



First American
Title Guaranty Company

Commitment for Title Insurance (T-7)

ISSUED BY

First American Title Guaranty Company

Commitment

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.

The FIRST AMERICAN TITLE GUARANTY 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 we 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.

American Title Guaranty Company




Christopher M. Leavell
President


Jeffrey S. Robinson
Secretary


Authorized Countersignature

This jacket was created electronically and constitutes an original document

(This Commitment is valid only when Schedules A, B, C, and D are attached)

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 enterderlo 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 title. 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 the Company at 1-888-632-1642 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.

CONDITIONS AND STIPULATIONS

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.

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.



*First American
Title Guaranty Company*

Important Notice

ISSUED BY

First American Title Guaranty Company

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call First American Title Guaranty Company's toll-free telephone number for information or to make a complaint at:

1-888-632-1642

You may also write to First American Title Guaranty Company at:

**1 First American Way
Santa Ana, California 92707**

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007**

Web: <http://www.tdi.texas.gov>

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Could you have a dispute concerning your premium or about a claim you should contact First American Title Guaranty Company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede llamar al número de teléfono gratuito de First American Title Guaranty Company's para información o para presentar una queja al:

1-888-632-1642

Usted también puede escribir a First American Title Guaranty Company:

**1 First American Way
Santa Ana, California 92707**

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007**

Web: <http://www.tdi.texas.gov>

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro con una reclamación, usted debe comunicarse con el First American Title Guaranty Company primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA:

Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.



Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information — particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers do not collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to use a specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

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First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

First American uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Information Values

We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data. We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous information and the consumer can secure the required corrections.

We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

SCHEDULE A

Effective Date: April 23, 2018 at 08:00 AM

GF Number: X18040327

Commitment Number: X18040327, issued May 2, 2018 at 08:00-AM

1. The 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:
PROPOSED INSURED:
- b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
-- ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount:
PROPOSED INSURED:
SP Partners LLC
- c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
TBD
Proposed Borrower:
SP Partners LLC
- 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)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:
- g. 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 the Effective Date appears to be vested in:

JOSE G. GUEVARA and MARIA DELCARMEN GUEVARA,

by virtue of Trustee's Deed filed on January 3, 2003, recorded under Clerk's File No. W334894, Real Property Records, Harris County, Texas.

4. Legal description of land:

Lots Thirty-one (31) and Thirty-two (32), Block Thirty-four (34) of HOUSTON HEIGHTS, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 1-A, Page 114, of the Map Records of Harris County, Texas.

SCHEDULE B

EXCEPTIONS FROM COVERAGE

GF Number: X18040327

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 (We must either insert specific recording data or delete this exception):
"ITEM INTENTIONALLY DELETED"

Any covenants or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604{c}.
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 2018, 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 2018 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).

SCHEDULE B

(Continued)

GF Number: X18040327

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. Easements and/or Building Lines as set out on the subdivision plat recorded in Volume 1-A, Page 114, of the Map Records of Harris County, Texas; together with those that a current and acceptable survey may reveal.

NOTE - The subdivision plat is old and displayed no visible easements/building lines - We will Require a current and acceptable survey to further determine all applicable exceptions, if any.
 - B. Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.
 - C. Any and all zoning ordinances or proposed ordinances of the City of *, * County, Texas.
 - D. "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."
 - E. Visible and apparent easements, exceptions, agreements and/or building Lines that a current and acceptable survey may provide and/or those that a physical inspection of subject property would disclose. (OWNER POLICY ONLY).
 - F. Rights of parties in possession. (OWNER POLICY ONLY)
 - G. Any encroachment, encumbrance, violation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of land. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY)

SCHEDULE C

GF Number: X18040327

Your Policy will not cover loss, costs, attorney's 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. Texas Home Equity Security Document dated November 8, 2006, filed on December 4, 2006, recorded under Clerk's File No. 20060234100, of the Real Property Records of Harris County, Texas, executed by Jose G. Guevara and Maria DelCarmen Guevara, to James L. Robertson, as Trustee, securing the payment of one note of even date therewith in the principal amount of \$100,000.00, payable to JPMorgan Chase Bank, N.A., its successors and assigns, as Beneficiary, and subject to all the terms, conditions and stipulations contained therein, including but not limited to any other and future indebtedness which may also be secured by this lien.
6. Deed of Trust dated March 15, 2017, filed on March 24, 2017, recorded under Clerk's File No. RP-2017-124844, of the Real Property Records of Harris County, Texas, executed by Jose G. Guevara, to ABC Bonding Company, as Trustee(s), securing the payment of one note of even date therewith in the principal amount of \$100,000.00, payable to ABC Bonding Company, as Beneficiary, and subject to all the terms, conditions and stipulations contained therein, including but not limited to any other and future indebtedness which may also be secured by this lien.
7. There are numerous Abstracts of Judgements and/or Tax Liens, Child Support Liens or other Involuntary Liens against person(s) whose name is/are the same as or similar to Jose Guevara and/or Maria Guevara, the Record Owners. Said involuntary liens are filed of record under County Clerk's File No(s). 20080270341, 20090111358, 20100328948, 20110228540, 20120451429, 20110076963 and 20110244251, Real Property Records, Harris County, Texas. We REQUIRE a Name Affidavit to be executed by current property owner stating that he/she is "Not The Same Person" in the liens set forth in the documents described above.
8. The bankruptcy courts reveal numerous bankruptcies against persons with the name similar to Jose Guevara and/or Maria Guevara, current owners, recorded in Harris County, Texas. The Company requires an affidavit from current owners establishing his/her full name and identity and the fact that said current owner has no involuntary liens or bankruptcies filed against him/her in Harris County, Texas.
9. Require payment of all taxes including those of the current tax year.

