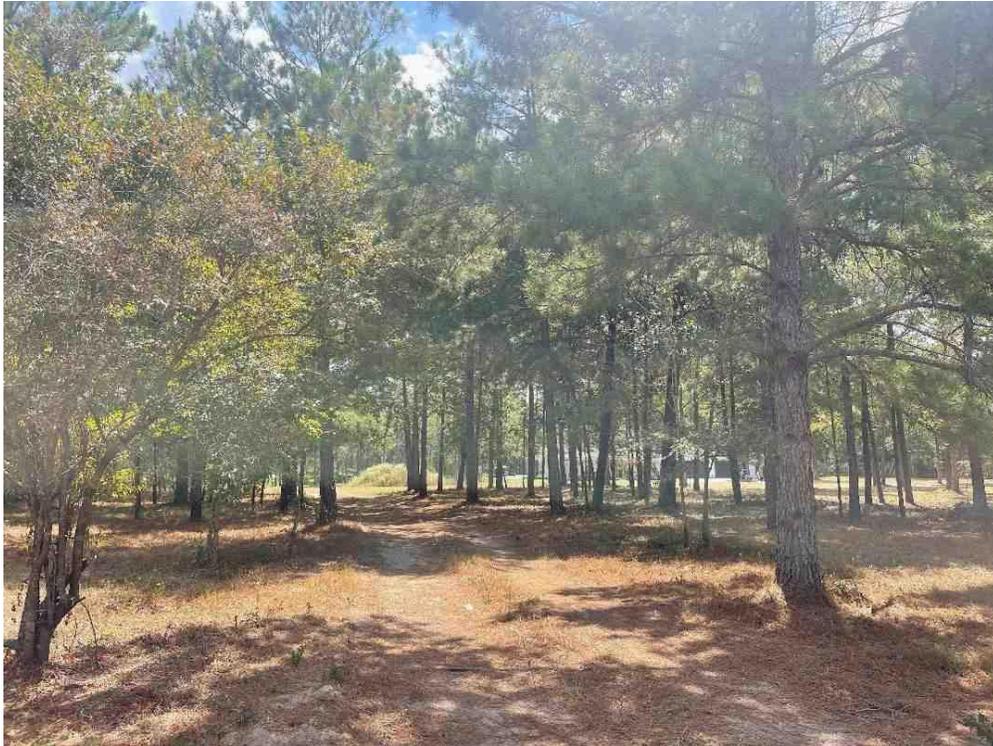


APPRAISAL OF REAL PROPERTY



LOCATED AT

2302 Honea Egypt Rd
Magnolia, TX 77354
S728100 - MONTGOMERY TRACE 01, BLOCK 2, LOT 3

FOR

Texas Dow Employees Credit Union
1001 FM 2004
Lake Jackson, TX 77566

OPINION OF VALUE

290,000

AS OF

08/12/2023

LAND APPRAISAL REPORT

Borrower [REDACTED] Census Tract 6905.01 Map Reference 26420
 Property Address 2302 Honea Egypt Rd
 City Magnolia County Montgomery State TX Zip Code 77354
 Legal Description S728100 - MONTGOMERY TRACE 01, BLOCK 2, LOT 3
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 2,726 (yr) Loan charges to be paid by seller \$ 0 Other sales concessions 0
 Lender/Client Texas Dow Employees Credit Union Address 1001 FM 2004, Lake Jackson, TX 77566
 Occupant Vacant Appraiser Timothy Garrett James Instructions to Appraiser Land Appraisal

NEIGHBORHOOD

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present 50 % One-Unit 0 % 2-4 Unit 0 % Apts. 0 % Condo 10 % Commercial
 Land Use 5 % Industrial 30 % Vacant 5 % Vacant/Undvl
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 Predominant Occupancy Owner Tenant 5 % Vacant
 One-Unit Price Range \$ 22,000 to \$ 4,825,000 Predominant Value \$ 177,500
 One-Unit Age Range 0 yrs. to 100 yrs. Predominant Age 25 yrs.
 Employment Stability Good Avg. Fair Poor
 Convenience to Employment
 Convenience to Shopping
 Convenience to Schools
 Adequacy of Public Transportation
 Recreational Facilities
 Adequacy of Utilities
 Property Compatibility
 Protection from Detrimental Conditions
 Police and Fire Protection
 General Appearance of Properties
 Appeal to Market
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) The subject is located in Magnolia in Montgomery County. Predominant improvements in the subdivision are Single-Family Residential homes in the moderate price range. Values appear to be stable in the area. There are no known major negative factors that would impact the subjects's market area in the foreseeable future. The area is served by the Montgomery ISD. See additional comments.

