

Page 1 of 2 in order 107677  
File number: 2771018-01665

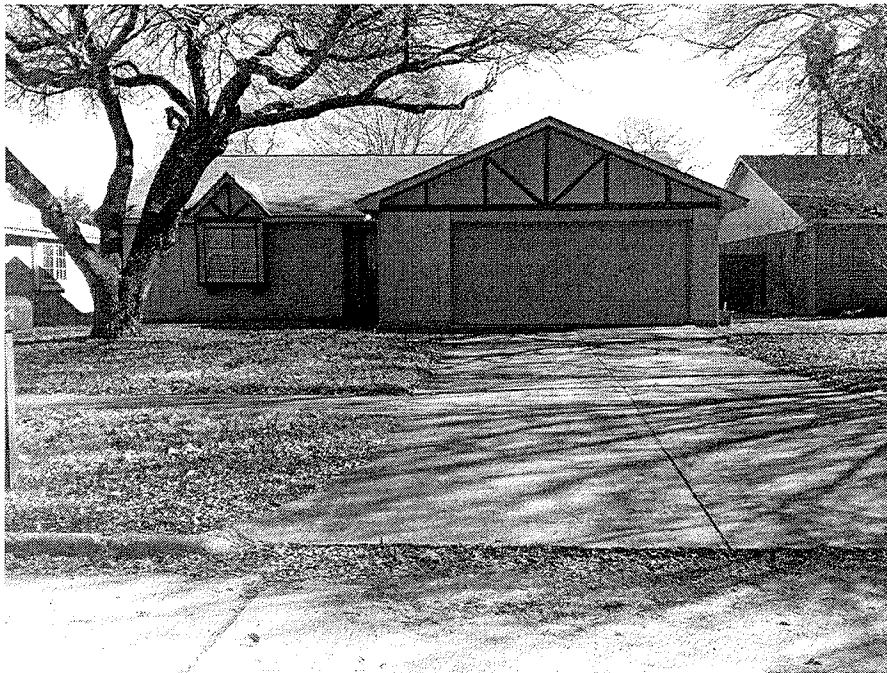
Completed: 1/30/2018  
Surveyed: 1/29/2018

Lender:  
Buyer: SQUARE ESTATE PROPERTY LLC.  
Seller: GEORGE H WESTBROOKENID D WESTBROOK

COMMUNITY NUMBER: 48201C  
PANEL: 0595 SUFFIX: L  
INDEX DATE:  
F.I.R.M DATE: 06/18/2007  
ZONE: X

Premises: 24027 TAYLOE HOUSE LANE , KATY , TEXAS 77493 HARRIS

Description of encroachments, violations or other points of interest at the time of the inspection:  
CONCRETE DRIVE ENCROACHES 5' W.L.E. WOOD FENCE ENCROACHES 8' U.E. & 5'X20' A..E.



CERTIFIED TO: TEXAS AMERICAN TITLE COMPANY

LEGAL DESCRIPTION: LOT 12, BLOCK 8 WILLIAMSBURG HAMLET, SECTION 1 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 274, PAGE 113 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

