)

- b. The following exception will appear in any policy issued (other than the T-1R Residential Owner Policy of Title Insurance and the T-2R Short-Form Residential Mortgage Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing:

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

(NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY).

- c. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:

Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the Insured under this policy if such liens have been filed with the County Clerk of Montgomery, Texas, prior to the date hereof.

Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to \$0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.

- d. A 60 foot non-exclusive roadway easement over and across subject property, as granted to William S. Cochran, III, in instrument executed by Montgomery Estates, Inc., dated June 25, 1979, recorded in Volume 1144, Page 1 of the Deed Records of Montgomery County, Texas, said roadway located and defined in instrument dated November 29, 1979, recorded under Clerk's File No. 8001323 of the Real Property Records of Montgomery County, Texas. Said easement was subsequently reserved in Deed from Montgomery Estates, Inc., to William S. Cochran, III, recorded under Clerk's File No. 8010251, and assigned to Montgomery County Properties, Ltd., by instrument recorded under Clerk's File No. 8433575, both of the Real Property Records of Montgomery County, Texas. Said easement was subsequently granted to the County of Montgomery in instrument executed by William S. Cochran, III, recorded under Clerk's File No. 8037397 of the Real Property Records of Montgomery County, Texas.
- e. Easement granted to Gulf States Utilities Company and Southwestern Bell Telephone Company in instrument executed by J. W. Williams, dated October 20, 1954, recorded in Volume 402, Page 146 of the Deed Records of Montgomery County, Texas.
- f. Pipeline Right-of-Way Easement granted to Explorer Pipeline Company in instrument executed by Charles Albert Williams, dated September 29, 1970, recorded in Volume 719, Page 746 of the Deed Records of Montgomery County, Texas.
- g. Pipeline Right-of-Way Easement granted to Explorer Pipeline Company in instrument executed by Georgia Williams Cobb and husband, R. B. Cobb, dated October 5, 1970, recorded in Volume 720, Page 431 of the Deed Records of Montgomery County, Texas.
- h. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not, and being subject to the rights of third parties in and to the use of same.

- i. Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.
- j. An undivided 1/16th non-participating royalty interest in and to all oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument

Recording No.: Volume 147, Page 340 of the Deed Records of Montgomery County, Texas.

Said interest not traced subsequent to the date of the above-cited instrument.

- k. An undivided 3/4ths Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: Volume 272, Page 564 of the Deed Records of Montgomery County, Texas.

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- l. An undivided 1/8th Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: Volume 291 Page 486 of the Deed Records of Montgomery County, Texas.

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- m. Estate created by oil, gas and mineral leases granted to Murexco Petroleum, Inc., in instruments recorded under Clerk's File No(s). 8513172, 8513173, 8513174, 8513175, 8513176, 8513177, 8513178, 8513179, 8513180, 8513181 and 8525805 all of the Real Property Records of Montgomery County, Texas; and all terms, conditions and stipulations contained therein. Title to these leases has not been investigated subsequent to the dates of the aforesaid instruments. \tab
- n. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- o. All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land that are not listed.
- p. No liability is assumed by virtue of the fact that the fence(s) do not follow the property line(s), as reflected on the Survey dated August 20, 2024, by Terrance Mish, Registered Professional Land Surveyor No. 4981.

SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. Prior approval from Regional Underwriting must be obtained if the subject transaction involves the proposed issuance of (i) an Owner's Policy to a person or entity who purchased the subject property at a foreclosure sale, or (ii) a Loan Policy insuring a lien granted by such person or entity on the subject property.
6. Vendor's Lien retained in the following Deed securing the payment of one note in the principal amount shown below, and any other obligation secured thereby:

Dated: January 3, 2014

Grantor: Rene William Martin, Trustee

Grantee: Jim Wooten and wife, Mary Wooten

Note Amount: \$500,000.00

Payable to: Rene W. Martin

Recording Date: January 6, 2014

Recording No.: 2014001056 of the Real Property Records of Montgomery County, Texas.

Additionally secured by Deed of Trust of even date therewith as set forth below, and subject to all of the terms, conditions, and stipulations contained therein including but not limited to any future indebtedness also secured by this lien:

To: Deborah H. Currin, Trustee

Loan No.: None Shown

Recording Date: January 6, 2014

Recording No.: 2014001057 of the Real Property Records of Montgomery County, Texas.

Appointment of Substitute Trustee dated December 21, 2020, appointing, Lyle J. Rudolph, as Substitute Trustee, as set forth in instrument recorded under Clerk's File No. 2020148616, of the Real Property Records of Montgomery County, Texas.

Said lien having been assigned to Rene William Martin, Jr. by instrument recorded in/under Clerk's File No. 2023106649 of the Real Property Records of Montgomery County, Texas.

COVERS ADDITIONAL PROPERTY

REQUIREMENT: Obtain and record release.

