First American Commitment	Commitment For Title Insurance T-7 ISSUED BY **First American Title Insurance Company**

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.

We FIRST AMERICAN 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.

FIRST AMERICAN TITLE INSURANCE COMPANY

Sally F. Tyler, President

Lisa W. Cornehl, Secretary

Countersigned at Houston, Texas

BY:

____

Authorized Signatory

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title. The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.	El seguro de título le asegura en relacĩon 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 titulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y enterderlo completamente antes de la fecha para finalizar su transaccĩon.

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 1-888-632-1642 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.
You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.
Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

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

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

CONDITIONS AND STIPULATIONS

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.

Effective Date: **June 11, 2026** at 8:00 a.m. GF No. **NCS-1310637-HOU1**

Commitment No. **NCS-1310637-HOU1**, issued **June 18, 2026**, at 8:00 a.m.

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: $1.00
   PROPOSED INSURED: TBD

   (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:

   Oscar Rodriguez and Norma Rodriguez, husband and wife

4. Legal description of land:

   27.27 ACRES OUT OF A 42.69 ACRE TRACT OUT OF TRACT 44 OF THE SUBDIVISION OF THE T. S. LEE SURVEY, ABSTRACT 318, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

   BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 44 OF THE T.S. LEE SURVEY, ABSTRACT 318, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF THE MISSOURI-PACIFIC RAILROAD;

   THENCE; NORTH 2°50'06" WEST (REFERENCE BEARING), ALONG THE WEST LINE OF SAID TRACT 44, AT

2939.56 FEET PASS A ½" IRON ROD FOUND AT THE EXISTING EAST END OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 341 (HENDERSON ROAD), AND CONTINUE TO A TOTAL DISTANCE OF 2969.56 FEET TO A ½" IRON ROD FOUND FOR CORNER IN THE EXISTING EAST END OF THE CENTERLINE OF COUNTY ROAD 341 (HENDERSON ROAD);

THENCE; NORTH 87°10'38" EAST 517.05 FEET, ALONG THE EASTERLY PROJECTION OF THE CENTERLINE OF COUNTY ROAD 341 (HENDERSON ROAD), TO A ½" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF STATE FARM-TO-MARKET HIGHWAY 523;

THENCE; SOUTH 1°12'17" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE FARM-TO-MARKET HIGHWAY 523, AT 941.80 FEET PASS A CONCRETE MONUMENT FOUND ON LINE, AT 1944.68 FEET PASS A CONCRETE MONUMENT FOUND ON LINE, AND CONTINUE TO A TOTAL DISTANCE OF 2738.93 FEET TO A ½" IRON ROD FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF THE MISSOURI-PACIFIC RAILROAD;

THENCE; ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE MISSOURI-PACIFIC RAILROAD, IN A SOUTHWESTERLY DIRECTION, AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, AN ARC LENGTH OF 216.13 FEET, AND A CHORD WHICH BEARS SOUTH 50°22'02" WEST 216.12 FEET TO A ½" IRON ROD FOUND FOR CORNER;

THENCE; SOUTH 51°37'56" WEST 185.60 FEET, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE MISSOURI-PACIFIC RAILROAD, TO THE PLACE OF BEGINNING;

SAID TRACT THEREIN CONTAINING 27.27 ACRES OF LAND.

(FOR INFORMATION ONLY: BEING TAX PARCEL ID NO. 558324)

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

G.F. No. or File No. **NCS-1310637-HOU1**

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):

    a. Item No. 1, Schedule B, is hereby deleted.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,

    a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or

    b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or

    c. to filled-in lands, or artificial islands, or

    d. to statutory water rights, including riparian rights, or

    e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

    (Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2026, 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 2026 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. This item has been intentionally deleted.

b. Rights of Parties in Possession.

c. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.

d. All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (May be amended or deleted upon approval of survey.)

e. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.

f. Easement: granted to Houston Pipeline Company, a Texas Corporation
Purpose: Pipeline (unlocated)
Recorded: September 11, 1942 in Volume 363, Page 192, of the Deed records, of Brazoria County, Texas.

g. Easement: granted to Houston Pipeline Company, a Texas Corporation
Purpose: Pipeline (unlocated)
Recorded: September 23, 1942 in Volume 363, Page 241, of the Deed records, of Brazoria County, Texas.

h. Easement: granted to The Dow Chemical Company, a Michigan Corporation
Purpose: Pipeline
Recorded: May 24, 1945 in Volume 397, Page 303, as amended in Volume 1123, Page 469, Deed records; and further affected by Amended Easements recorded in Volume (88) 604, Page 88 and Volume (88) 606, Page 549, of the Official Public records, of Brazoria County, Texas.

(as amended and located" and as shown on survey dated 1/21/2004 prepared by Randy L. Stroud RPLS No. 2112)

i. Easement: granted to Community Public Service Company, a corporation
Purpose: Right-of-Way for an Electric Service Line
Recorded: March 25, 1963 in Volume 845, Page 337, of the Deed records, of Brazoria County, Texas.