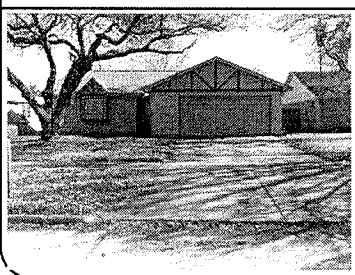
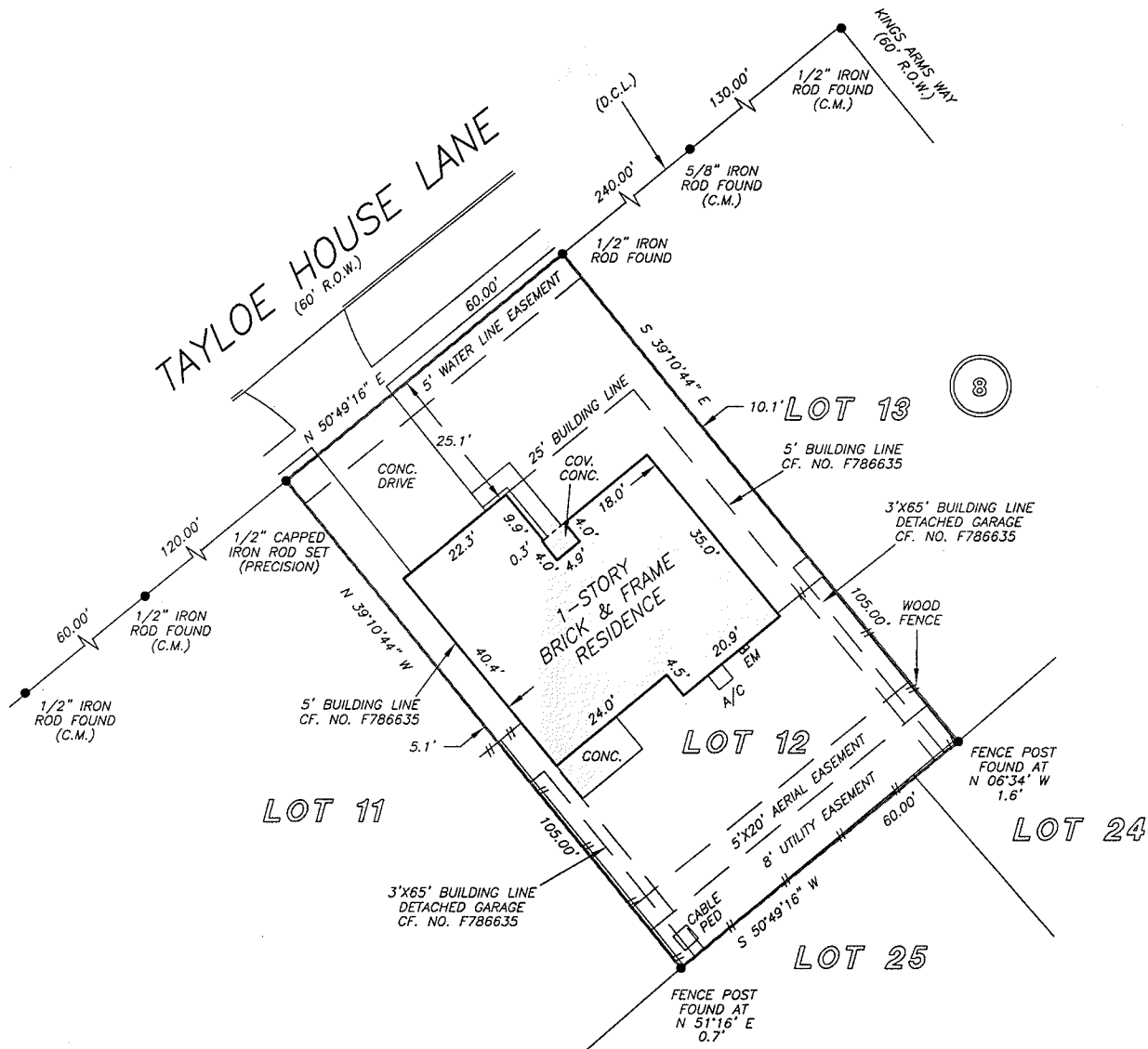
TRUeline TECHNOLOGIES LLC: THE FOLLOWING PRODUCT HAS BEEN COMPLETED BY THE STATE LICENSED LAND SURVEYING FIRM AS INDICATED ON THE FOLLOWING PAGE. TRUeline TECHNOLOGIES LLC PROVIDES THE DIGITAL TRANSMISSION AND ARCHIVING OF THE PRODUCT AND IS NOT INVOLVED IN ANY FACET OF THE TECHNICAL FIELD WORK PERFORMED AND MAKES NO WARRANTIES AS TO THE ACCURACY OF SUCH WORK. ALL TRANSMISSIONS OF THE PRODUCT ARE VIA A SECURE 'SHA-1' SECURE HASH MESSAGE DIGEST AUTHENTICATION CODE WITHIN ITS SIGNATURE FILE. A MANUALLY SIGNED AND SEALED LOG OF THIS SURVEY'S SIGNATURE FILE IS KEPT ON FILE AT THE PERFORMING SURVEYORS OFFICE.

