

METROPOLITAN ESCROW AND TITLE, LLC

Title Data, Inc.

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.

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

COMMITMENT FOR TITLE INSURANCE T-7
ISSUED BY

**COMMONWEALTH LAND TITLE
INSURANCE COMPANY**

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

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

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Agent:
Metropolitan Escrow and Title, LLC



By: Kimberly Nelson, Escrow Officer and
Authorized Countersignature



By:



President

Attest:



Secretary

CONDITIONS AND STIPULATIONS

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

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COMMITMENT FOR TITLE INSURANCE T-7
ISSUED BY
COMMONWEALTH LAND TITLE INSURANCE COMPANY

SCHEDULE A

Effective Date: **November 5, 2019, 8:00 am**

GF No. **1904479**

Commitment No. _____, issued **November 15, 2019, 8:00 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:
 - c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
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:
ROSEHILL ESTATES, L.L.C. (as to Tract One) and GEORGE R. JARKESY, JR. (as to Tract Two)

4. Legal description of land:
TRACT ONE:

Being 22.3049 acres of land out of the C. D. Crenshaw Survey, Abstract No. 204, in Harris County, Texas, and being the residue of that certain 68.289 acre tract of land conveyed to John R. Frey, et al, as described in instrument recorded under County Clerk's File No. D418097 of the Real Property Records of Harris County, and being out of and a part of that certain 27.3049 acre tract of land conveyed to Rosehill Estates, LLC, as described in deed recorded under County Clerk's File No. 20100456259 of the said Real Property Records, said 22.3049 acres of land being more particularly described by metes and bounds as follows

Commencing at the Southwest corner of the said C. D. Crenshaw Survey and the said 68.289 acre tract, said point being in the center of Rose Hill Church Road, based on a 60 foot right-of-way, and being the Northwest corner of the William Hurd Survey, Abstract No. 344, and the Southwest corner of that certain 16.1223 acre tract of land conveyed to Richard Donald Frey, et al, as described in deed recorded under County Clerk's File No. F015745 of the said Real Property Records;

Thence, South 89° 41' 32" East, a distance of 1,113.86 feet with the North line of the said William Hurd Survey and the South line of the said C. D. Crenshaw Survey, the said 68.289 acre tract and the said 16.1223 acre tract to a 5/8 inch steel rod with cap set for the Southwest corner and PLACE OF BEGINNING of the herein described tract of land, said point also being the Southeast corner of the said 16.1223 acre tract;

Thence, North 00° 00' 47" West with the East line of the said 16.1223 acre tract and generally along a barbed wire fence line, at 655.39 feet passing the Northeast corner of the said 16.3223 acre tract and an ell corner of the said 68.289 acre tract and continuing with the West line of the said 68.289 acre tract in all, a total distance of 773.11 feet to a 5/8 inch steel rod set for the most Westerly Northwest corner of the herein described tract said point also being the most Westerly Southwest corner of that certain 5.0000 acre tract of land described in Deed of Trust recorded under County Clerk's File No. 20090171291 of the said Real Property Records;

Thence, with the common line of the said 5.0000 acre tract, the following courses and distances:

North 89° 59' 13" East, 315.93 feet to a 5/8 inch steel rod set for corner;

South 00° 00' 47" East, 249.75 feet to a 5/8 inch steel rod set for corner;

South 57° 03' 07" East, 241.74 feet to a 5/8 inch steel rod set for corner;

North 86° 24' 32" East, 121.98 feet to a 5/8 inch steel rod set for corner;

North 00° 00' 47" West, 430.66 feet to a 5/8 inch steel rod set for corner;

North 52° 05' 57" East, 74.38 feet to a 5/8 inch steel rod set for corner;

North 40° 47' 58" West, 136.45 feet to a 5/8 inch steel rod set for corner;

South 56° 48' 47" West, 257.19 feet to a 5/8 Inch steel rod set for corner;