SITE

Dimensions Survey not provided 2.06 ac Corner Lot
 Zoning Classification No Zoning - Rura Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use Present Use Other (specify) Single-Family Residential
 Public Other (Describe) Unknown
 Elec. Unknown OFF SITE IMPROVEMENTS Topo Basically Leve
 Gas Unknown Street Access Public Private Size 2.063 ac
 Water Unknown Surface Concrete Shape Rectangular
 San. Sewer Unknown Maintenance Public Private View B;Wtr;
 Underground Elect. & Tel. Storm Sewer Curb/Gutter Drainage Adequate
 Sidewalk Street Lights Is the property located in a FE Sp I Flood Hazard Area? Yes No
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) Typical utility easements of record with no detrimental affect on market value. No encroachments or adverse conditions noted upon site inspection. No current survey has been provided.

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	2302 Honea Egypt Rd Magnolia, TX 77354	6715 S Trace Dr Magnolia, TX 77354	0 Carrington Dr NW Magnolia, TX 77354	2302 E Blue Lake Dr Magnolia, TX 77354	
Proximity to Subject		0.30 miles SE	3.93 miles SW	0.68 miles E	
Sales Price	\$ N/A	\$ 175,000	\$ 425,000	\$ 185,000	
Price \$/acre	\$	\$ 115,435	\$ 85,000	\$ 131,860	
Data Source(s)	Cad/Insp	MLS#60355430;DOM 14	MLS#4232456	MLS#98971044	
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	N/A	s11/22;c11/22		s05/23;c04/23	
Location	N;Res;	N;Res;		N;Res;	
Site/View	B;Wtr;	N;Rural;	+40,000	N;Rural;	+40,000
Size	2.06 ac	1.516 ac	+62,560	5.00 ac	-147,000
List Price	\$289,000	\$185,000	0	\$415,000	0
Sales or Financing Concessions	0	ArmLth Unk;0		ArmLth Unk;0	
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/>	\$ 102,560	<input type="checkbox"/> + <input checked="" type="checkbox"/>	\$ -107,000
Indicated Value of Subject			\$ 277,560		\$ 318,000
Comments on Market Data	<u>Acreage adjustments varied based on each sales view, location, and size. Water view adjustments were made at \$40,000.</u>				

Supplement Addendum

File No. R23-021994

Borrower	[REDACTED]		
Property Address	2302 Honea Egypt Rd		
City	Magnolia	County	Montgomery
		State	Zip Code 735
Lender/Client	Texas Dow Employees Credit Union		

NEIGHBORHOOD BOUNDARIES

The subject is generally bounded to the north by Hwy 105; to the east by I 45; to the south by FM 1488; and to the west by 149

SITE FACTORS:

Based on review of the flood maps provided by Federal Emergency Management Agency (FEMA), the subject appears to be within the flood zone reported herein, however confirmation of the exact location should be obtained by [REDACTED] appear reasonable.

NEIGHBORHOOD MARKETABILITY

Adequate retail, employment and other support facilities are located in the area. Public transportation and houses of worship of most denominations are located nearby. Land uses are generally compatible in the area, with commercial properties primarily located along the principal streets. Residential properties use, maintenance, and alteration are controlled by deed restrictions which are locally enforced by the respective property owners association. No significant adverse physical conditions were observed which [REDACTED] property [REDACTED]

COMMENTS ON SALES COMPARISON APPROACH

The selected transactions are considered the most comparable in SETXMLS.

DATA AND INFORMATION:

Main sources of data include the local MLS, public records, and contact with real estate agents and county/city representatives as needed. Data sources, software, and tools relied upon were typical in the normal course of appraisal business and were considered reliable and credible for purposes of obtaining data, data verification, and similar processes. Information was limited, such as [REDACTED] rifying prices in public records, due to the nature of non-disclosure laws of Texas.

SCOPE OF WORK, INTENDED USER, INTENDED USE, INSPECTION TYPE, AND OTHER INFORMATION:

The purpose of the assignment is for the appraiser to develop an opinion of value, as defined in this report. An opinion of value is credible only within the context of the cited scope of work, effective date, report date (signature date), report type, intended user(s), intended use, assumptions and limiting conditions, type and definition of value, any hypothetical conditions and/or extraordinary assumptions, and other [REDACTED] d, [REDACTED] by appraiser.