PRINTING PROCEDURES: BECAUSE THIS FILE HAS BEEN SENT ELECTRONICALLY, IT IS IMPERATIVE THAT THE PRINT SETTINGS BE CORRECT IN ORDER TO DEPICT AN ACCURATE REPRESENTATION OF THIS DOCUMENT ON PAPER. INSTRUCTIONS: WHILE VIEWING THE PRODUCT IN ADOBE READER, SELECT PRINT UNDER THE FILE TAB. SELECT COLOR PRINTER. UNDER PRINT RANGE - SELECT ALL. UNDER PAGE HANDLING, SELECT NONE FOR PAGE SCALING AND UNCHECK AUTO ROTATE AND CENTER. CHOOSE PAPER SOURCE BY PDF SIZE. CLICK PRINT.

GF NO. 2999918-00110 TEXAS AMERICAN TITLE  
 ADDRESS: 24027 TAYLOE HOUSE LANE  
 KATY, TEXAS 77493  
 BORROWER: SQUARE ESTATE PROPERTY LLC

# LOT 12, BLOCK 8 WILLIAMSBURG HAMLET, SECTION 1

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 274, PAGE 113 OF THE MAP RECORDS  
 OF HARRIS COUNTY, TEXAS



NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND H.L.&P.  
 FOR INSTALLATION OF OVERHEAD/UNDERGROUND ELECTRICAL  
 DISTRIBUTION SYSTEM AS PER H.C.C.F. NO. F860739.

THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48201C 0595 L  
 MAP REVISION: 06/18/2007  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY

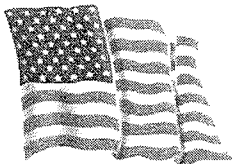
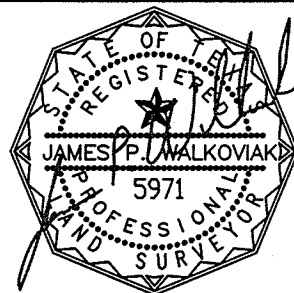
A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 274, PG. 113, H.C.M.R.

DRAWN BY: RE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. 18-00795  
 JANUARY 30, 2018



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionurveyors.com

281-496-1596      FAX 281-496-1867      210-629-4941      FAX 210-629-1555  
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079      1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700

**INVOICE**

Date	1/30/2018	Inspected	1/29/2018
TLT Order #	107677		
Client			
ClientOrder #	2771018-01665		

For professional services performed:

Subject Premises	24027 TAYLOE HOUSE LANE , KATY , TEXAS 77493 HARRIS
Buyer	SQUARE ESTATE PROPERTY LLC.
Seller	GEORGE H WESTBROOKENID D WESTBROOK
Total	Price: \$395.00 Tax Rate = 8.25% Texas Sales and Use Tax: \$32.59 Total Due: \$427.59

**Please make check payable to:**Trueline Technologies, LLC.  
31469 Lorain Road | Unit 104  
North Olmsted, Ohio 44070**THANK YOU FOR YOUR BUSINESS**



# TITLE RESOURCES

## COMMITMENT FOR TITLE INSURANCE

Issued by

### TITLE RESOURCES GUARANTY COMPANY

File Number 2999918-00110

We, Title Resources 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 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.

**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.**

Gibraltar Title Services

\_\_\_\_\_  
An Authorized Signature



*Title Resources Guaranty Company*

By: Paul M. ...  
Vice President/Asst. Secretary

Michael P. ...  
Secretary



## TEXAS TITLE INSURANCE INFORMATION

<p>Title insurance insures you against loss resulting from certain risks to your title.</p> <p>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.</p>	<p>El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.</p> <p>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.</p>
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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 1-800-526-8018 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**

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.