7. Ginger Lynn Wooten Lampley and Mary Cornelia Smith were appointed as Independent Co-Administrators of the Estate of Jim Bodie Wooten, Deceased, pursuant to Order Appointing Successor Co-Administrators and for Issuance of Letters of Administration entered under Cause No. 20-39293-P in the Probate Court of Montgomery County, Texas. In this regard, and in accordance with Underwriting Guidelines, this Company requires that the Independent Co-Administrators execute an "Affidavit of Independent Executor/Administrator as to Sale of Real Property", a copy of which is attached to Underwriting Bulletin No. FNTG-2018-05(R), dated March 21, 2018. The said Affidavit to be filed for record in the Real Property Records of Harris County, Texas.
8. Item intentionally deleted.
9. Item intentionally deleted.
10. Item intentionally deleted.
11. The Company will require a land title survey. If the owner of the Land the subject of this transaction is in possession of a current land title survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be prepared by a licensed land surveyor and supplied to the Company prior to the close of escrow.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

12. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Real Estate Prospective Solutions LLC

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

13. The name(s) of the purchaser(s)/borrower(s) shown below has been checked for judgment liens protected under the terms of the Federal Debt Collection Act of 1990, and none were found. If the name(s) of the purchaser(s)/borrower(s) as shown herein should change prior to closing, resubmit for additional examination: Name(s) of Purchaser(s)/Borrower(s): Real Estate Prospective Solutions.
14. The following note is for informational purposes only:

The following deed(s) affecting said land were recorded within twenty-four (24) months of the date of this report:

None found of record.

The last Deeds found of record affecting the Land were recorded under Clerk's File No. 2014001056 and 2020018560, wherein Jim Bodie Wooten acquired the subject property.

15. If the Company is to delete the appropriate portion of the standard survey exception and provide a T-19 endorsement, the Company must be provided a survey and field notes from a Registered Public Surveyor on a form and in a manner acceptable to the Company, showing the following:
- (a) the location of all improvements and showing the exact location of all building lines in relation to the property lines;
 - (b) easements and/or rights of way dedicated or not, that a physical inspection of the Land might disclose;
 - (c) all encroachments, or on the face of the survey, a statement of "No Encroachments." Any survey required in the current transaction must be submitted to the Company for review at least 24 hours prior to closing.

The Company reserves the right to make additional exceptions and/or requirements upon receipt and review of said survey.

The Texas Title Insurance Information portion of the Commitment for Title Insurance advises you that your policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements if you pay additional premium for the coverage.

16. As to any document creating your title or interest that will be executed or recorded electronically, or notarized pursuant to an online notarization, the following requirements apply:

Confirmation prior to closing that the County Clerk of Montgomery County, Texas has approved and authorized electronic recording of electronically signed and notarized instruments in the form and format that is being used.

Electronic recordation of the instruments to be insured in the Official Public Records of Montgomery County, Texas.

Execution of the instruments to be insured pursuant to the requirements of the Texas Uniform Electronic Transactions Act, Chapter 322 of the Business and Commerce Code.

Acknowledgement of the instruments to be insured by a notary properly commissioned as an online notary public by the Texas Secretary of State with the ability to perform electronic and online notarial acts under 1 TAC Chapter 87.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE D

Pursuant to the requirements of Procedural Rule P-21 in the Basic Manual of Rules, Rates and Forms for the Writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The issuing Title Insurance Company, Fidelity National Title Insurance Company, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% or more of said corporation, directors and officers are listed below:

Shareholders: Fidelity National Title Group, Inc., which is owned 100% by FNTG Holdings, LLC, which is owned 100% by Fidelity National Financial, Inc., a publicly held company.

Directors: Steven G. Day, Roger S. Jewkes, Marjorie Nemzura, Michael J. Nolan, Anthony J. Park

Officers: Michael J. Nolan, President, Chief Executive Officer, and Chairman of the Board; Anthony J. Park, Treasurer, Chief Financial Officer, and Executive Vice President; Marjorie Nemzura, Corporate Secretary and Vice President

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment: Envision Title Katy, LLC

a. A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

A&B Investments, LLC, Sarah Savard, Charles and Jamie McMartin, Stacey Oliva

b. A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium:

c. If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.

Directors: Maria DeForest

Officers:

d. The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive. None

For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this Commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$ 6,092.00
Loan Policy	\$ 0.00
Endorsement Charges	\$ 913.80
Other	\$
Total	\$ 7,005.80

Of this total amount: \$1,050.87 (or 15 %) will be paid to the policy issuing Title Insurance Company; \$5,954.93 (or 85 %) will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

AMOUNT	TO WHOM	FOR SERVICES
____ (or ____%)	_____	_____
____ (or ____%)	_____	_____

_____ (or _____%) _____

*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.