North 82° 34' 26" West, 337.64 feet to a 5/8 inch steel rod set for corner; and, North 00° 00' 47" West, a distance of 563.88 feet to a 5/8 inch steel rod set in the South line of Burkhardt Road, based on a 60 foot right-of-way, for the most Northerly Northwest corner of the herein described tract, said point also being the Northeast corner of the said 5.0000 acre tract;

Thence, South 88° 36' 00" East, a distance of 721.84 feet with the South line of said Burkhardt Road and the North line of the said 68.289 acre tract and the said 27.3049 acre tract to a 5/8 inch steel rod set for the Northeast corner of the said 27.3049 acre tract and the herein described tract, said point also being the Northwest corner of that certain 25.0937 acre tract of land conveyed to John R. Frey, et al, as described in instrument recorded under County Clerks File No. R819276 of the said Real Property Records;

Thence, South 08° 24' 07" East, a distance of 711.22 feet with the West line of the said 25.0937 acre tract and the East line of the said 27.3049 acre tract, and generally along a board fence line to a 5/8 inch steel rod found at an angle point;

Thence, continuing with the West line of the said 25.0937 acre tract and the East line of the said 27.3049 acre

tract, and generally along a board fence line, South 14° 58' 00" West, a distance of 314.00 feet to a 5/8 inch steel rod found at a second angle point;

Thence, continuing with the West line of the said 25.0937 acre tract and the East line of the said 27.3049 acre tract, and with the said board fence, South 00° 52' 46" West, 425.74 feet to a 5/8 inch steel rod found at a fence corner in the South line of the said C. Crenshaw Survey and the said 68.289 acre tract marking the Southeast corner of the said 27.3049 acre tract and the herein described tract, said point being the Southwest corner of the said 25.0937 acre tract, said point also being in the North line of the said William Hurd Survey;

Thence, North 89° 41' 32" West, a distance of 797.60 feet with the North line of the said William Hurd Survey and the South line of the said C. D. Crenshaw Survey and the said 68.289 acre tract and generally along a barbed wire fence line to the PLACE OF BEGINNING and containing 22.3049 acres of land, more or less

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

TRACT TWO:

Being 5.0000 acres of land out of the C. D. Crenshaw Survey, Abstract No. 204, in Harris County, Texas, and being the residue of that certain 27.3049 acre tract of land conveyed to George R. Jarkesy, Jr., as described in deed recorded under County Clerk's File No. U692582 of the Real Property Records of Harris County, and being further out of and a part of that certain 68.289 acre tract of land conveyed to John R. Frey, et al, as described in instrument recorded under County Clerk's File No. D418097 of the said Real Property Records, said 5.0000 acres of land being more particularly described by metes and bounds as follows

BEGINNING at a 1 inch galvanized iron pipe found in the South line of Burkhardt Road, based on a 6000 foot right-of-way, marking the Northwest corner of the said 68.289 acre tract, the said 27.3049 acre tract, and the Northwest corner of the herein described tract, said point also being the Northeast corner of that certain 14.12 acre tract of land conveyed to E.H. Werdman by deed recorded in Volume 914, Page 713 of the Deed Records of Harris County;

Thence, South 88° 36' 00" East, 60.02 feet with the South line of said Burkhardt Road to a 5/8 inch steel rod set for the most Northerly Northeast corner of the herein described tract;

Thence, South 00° 00' 47" East, 563.88 feet to a 5/8 inch steel rod set at an ell corner;

Thence, South 82° 34' 26" East, 337.64 feet to a 5/8 inch steel rod set at an angle point;

Thence, North 56° 48' 47" East, 257.19 feet to a 5/8 inch steel rod set for the most Southerly Northeast corner of the herein described tract;

Thence, South 40° 47' 58" East, 136.45 feet to a 5/8 inch steel rod set at an ell corner;

Thence, South 52° 05' 57" West, 74.38 feet to a 5/8 inch steel rod set at an angle point;

Thence, South 00° 00' 47" East, 430.66 feet to a 5/8 inch steel rod set for the Southeast corner of the herein described tract;