### IMPORTANT NOTICE

To obtain information or make a complaint:

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

**1-800-526-8018**

You may also write to Title Resources Guaranty Company at:

Attention: Claims Department  
8111 LBJ Freeway, Suite 1200  
Dallas, TX 75251

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: [www.tdi.texas.gov](http://www.tdi.texas.gov)  
E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

#### **PREMIUM OR CLAIM DISPUTES:**

Should you have a dispute concerning your premium or about a claim, you should contact the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

#### **ATTACH THIS NOTICE TO YOUR POLICY:**

This 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 Title Resources Guaranty Company's para obtener información o para presentar una queja al:

**1-800-526-8018**

Usted también puede escribir a Title Resources Guaranty Company:

Attention: Claims Department  
8111 LBJ Freeway, Suite 1200  
Dallas, TX 75251

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: [www.tdi.texas.gov](http://www.tdi.texas.gov)  
E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

#### **DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:**

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con la compañía 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.



# Title Resources Guaranty Company

## SCHEDULE A

GF No. 2999918-00110

Address (for reference only): 24027 Tayloe House Dr

Effective Date: January 21, 2018, 8:00a.m.

Issue Date: January 31, 2018

1. The policy or policies to be issued are:
  - (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)  
Policy Amount: \$  
**PROPOSED INSURED:**
  - (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE  
– ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)  
Policy Amount: \$130,000.00  
**PROPOSED INSURED:** Square Estate Property LLC
  - (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)  
Policy Amount: \$  
**PROPOSED INSURED:**  
Proposed Borrower: Square Estate Property 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:
  - (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 the Effective Date appears to be vested in:  
  
George H. Westbrook and Enid D. Westbrook
4. Legal description of land:  
  
LOT TWELVE (12), BLOCK EIGHT (8), WILLIAMSBURG HAMLET, SECTION (1),  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 274, PAGE  
113 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

## 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 (We must either insert specific recording data or delete this exception):

Volume 274, Page 113, of the Map Records of Harris County, Texas, and under Harris County Clerk's File No(s). D758435, F786635, U147827, V491523, Y475969, Z187048, 20110499172, 20110499175, 20120012298, 20120012299, 20120196221, 20120261296, 20130022682, 20130022684, 20130034529, 20140026665, 20140079806, 20150070391 and 20170026343.

But deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the United States code or (b) Relates to handicap but does not discriminate against handicapped persons.

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).
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 POLICY ONLY)
  - B. INTENTIONALLY DELETED
  - C. INTENTIONALLY DELETED
  - 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. Drainage easement 15 feet in width on each side of the center lines of all natural drainage courses as shown by the recorded plat of said subdivision. (Owner Policy Only)
  - F. Utility easement 8 feet in width along the rear property line(s), together with an unobstructed aerial easement adjoining thereto, 5 feet wide from a plane 20 feet above the ground upward, as shown by the recorded plat of said subdivision.
  - G. A water line easement 5 feet wide along the front property line(s), as reflected by the recorded plat.
  - H. Building set-back line 25 feet in width along the front property line(s), as shown by the recorded plat of said subdivision.
  - I. A building set back line 5 feet in width across interior Lot boundary lines, except that a garage, servants ' quarters or other approved building or accessory structure situated at least 65 feet from the front Lot boundary line, may be situated not less than 3 feet from an interior Lot boundary line, as provided for in restrictive covenants recorded under Harris County Clerk's File No. F786635.
  - J. The terms, conditions and stipulations of that certain agreement for underground electrical service with Houston Lighting & Power Company, as provided for in instrument filed for record under Clerk's file No. F860739, of the Real Property Records of Harris County, Texas.
  - K. All oil, gas and other minerals, royalties, bonuses, rentals and all other rights in connection with same, all of which are expressly excepted herefrom and not insured hereunder, are set forth in instrument recorded in Volume 2480, Page 39, of the Deed Records of Harris County, Texas. Title to said mineral interest has not been traced further.
  - L. A waiver of surface rights in mineral exploration was granted in instrument filed for record under Harris County Clerk's File No(s). F286565 through F286570.
  - M. All oil, gas and other minerals, royalties, bonuses, rentals and all other rights in connection with same, all of which are expressly excepted herefrom and not insured hereunder, are set forth in instrument filed under Harris County Clerk's File No. F865857. Title to said mineral interest has not been traced further. (Surface rights waived therein) (Surface rights waived therein)
  - N. Annual maintenance charge and special assessments for capital improvements payable to the order of Williamsburg Hamlet Maintenance Association, as provided for and secured by Vendor's Lien retained in restrictive covenant recorded for record under Clerk's file No.