SCHEDULE C

(Continued)

GF Number: X18040327

10. Require standard Affidavit of Debts and Liens be executed by seller(s) / borrower(s) at or before closing. If there are any additional debts or liens other than those aforementioned, we will amend this commitment / policy accordingly.
11. We must be furnished with an affidavit containing the marital history of the Record Owner(s). REQUIRE joinder of spouse.
12. We must be furnished with a copy of the Articles of Organization of SP Partners, LLC, in order to determine who may act in its behalf. The Company reserves the right to make additional requirements at that time.
13. If we are to delete the standard boundary exception in the owner's policy and/or loan policy to be issued, or issue Endorsement Form T-19, we must be furnished with a current and acceptable survey made by a Registered Public Land Surveyor. Upon our review of same, additional requirements may be made.
14. NOTE TO CLOSER: We did not find Homeowners Association Maintenance fees in the restrictions. Confirm that there are not Homeowners Association Maintenance fees on the Tax and Homeowners Association dues certificate. If Homeowner Association dues and fees are set out therein, advise Examiner for review and updating of the commitment.
15. Note to all Buyers, Sellers, Borrowers, Lenders and all parties having a vested interest in the transaction covered by this Commitment. The state Board of Insurance has adopted Procedural Rule P-27 which required that "Good Funds" be received and deposited before a Title Agent may disburse from its Trust Fund account. "Good Funds" is defined as (1) Cash or Wire Transfers; (2) Certified funds, including certified checks and cashiers checks; (3) Uncertified funds in amounts less than \$1,500.00, including checks, travelers checks, money orders and negotiable orders of withdrawal; provided, multiple items shall not be used to avoid the \$1,500.00 limitation; and (4) Uncertified funds in amounts of \$1,500.00 or more, drafts, and any other item when collected by the Financial Institution. For the benefit of all parties, Exodus Title Company, has adopted a policy that uncertified funds, in the aggregate, may not exceed the sum of \$500.00.
16. NOTE FOR INFORMATIONAL PURPOSES ONLY; We find the following transfers recorded in the last 24 months:

NONE

COMMITMENT FOR TITLE INSURANCE SCHEDULE D

GF Number: X18040327

Pursuant to the requirements of Rule P-21, 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 following individuals are directors and/or officers, as indicated of

First American Title Guaranty Co., a Texas Corp.

Alliant National Title Insurance Company, Inc., as of December 31, 2016

- Robert J. Grubb, President and Chief Executive Officer
- Robert Scott Hendrickson, Treasurer and Chief Financial Officer
- Phyllis J. Mulder, Secretary and Chief Legal Officer
- David D. Ginger
- John R. Baumgart
- Dawn Enoch Moore
- Ed Haselden
- James O. Hutcheson
- Bruce Williamson

- Indicates Director

Agents Investors Group of America, LLC, owns 100 percent of the stock of Alliant National Title Insurance Company, Inc. and Mt. Audubon Associates and John R. Baumgart each own ten percent or more of Agents Investors Group of America, LLC.

2. The following disclosures are made by the Title Insurance Agent issuing this commitment:

Exodus Title, LLC is wholly owned by: Gregory R. Nix, Sole Member

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	\$	0.00
Loan Policy	\$	0.00
Endorsement Charges	\$	0.00
Total	\$	

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 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
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*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.

This commitment is invalid unless the insuring provisions and Schedules A, B, and C are attached.

Tax Certificate

Remit certificate fee to :

Customer : EXODUS TITLE (Branch 10001)

Certificate Number : 8757827

User : Anabel Cura

Print Date : 05/15/2018

GF Number : X18040327

Closer : DULCE RAMIREZ

Fee : \$59.75 (includes sales tax)

Buyer(s) :

National TaxNet
P.O. Box 848123
Dallas, Texas 75284-8123**Certificate Current Year Tax Summary**

Jurisdiction	Tax Year	Base Tax
HARRIS COUNTY	2017	\$1,163.06
HOUSTON COMM COLL DIST	2017	\$206.54
HOUSTON CITY	2017	\$1,069.73
HOUSTON ISD	2017	\$1,907.88
Current Year Total (as available)		\$4,347.21