(as shown on survey dated 1/21/2004 prepared by Randy L. Stroud RPLS No. 2112)

j. This item has been intentionally deleted.

k. Mineral and/or royalty interest:
Recorded: December 05, 1995 in County Clerk's File No. 95-039758, of the Official Public records, of Brazoria County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

(Surface Rights Not Waived)

l. Memorandum of Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: April 25, 1997 in County Clerk's File No. 97-014036, of the Official Public Records, Brazoria County, Texas.
Lessor: Lindenmuth & Associates, Inc.
Lessee: Brigham Oil & Gas, L.P.

Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

As affected by Ratification of Oil and Gas Lease recorded on September 22, 1998, in County Clerk's File No. 98-040163, Official Public records, Brazoria County, Texas.

As affected by Partial Release of Oil and Gas Lease, recorded on March 07, 2001, in County Clerk's File No. 01-009236, Official Public records, Brazoria County, Texas.

As affected by Financing Statement and Memorandum of Operating Agreement recorded on October 07, 2004, in County Clerk's File No. 2004060570, Official Public records, Brazoria County, Texas.

m. This item has been intentionally deleted.

n. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: July 19, 2004 in County Clerk's File No. 2004042550, of the Official Public records, of Brazoria County, Texas.
Lessor: Lindenmuth & Associates
Lessee: Brigham Oil & Gas, L.P.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

o. Terms, Conditions, and Stipulations in the Agreement by and between:
Parties: Texaco Exploration and Production Inc., a Delaware corporation and The Texas A&M University System
Recorded: December 05, 1995 in County Clerk's File No. 95-039757, of the Official Public records, of Brazoria County, Texas.
Type: Right of Way Agreement

p. 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.

q. Statement of Ownership recorded on December 02, 2024, in County Clerk's File No. 2024052006, Official Public records, Brazoria County, Texas.

r. This item has been intentionally deleted.

s. Inclusion within Angleton Drainage District.

t. This item has been intentionally deleted.

u. Terms, conditions and stipulations contained in Agreement:

Recorded:	on December 05, 1995 in County Clerk's File No. 95-039758, Official Public Records, Brazoria County, Texas.
Type:	Special Warranty Deed with Arbitration Provisions

v. Vendor's Lien retained in Deed:

Grantor:	Texaco Exploration and Production, Inc., a Delaware corporation
Grantee:	Charles A. Wilson, Sr. husband of/and Margaret C. Wilson
Dated:	November 10, 1995
Recorded:	December 05, 1995 in County Clerk's File No. 95-039758, of the Official Public records, of Brazoria County, Texas.

Additionally secured by Deed of Trust:

Grantor:	Charles A. Wilson, Sr. and wife, Margaret C. Wilson
Trustee:	David E. Russell
Dated:	November 10, 1995
Amount:	$80,750.00
Beneficiary:	VictoriaBank & Trust Company
Recorded:	December 05, 1995 in County Clerk's File No. 95-039759, of the Official Public records, of Brazoria County, Texas.

(This lien has probably been paid however we do not find a recorded release in our records. Please secure and record in the Official Public Records of Brazoria County, Texas)

First American # SCHEDULE C	Commitment For Title Insurance T-7 ISSUED BY **First American Title Insurance Company**

G.F. No. or File No. **NCS-1310637-HOU1**

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

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:

   - 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. Record a Release of Vendor's Lien retained in Deed:

Grantor:	Texaco Exploration and Production, Inc., a Delaware corporation
Grantee:	Charles A. Wilson, Sr. husband of/and Margaret C. Wilson
Dated:	November 10, 1995
Recorded:	December 05, 1995 in County Clerk's File No. 95-039758, of the Official Public records, of Brazoria County, Texas.

Additionally secured by Deed of Trust:

Grantor:	Charles A. Wilson, Sr. and wife, Margaret C. Wilson
Trustee:	David E. Russell
Amount:	$80,750.00
Beneficiary:	VictoriaBank & Trust Company
Recorded:	December 05, 1995 in County Clerk's File No. 95-039759, of the Official Public records, of Brazoria County, Texas.

(This lien has probably been paid however we do not find a recorded release in our records. Please secure and record in the Official Public Records of Brazoria County, Texas)

6. Seller and purchaser must execute at closing, and record in the deed records of the county in which the Land is located, the notice required by Water Code Section 49.452 with respect to the Angleton Drainage District. This requirement may be removed or modified with underwriter approval if Company is provided written verification by the district, in form and substance acceptable to Company in its discretion, confirming that the notice is not required with respect to the district.

7. The right is reserved to make and insert additional exceptions and/or requirements based upon the review of the survey, up to and including the issuance of the Policy.

8. Furnish a Category 1A survey of the property to be prepared by a Registered Public Surveyor acceptable to this Company. When same is submitted to the Title Department for inspection and approval, additional exceptions and/or requirements may be added.