F786635 of the property records of Harris County, Texas, as said assessment is subordinated to any Vendor's Lien or deed of trust.

IF T17 AND/OR T19 COVERAGE IS PURCHASED, AND THE CURRENT EXCEPTION IN SCHEDULE B CONCERNING HOME OWNER'S ASSOCIATIONS IS NOT SUBORDINATE TO THE PROPOSED INSURED'S LOAN AND/OR LOAN TYPE FOR SUBJECT PROPERTY, THEN THE FOLLOWING PARAGRAPHS OF THE T-19 ENDORSEMENT ARE HEREBY DELETED: 1(a), 1 (b)iii(B)(C) and (2) (a) and 2 (b). AND THE FOLLOWING PARAGRAPH OF THE T-17 ENDORSEMENT IS HEREBY DELETED: PARAGRAPH 2.

- O. Subject property is located within the City of Houston or within its extra territorial jurisdiction (within 5 miles of the city limits but outside another municipality) it is subject to the terms, conditions, and provisions of City of Houston Ordinance No. 85-1878, pertaining to, among other things, the platting and re-platting of real property and to the establishment of building lines. A certified copy of said ordinance was filed of record on August 1, 1991, under Harris County Clerk's File No(s). N253886.
- P. The subject property lies within the boundaries of Harris County MUD No. 64. (Owner Policy Only)
- Q. Subject to the following item(s) as shown per survey prepared by James P. Walkoviak, R.P.L.S. No. 5971, dated January 30, 2018;

Rights or claims, if any of fence(s) traversing the utility easement(s).

"If the Endorsement T-19 is purchased, this exception is automatically deleted from the loan policy only."

"If the Endorsement T-19.1 is purchased, this exception is automatically deleted from the owner policy only."

## 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:

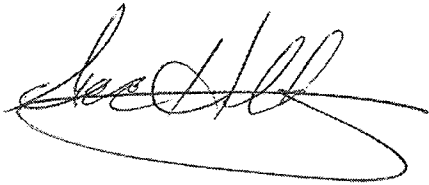
1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
  - no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
  - all standby fees, taxes, assessments and charges against the property have been paid,
  - 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,
  - there is legal right of access to and from the land,
  - (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. NOTE: Procedural Rule P-27 as provided for in Article 9.39A of the Texas Insurance Code requires that "Good Funds" be received and deposited before a Title Agent may disburse from its Trust Fund Account.
6. NOTE: You should understand that the Title Agent and Title Company have no knowledge of the condition of this property and it is the buyer's sole responsibility to determine same before closing.
7. A Vendor's Lien was retained in Deed dated January 7, 2005, filed for record on January 12, 2005, under Harris County Clerk's File No. Y191630, executed by Albert R. Garcia and Jo Helen Garcia, husband and wife, to George H. Westbrook and Enid D, Westbrook, Husband and wife, securing one certain promissory note of even date therewith in the principal amount of \$75,600.00, payable to the order of Compufund Mortgage Company, Ltd., a Texas limited partnership (MERS); said note and lien being additionally secured by Deed of Trust of even date therewith, in favor of Ron Harpole, as Trustee, together with all terms, conditions and stipulations contained therein, including any additional indebtedness secured thereby, filed for record on January 12, 2005, under Harris County Clerk's File No. Y194631.
8. Determine the marital status of the record owner(s) from the date of acquisition to the present. If the record owner(s) is/are married the joinder of spouse must be secured if the subject property constitutes any part of their homestead. If there has been a change in the marital status subsequent to date of acquisition you must satisfy yourself to the effect that there is no outstanding interest. Note: please advise examiner of the full name of the spouse so that a name search can be procured.
9. Determine the homestead characteristics of the subject property and require the joinder of spouse as indicated.
10. Note to Closer: A search of the following name(s) Square Estate Property LLC, listed as Purchasers herein, reflects the following Federal Judgments, National Liens or listed on the Anti-terrorist list, which