Certificate Totals of Taxes Due by Collector

PAYABLE TO:	Balance Due w/o Penalties	Amount Due 05/2018	Amount Due 06/2018
HARRIS COUNTY	\$0.00	\$0.00	\$0.00

CAD Account Number(s)

0200300000031

Assessment Information			
Account Number:	0200300000031 (Parcel 1 of 1)	2017 Assessed Values	
Owner Name(s):	GUEVARA, JOSE G GUEVARA, MARIA D	Land:	262,000
Mailing Address:	737 W 25TH ST HOUSTON TX 77008-1739	Imprv:	23,363
Property Address:	737 W 25TH ST HOUSTON, TX 77008	Total:	228,884
Legal Description:	LTS 31 & 32 BLK 34 HOUSTON HEIGHTS		
Land Use:	A1		
Acreage:	0.15040		
2017 Exemptions:	HMS,CAP	Total Est. Taxes w/o Exempt: \$7,209.26	
Warnings:	Removal of any exemption could result in additional taxes being due.		

REALTIME TAX INFORMATION DETAIL				
HOUSTON ISD COLLECTED BY HARRIS COUNTY (713) 274-8000		Payments as of :	05/15/2018 Current Year Taxes 05/15/2018 Prior Year Taxes	
Exemptions: HMS 2017 Tax Rate: 1.206700 Est. Taxes w/o Exempt: \$3,443.48		Tax Year	Base Tax	Amount Due 05/2018
				Amount Due 06/2018
		2017	\$1,907.88	Paid
				Paid
		SUBTOTAL	\$1,907.88	\$0.00
				\$0.00

REALTIME TAX INFORMATION DETAIL				
HARRIS COUNTY P.O. BOX 3547 HOUSTON, TX 77253 (713) 274-8000		Payments as of :	05/15/2018 Current Year Taxes 05/15/2018 Prior Year Taxes	
Exemptions: HMS 2017 Tax Rate: 0.635175 Est. Taxes w/o Exempt: \$1,812.55		Tax Year	Base Tax	Amount Due 05/2018
				Amount Due 06/2018
		2017	\$1,163.06	Paid
				Paid
		SUBTOTAL	\$1,163.06	\$0.00
				\$0.00

REALTIME TAX INFORMATION DETAIL				
HOUSTON COMM COLL DIST COLLECTED BY HARRIS COUNTY (713) 274-8000		Payments as of :	05/15/2018 Current Year Taxes 05/15/2018 Prior Year Taxes	
Exemptions: HMS 2017 Tax Rate: 0.100263 Est. Taxes w/o Exempt: \$286.11				
Tax Year	Base Tax	Amount Due 05/2018	Amount Due 06/2018	
2017	\$206.54	Paid	Paid	
SUBTOTAL	\$206.54	\$0.00	\$0.00	

REALTIME TAX INFORMATION DETAIL				
HOUSTON CITY COLLECTED BY HARRIS COUNTY (713) 274-8000		Payments as of :	05/15/2018 Current Year Taxes 05/15/2018 Prior Year Taxes	
Exemptions: HMS 2017 Tax Rate: 0.584210 Est. Taxes w/o Exempt: \$1,667.12				
Tax Year	Base Tax	Amount Due 05/2018	Amount Due 06/2018	
2017	\$1,069.73	Paid	Paid	
SUBTOTAL	\$1,069.73	\$0.00	\$0.00	

Account Summary of Taxes Due			
Payable to:	Balance Due w/o Penalties	Amount Due 05/2018	Amount Due 06/2018
HARRIS COUNTY	\$0.00	\$0.00	\$0.00

Exclusions and Conditions of Tax Certificates	
ALL APPLICABLE AD VALOREM TAXES ON THE ABOVE REFERENCED PROPERTY(S) ARE FOUND TO HAVE THE STATUS PROVIDED EXCEPT:	
a. THE STATUS DOES NOT COVER ANY CHANGES MADE TO THE TAX RECORDS OF THE AGENCIES LISTED AFTER THE "PAYMENTS AS OF" DATE b. DOES NOT INCLUDE OR IS NOT A CERTIFICATION OF ANY <ol style="list-style-type: none"> 1. MINERAL TAXES 2. PERSONAL PROPERTY TAXES (INCLUDING MOBILE HOMES) 3. ANY OTHER NON AD VALOREM TAXES 	

Texas Tax Information
<ul style="list-style-type: none"> • Texas taxes are usually billed for the calendar year on or around October 1st • Taxes are delinquent on February 1st • Additional penalties apply to current year delinquencies on July 1st



***Exodus Title, L.L.C.
2500 E. TC Jester Blvd, Suite 125
Houston, Texas 77008
WIRE INSTRUCTIONS***

***Wells Fargo
17317 North Freeway
Houston, Texas 77090***

***Account Name: Exodus Title, L.L.C.
For the Benefit of (Client's Name): 787 W. 25th St
GF#: X 18040327***

***ABA#: 121000248
Account #: 3803133499***

Amount of Wire: \$ _____

***Should you have questions, please feel free to contact
Greg Nix at 281-397-9200.***