Thence, South 86° 24' 32" West, 121.98 feet to a 5/8 inch steel rod set at an angle point;

Thence, North 57° 03' 07" West, 241.74 feet to a 5/8 inch steel rod set at a second angle point;

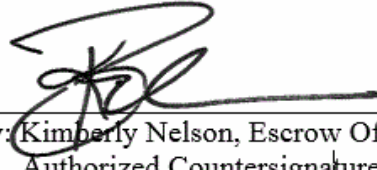
Thence, North 00° 00' 47" West, 249.75 feet to a 5/8 inch steel rod set at an ell corner;

Thence, South 89° 59' 13" West, 315.93 feet to a 5/8 inch steel rod set in the East line of the aforesaid 14.12 acre tract for the Southwest corner of the herein described tract, said point also being in the West line of the said 68.289 acre tract and the said 27.3049 acre tract;

Thence, North 00° 00' 47" West, 674.34 feet with the East line of the said 14.12 acre tract and the West line of the said 68.289 acre tract and the said 27.3049 acre tract and generally along a barbed wire fence line to the PLACE OF BEGINNING and containing 5.0000 acres or 217,800 square feet of land, more or less

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

Countersigned
Metropolitan Escrow and Title, LLC

A handwritten signature in black ink, appearing to be 'K. Nelson', written over a horizontal line.

By: Kimberly Nelson, Escrow Officer and
Authorized Countersignature

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):

Those recorded in Volume 2453, Page 201 of the Deed Records of Harris County, Texas, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
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 **2019**, 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 _____ and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

- a. [Rights of parties in possession. \(Owner's Policy Only\)](#)
- b. Rights of tenants, and assigns, as tenants only, under currently effective lease agreements.
- c. Subject to any visible or apparent easements, rights-of-ways, roadways or encroachments which a survey or physical inspection of the premises might disclose.
- d. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (Note: Upon receipt of a survey and, if applicable, a T-47 Affidavit that is acceptable to the company, this exception will be deleted. However, Company reserves the right to add additional exceptions per its examination of said survey)
- e. Any portion of the Land located within the boundaries of any roadway or highway.
- f. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed in Volume 1887, Page 215 of the Deed Records of Harris County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
- g. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded/filed in Volume 2453, Page 201 of the Deed Records of Harris County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded under Harris County Clerk's File Number(s) V856477. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
- i. Terms, conditions and stipulations contained in that certain Special Order establishing a pooled unit for a gas well, located in the Decker Prairie, South (Seg. "A", 1400") Field, Harris County, Texas, as set forth in instrument recorded in Volume 2295, Page 612 of the Contract Records of Harris County, Texas.
- j. 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 interests that are not listed.

SCHEDULE C

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

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. Deed of Trust dated December 12, 2013, recorded under Clerk's File No. 20130638851 of the Real Property Records of Harris County, Texas, executed by George R. Jarquesy, Jr. and Yvonne Marie Jarquesy, securing the payment of one note in the principal amount of \$391,300.00, bearing interest and payable as therein provided to the order of Mortgage Electronic Registration Systems, Inc., as nominee for Green Tree Servicing LLC. (as to Tract Two)
6. Deed of Trust dated June 20, 2016, recorded under Clerk's File No. 20160271396 of the Real Property Records of Harris County, Texas, executed by Rosehill Estates, L.L.C., securing the payment of one note in the principal amount of \$400,000.00, bearing interest and payable as therein provided to the order of Pinnacle Realty Advisors, Inc. (as to Tract One)

Said lien having been collaterally assigned by instrument recorded under Clerk's File No. 20160271397 of the Real Property Records of Harris County, Texas.