may apply: None found of record.

11. Proposed insured will be required to execute a waiver of inspection at the time of closing, and an exception to "rights of parties in possession" will be contained in the owner's policy when issued; However, the proposed insured may request that this exception be omitted, in which case the company will require that an inspection be conducted by its agent, for which an inspection fee may be charged, and the company reserves the right to make additional exceptions in the policy to matters revealed by the inspection.
12. The subject property lies within the boundaries of Harris County MUD No. 64. Requirement: pursuant to V. T. C. A. Water code, sections 49.452 and 49.453 proper notices in statutory form must be given to the purchaser.
13. If this is a residential property, upon lender's request and payment of the \$15.00 premium, company will issue a Texas Residential Limited Coverage Chain of Title Policy (T-53) covering a period of 24 months, showing the following documents filed of record: NONE

NOTE TO CLOSER: Title is vested as shown above by General Warranty Deed dated January 7, 2005 filed for record January 12, 2005 under Harris County Clerk's File No. Y191630 from Albert R. Garcia and Jo Helen Garcia, husband and wife to George H. Westbrook and Enid D, Westbrook, Husband and wife.

Gibraltar Title Services



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Authorized Officer or Agent

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

ANM

JE qc 1/26/18

GEH surv 1/31/18

## SCHEDULE D

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	\$1041
Loan Policy	\$0
Endorsement Charges	\$0.0
Other	\$0.00
Total	\$1041

Of this amount: 15% will be paid to the policy issuing Title Insurance Company; 50% of 85% will be retained by the Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

AMOUNT	TO WHOM	FOR SERVICES
50% of 85%	Texas American Title Company	Closing Services

\*The estimated premium is based upon information furnished us as 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.

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

Greater Houston Title Services, LLC DBA Gibraltar Title Services

Shareholders: GH III Management LLC, 100 percent

Directors: Mark Woodroof, Marilyn Eiland

Officers: Matt Woodroof, President; John Stoever, CFO/Secretary/Treasurer

The issuing Title Insurance Company, Title Resources Guaranty Company, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% of said corporation, directors and officers are listed below:

Shareholders: Title Resources Incorporated which is owned 100% by TAW Holding, Inc.

Directors: Donald J. Casey; Michael P. Gozdan; Anthony E. Hull; J. Scott McCall; Thomas N. Rispoli; Donald W. Evans, Jr.; Marilyn J. Wasser

Officers: J. Scott McCall-President/CEO, E. Paul McNutt, Jr-EVP, Jason Bragg-SVP; Michael P. Gozdan- Secretary, Anthony E. Hull-Treasurer

# Title Resources Guaranty Company

## DELETION OF ARBITRATION PROVISION (Not applicable to the Texas Residential Owner 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 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 the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
NAME OF TITLE AGENT

\_\_\_\_\_  
GF NUMBER OR FILE NUMBER





<b>WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?</b>		
<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and account balances</li> <li>• Payment history and credit card or other debt</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Title Resources Guaranty Company chooses to share; and whether you can limit this sharing.	
<b>Reasons we can share your personal information</b>	<b>Does TITLE RESOURCES GUARANTY COMPANY share?</b>	<b>Can you limit this sharing?</b>
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	Yes	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
<b>Questions?</b>	<a href="https://www.titleresources.com/">https://www.titleresources.com/</a>	