R, p lity

The appraiser can discuss the appraisal report with the Client (or the AMC designated by the Client). The "Client" is the party that engages the appraiser's services (regardless of who pays for the appraisal and regardless of any additional intended users). The Client is named within the appraisal report. If a party other than the Client (such as the homeowner, borrower, or real estate agent) has questions regarding the appraisal report, those questions can be directed to the Client named in the appraisal report. If the Client is unable to answer the question, the Client should forward the question to the appraiser, who [REDACTED] sp

Supplement Addendum

File No. R23-021994

Borrower	Cleveland Tower		
Property Address	2302 Honea Egypt Rd		
City	Magnolia	County	Montgomery
		State	Zip Code 735
Lender/Client	Texas Dow Employees Credit Union		

information is very important

TYPES OF NONPUBLIC PERSONAL INFORMATION WE COLLECT:

In the course of performing appraisals, the appraiser may collect what is known as "nonpublic personal information". This information is used to facilitate the appraisal services and may include the information p e app by tly by er p

PARTIES TO WHOM WE DISCLOSE INFORMATION:

The appraiser does not disclose any nonpublic personal information obtained in the course of the engagement with the Client to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to employees, and in certain situations to unrelated third parties assisting in work related to the appraisal services. All parties are informed that any information they see is to be maintained in strict confidence. A disclosure required by law would be a disclosure by the appraiser that is ordered by a court of competent jurisdiction with regard to a legal actio

CONFIDENTIALITY AND SECURITY:

The appraiser will retain records relating to services provided for a reasonable time or as required by law. In order to protect nonpublic personal information from unauthorized access by third parties, the appraiser maintains physical, electronic and procedural safeg mply h p standards to insure the security and integrity of information.

Subject Photos

Borrower	████████████████████				
Property Address	2302 Honea Egypt Rd				
City	Magnolia	County	Montgomery	State	Zip Code 735
Lender/Client	Texas Dow Employees Credit Union				



Subject Front

2302 Honea Egypt Rd

Sales Price N/A

Gross Living Area

Total Rooms

Total Bedrooms

Total Bathrooms

Location N;Res;

View B;Wtr;

Site

Quality

Age



Subject Rear



Subject Street

Subject Photos

Borrower	Cleveland Owers				
Property Address	2302 Honea Egypt Rd				
City	Magnolia	County	Montgomery	State	Zip Code 735
Lender/Client	Texas Dow Employees Credit Union				



Water View



Water View

Comparable Photos 1-3

Borrower	[REDACTED]					
Property Address	2302 Honea Egypt Rd					
City	Magnolia	County	Montgomery	State	Zip Code	735
Lender/Client	Texas Dow Employees Credit Union					



Comparable 1

6715 S Trace Dr
 Prox. to Subjec 0.30 miles SE
 Sale Price 175,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location N;Res;
 View N;Rural;
 Site
 Quality Average
 Age



Comparable 2

0 Carrington NW
 Prox. to Subjec 3.93 miles SW
 Sale Price 425,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location N;Res;
 View N;Rural;
 Site
 Quality verage
 Age



Comparable 3

2302 E Blue Lake Dr
 Prox. to Subjec 0.68 miles
 Sale Price 185,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location N;Res;
 View N;Rural;

Comparable Photo Page

Borrower	Cleveland Oware				
Property Address	2302 Honea Egypt Rd				
City	Magnolia	County	Montgomery	State	Zip Code 735
Lender/Client	Texas Dow Employees Credit Union				



Comparable 4

11719 W Border Oak Dr
 Prox. to Subject 5.99 miles W
 Sale Price 205,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location N;Res;
 View B;Wtr;
 Site
 Quality
 Age



Comparable 5

6802 W Bluff
 Prox. to Subject 0.39 miles NE
 Sale Price 139,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location N;Res;
 View N;Rural;
 Site
 Quality average
 Age

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

APPRAISER'S CERTIFICATION: The appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report

ADDRESS OF PROPERTY APPRAISED: 2302 Honea Egypt Rd, Magnolia, TX 77354

USPAP Compliance Addendum

Loa # 230821904

File # R23-021994

Borrower	Cleveland Cware		
Property Address	2302 Honea Egypt Rd		
City	Magnolia	County	Montgomery
		State	TX
		Zip Code	77354
Lender/Client	Texas Dow Employees Credit Union		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement is independent and objective.
- My compensation is not contingent upon the development, reporting, or maintenance of a certain value or direction in value that favors the interests of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions are based on the inspection of the property and the information provided to me by the client.
- I have not performed any other services for the client that could be perceived as an unfair conflict of interest.