Said lien having been collaterally assigned by instrument recorded under Clerk's File No. 20160425263 of the Real Property Records of Harris County, Texas.
7. Deed of Trust dated July 20, 2017, recorded under Clerk's File No. 20170329926 of the Real Property Records of Harris County, Texas, executed by Rosehill Estates, L.L.C., securing the payment of one note in the principal amount of \$645,000.00, bearing interest and payable as therein provided to the order of The Mint National Bank. (as to Tract One)

Assignment of Rents, Income, and Receipts as set forth by instrument recorded under Clerk's File No. 2017329927 of the Real Property Records of Harris County, Texas.
8. The Company requires for its review (1) a satisfactory copy of the Certificate of Formation; (2) the Operating Agreement and any amendments thereto; (3) a certificate of good standing; and (4) satisfactory evidence of authority of the officers, managers, or members to execute the documents. (as to Tract One)
9. We must be furnished the marital status of the record owner, from the date of acquisition to the present time. If the record owner is married, we require either (i) the joinder of the spouse; or (ii) an affidavit from the spouse of the owner disclaiming the property as part of any homestead and stating that the property is under the sole management and control of the record owner as separate property. (as to Tract Two)

10. Subject property was awarded to George R. Jarkesy, Jr. in the Agreed Final Decree of Divorce entered under Cause No. 2014-62137 in the 245th Judicial District Court in Harris County, Texas. We will require a Deed from Yvonne Jarkesy to George R. Jarkesy, Jr. to be filed in the Real Property Records of Harris County, Texas or we will require a certified copy of said Agreed Final Decree of Divorce to be filed in the Real Property Records of Harris County, Texas. (as to Tract Two)
11. Note: Procedural Rule P-27 as provided for in Article 9.39 A of the Texas Insurance Code requires that "Good Funds" be received and deposited before a Title Agency may disburse from its Trust Fund Account.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

GF No. **1904479**

Effective Date: **November 5, 2019, 8:00 am**

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:

- The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment
Commonwealth Land Title Insurance Company is a wholly owned subsidiary of LandAmerica Financial Group, Inc., a Virginia Corporation whose securities are publicly traded on the New York Stock Exchange.

Commonwealth Land Title Insurance Company's Officers and Directors are as follows:

Officers:

Raymond R. Quirk	President
Anthony J. Park	Executive Vice President
Michael L. Gravelle	Secretary
Daniel K. Murphy	Treasurer

Directors:

Raymond R. Quirk
Anthony J. Park
Roger S. Jewkes
Theodore L. Kessner
Erika Meinhardt

Fidelity National Financial, Inc. owns 100% of FNTG Holdings, Inc. which owns 100% of Fidelity National Title Group, Inc. which owns 100% of Commonwealth Land Title Insurance Company.

- The following disclosures are made by the Title Insurance Agent Issuing this Commitment: Metropolitan Escrow and Title, LLC
 - The names of each shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium are as follows: James E. Mitchell III and Stephanie Christina Clark.
 - Each shareholder, owner, partner or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1 %) or more of the Title Insurance Agent that will receive a portion of the premium are as follows: none
 - The following persons are officers and directors of the Title Insurance Agent:

Officers	Directors
President James E. Mitchell III	NONE
Vice President Stephanie Christina Clark	

- 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	<u>\$0.00</u>
Loan Policy	<u>\$0.00</u>
Endorsement Charges	<u>\$0.00</u>
Other	<u>\$0.00</u>
Total	<u>\$0.00</u>

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:

<u>Amount</u>	<u>To Whom</u>	<u>For Services</u>
\$450.00	Charter Title Company	Furnishing Title Evidence & Examination

" *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."

DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

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

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

The arbitration provision in the Policy is as follows:

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

SIGNATURE

DATE

Commonwealth Land Title Insurance Company

Premium Amount	Rate Rules	Property Type	County Code	Liability at Reissue Rate	6	7	8
1	2	3	4 201	5			

Metropolitan Escrow and Title, LLC

Privacy Statement

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by government entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- To agents, brokers or representatives to provide you with services you have requested;
- To third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- To others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of our important responsibilities is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

**Metropolitan Escrow and Title, LLC
800 Gessner Road, Suite 101
Houston, TX 77024**

Multiple Products or Services

If we provide you with more than one product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.