Who we are	
Who is providing this notice?	TITLE RESOURCES GUARANTY COMPANY
What we do	
How does TITLE RESOURCES GUARANTY COMPANY protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• Apply for insurance or pay insurance premiums</li> <li>• Provide your mortgage information or show your driver's license</li> <li>• Give us your contact information</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes –information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for nonaffiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Title Resource Group.</i></li> </ul>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliates so they can market to you.</i></li> </ul>
Joint Marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or service to you.</p> <ul style="list-style-type: none"> <li>• <i>TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.</i></li> </ul>

## Important Notice

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one of its subsidiaries (collectively "Title Data"). Title Data owns and maintains land title plants for various Texas counties. Title Data created its title plants through the investment of extensive time, labor, skill and money. **The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract.**

Title Data has granted our company a license to use one or more of its title plants. Our company's right to access and use Title Data's title plants is governed by our contract with Title Data. Our contract with Title Data restricts who can receive and/or use a title insurance commitment which is based, in whole or in part, upon Title Data's records and information.

Under the terms of our contract with Title Data, we are permitted to provide you with the attached title insurance commitment for **limited use and distribution only**. Specifically, you are sublicensed to deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof) **ONLY** to your bona fide employees and a third party who is playing a bona fide role in this proposed real estate transaction, including a lawyer, a lender, a surveyor, a real estate broker or agent, and the parties to this proposed transaction.

For purposes of our agreement with Title Data, "deliver, exhibit, or furnish" includes, without limitation, copying this title insurance commitment (whether such copying be by means of a photocopier, facsimile machine, another electronic scanning device, or any other method of reproduction) and providing such copy to any third party.

Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is not permitted by our contract with Title Data and constitutes a breach of our sublicense to you. Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is also a violation of federal copyright law and Texas common law.

Therefore, as an express condition of us providing you with the attached title insurance commitment, you specifically agree to limit its uses to those set forth herein, and to provide a copy of this letter to any party to whom you deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof).

In the event you are unable or unwilling to comply with these conditions, immediately return the attached title insurance commitment to our company, without reviewing, copying, or otherwise utilizing in any way the information contained therein.

**A COPY OF THIS LETTER MUST ACCOMPANY THE ATTACHED TITLE INSURANCE COMMITMENT AT ALL TIMES. ALL DOWNSTREAM RECIPIENTS MUST PROVIDE A COPY OF THIS LETTER TO ANY OTHER AUTHORIZED USERS OF THE ATTACHED TITLE INSURANCE COMMITMENT.**

<b>WHAT DOES TEXAS AMERICAN TITLE COMPANY DO WITH YOUR PERSONAL INFORMATION?</b>		
<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and account balances</li> <li>• Payment history and credit card or other debt</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Texas American Title Company chooses to share; and whether you can limit this sharing.	
<b>Reasons we can share your personal information</b>	<b>Does Texas American Title Company share?</b>	<b>Can you limit this sharing?</b>
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	Yes	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
<b>Questions?</b>	<a href="https://www.texasamerican.com">https://www.texasamerican.com</a>	

<b>Who we are</b>	
<b>Who is providing this notice?</b>	Texas American Title Company
<b>What we do</b>	
<b>How does Texas American Title Company protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
<b>How does Gibraltar Title Services collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• Apply for insurance or pay insurance premiums</li> <li>• Provide your mortgage information or show your driver's license</li> <li>• Give us your contact information</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
<b>Why can't I limit all sharing?</b>	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes –information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for nonaffiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing.</p>
<b>Definitions</b>	
<b>Affiliates</b>	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Title Resource Group.</i></li> </ul>
<b>Nonaffiliates</b>	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Texas American Title Company does not share with nonaffiliates so they can market to you.</i></li> </ul>
<b>Joint Marketing</b>	<p>A formal agreement between nonaffiliated financial companies that together market financial products or service to you.</p> <ul style="list-style-type: none"> <li>• <i>Texas American Title Company does not share with nonaffiliated financial companies for joint marketing purposes.</i></li> </ul>