PRIOR SERVICES

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, the following significant real property appraisal assistance procedures are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

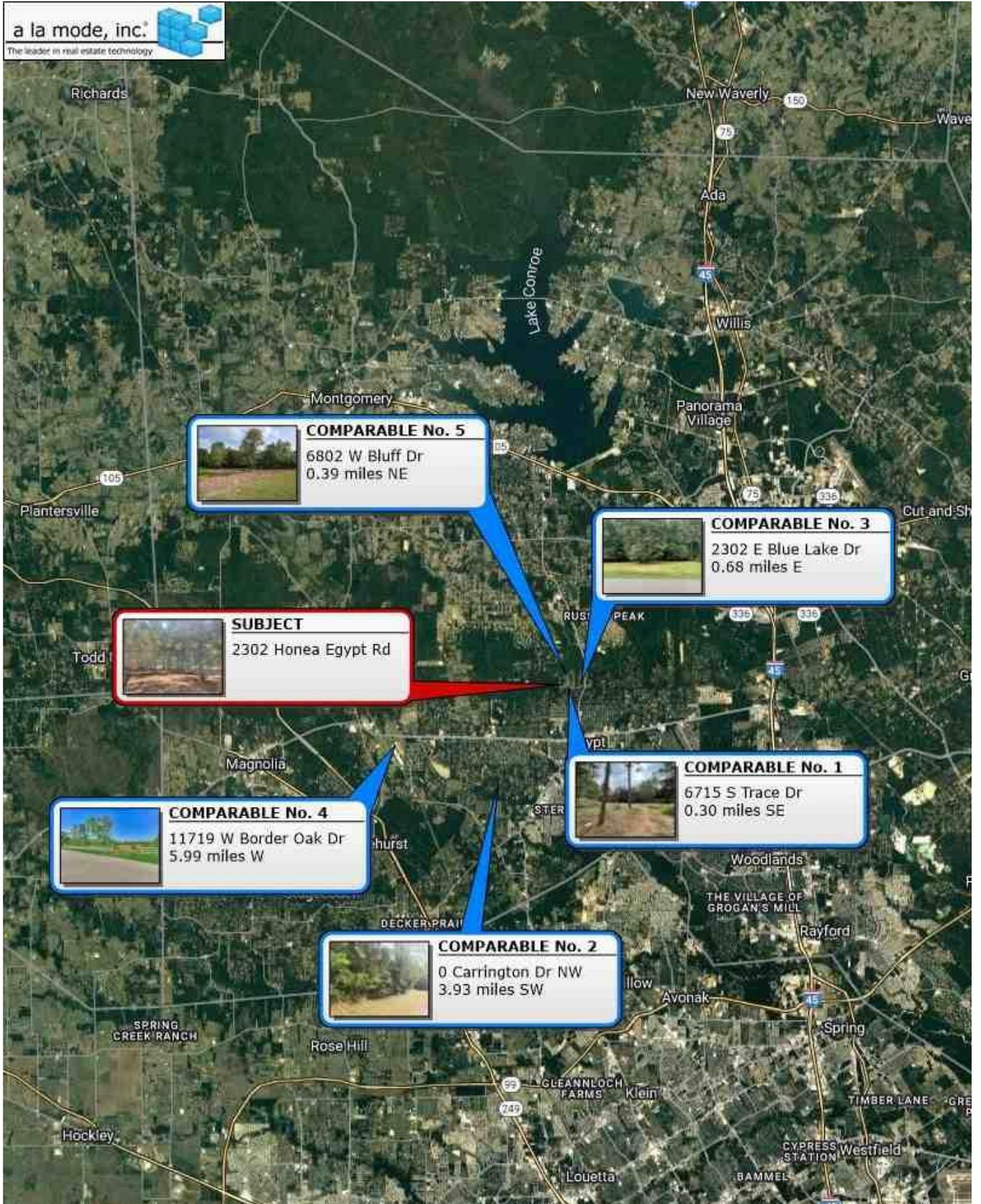
Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 0-30 day(s) utilizing market conditions pertinent to the appraisal assignment.

Location Map

Borrower	Cleveland Owens					
Property Address	2302 Honea Egypt Rd					
City	Magnolia	County	Montgomery	State	Zip Code	735
Lender/Client	Texas Dow Employees Credit Union					



Timothy Garrett James Certification

TIMOTHY GARETT JAMES
7465 PARK RD 7465 PARK RD
LUMBERTON, TX 77657



Certified Residential Real Estate Appraiser

Appraiser: **Timothy Garrett James**

License #: **TX 1361082 R**

License Expires: **05/31/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov

Chelsea Buchholtz
Commissioner

E & O Insurance - Page 2

AGENCY CUSTOMER ID: STOIINC-01

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Chicago, IL-Hub International Midwest West		NAMED INSURED Trident Services, LLC 875 Old Roswell Rd. Suite G-300 Roswell GA 30076	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Solely for Appraisal Valuation Services