9. If we are to amend the standard survey exception to read "Shortages in area" and upon payment of the applicable premium (if any), we will require a Category 1A survey from a Registered Public Surveyor acceptable to this Company showing:
   a) The location of all improvements and the exact location of all building lines in relation to the property lines;
   b) Easements and/or rights-of-way, dedicated or not, that a physical inspection of the premises would disclose, and
   c) Indicating and labeling all encroachments, or on the face of the survey stating "NO ENCROACHMENTS."

   When same is submitted to the Title Department for inspection and approval, additional exceptions and/or requirements may be added.

10. In connection with any lease and easement agreements ("Agreements”) to be insured by the Company, fully executed copies of the underlying Agreements must be provided for review and prior to closing. A memorandum of the Agreement must be recorded in the Public Records. At closing the Company will also require a current, duly authorized estoppel executed by the grantor/landlord stating:

    (i) that the Agreement is in full force and effect,

    (ii) that there are no defaults or violations under the terms of the Agreement,

    (iii) that all lease payments due and owing the landlord have been paid current,

    (iv) that neither party to the Agreement has any Known claims against the other under the terms of the Agreement and

    (v) that there are no amendments or modifications to the Agreement other than as set forth in the estoppel, and

    (vi) a duly authorized consent by the grantor/landlord, which may be included in the estoppel described above, to the transaction creating the estate, interest or Mortgage to be insured by the policy, if such consent is required under the terms of the Agreements.

11. Subchapter H, Chapter 5, Texas Property Code, effective September 1, 2025, prohibits ownership of real property by certain foreign parties. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy. Notwithstanding any applicable exclusions from coverage in the policy, and to avoid any misunderstanding, the title policy may also include a specific Schedule B exception regarding the operation of this law.

    If a prohibited foreign entity or person is a party to this transaction, the Company must be notified in writing. The Company will not knowingly close or insure a transaction that violates the referenced state law.

The following Disclosures are made pursuant to Procedural Rule P-21 promulgated by the Texas Department of Insurance.

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

UNDERWRITER: First American Title Insurance Company, a Nebraska Corporation.

Shareholder owning or controlling, directly or indirectly, ten percent or more of the shares of the Underwriter: First American Title Insurance Company is a wholly owned subsidiary of First American Financial Corporation, a public company formed in Delaware.

Directors: Kurt P. Pfotenhauer, Lisa W. Cornehl, David J. Proksel, Sally F. Tyler, Matthew F. Wajner.

Officers: President: Sally F. Tyler; Senior Vice President, Secretary: Lisa W. Cornehl; Executive Vice President, Chief Financial Officer: Matthew F. Wajner.

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

AGENT: First American Title Insurance Company (Direct Operation)

Shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent:
First American Financial Corporation 100%

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:
NONE

If the Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:
Kurt P. Pfotenhauer, Lisa W. Cornehl, David J. Proksel, Sally F. Tyler, Matthew F. Wajner.

If the Title Insurance Agent is a corporation, the following is a list of its officers:
President: Sally F. Tyler; Senior Vice President, Secretary: Lisa W. Cornehl; Executive Vice President, Chief Financial Officer: Matthew F. Wajner.

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

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

Owner's Policy	$TBD
Loan Policy	$TBD
Endorsement Charges	$0.00
Other	$________________
Total	$0.00

Of this total amount $0.00 (or 15 %) will be paid to the policy issuing Title Insurance Company; $0.00 (or 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 Service
$0.00 (or _____________ %)	_________________________________	_________________________________
$________________ (or _____________ %)	_________________________________	_________________________________
$0.00 (or _____________ %)	_________________________________	_________________________________

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

FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment for Title Insurance Form (T-7)

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 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

First American	Important Notice ISSUED BY **First American Title Insurance Company**

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company or HMO first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company or HMO. If you don't, you may lose your right to appeal.

First American Title Insurance Company
To get information or file a complaint with your insurance company or HMO:
Call: First American Claims at 1-888-632-1642
Toll-free: 1-888-632-1642
Email: claims.nic@firstam.com
Mail: 1 First American Way, Santa Ana, CA 92707

The Texas Department of Insurance
To get help with an insurance question or file a complaint with the state:
Call with a question: 1-800-252-3439
File a complaint: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov
Mail: MC CO-CP, P.O. Box 12030, Austin, TX 78711-2030

¿Tiene una queja o necesita ayuda?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros o HMO. Si no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros o HMO. Si no lo hace, podría perder su derecho para apelar.

First American Title Insurance Company
Para obtener información o para presentar una queja ante su compañía de seguros o HMO:
Llame a: First American Claims at 1-888-632-1642
Teléfono gratuito: 1-888-632-1642
Correo electrónico: claims.nic@firstam.com
Dirección postal: 1 First American Way, Santa Ana, CA 92707

El Departamento de Seguros de Texas
Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:
Llame con sus preguntas al: 1-800-252-3439
Presente una queja en: www.tdi.texas.gov
Correo electrónico: ConsumerProtection@tdi.texas.gov
Dirección postal: MC CO-CP, P.O. Box 12030, Austin, TX 78711-2030

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