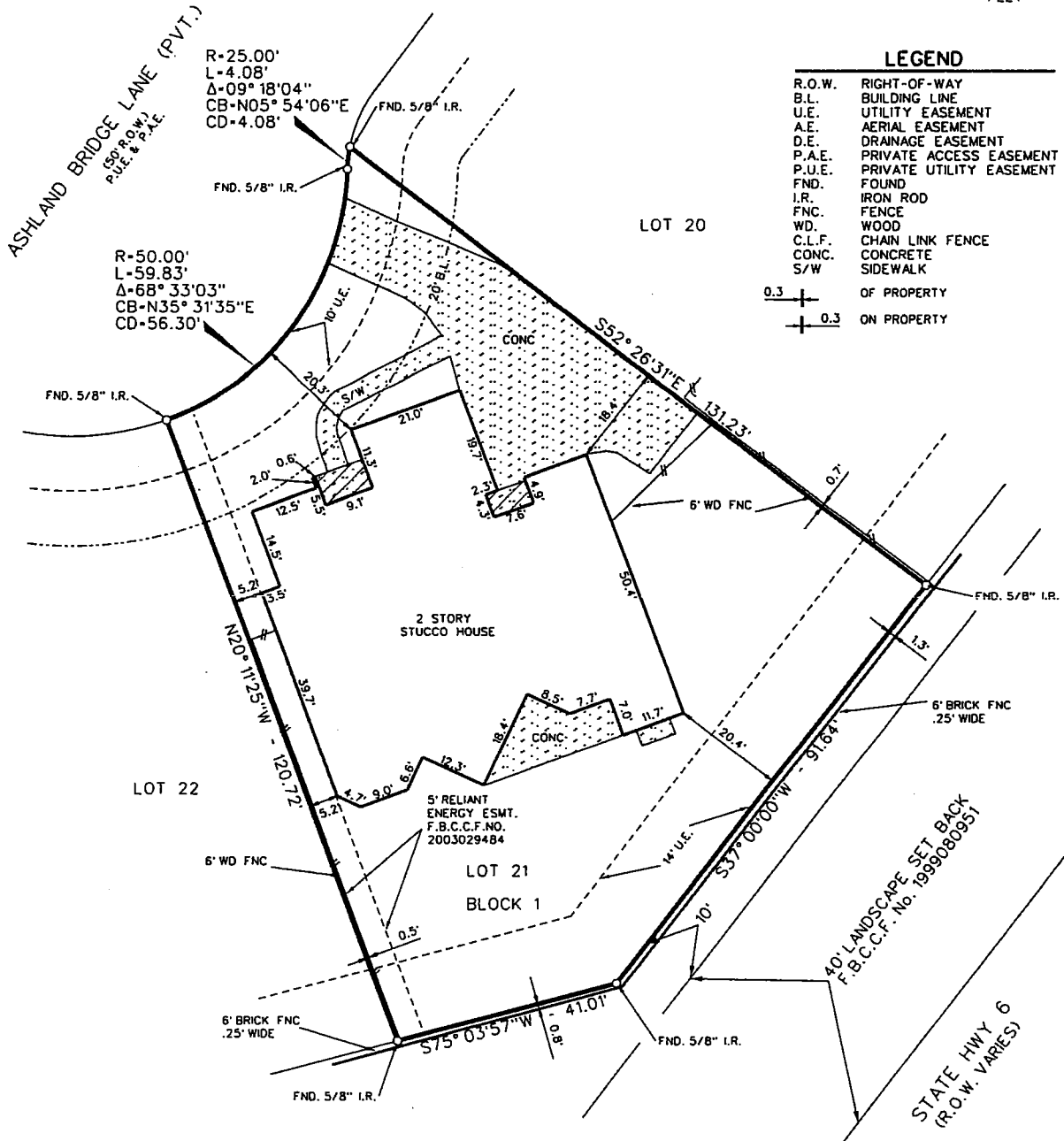
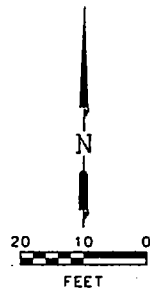


NOTES:

1. THE LOCATION ON THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480228-0120-J, EFFECTIVE DATE OF JANUARY 03, 1997, INDICATES THAT THE SUBJECT TRACT IS WITHIN "UNSHADED" ZONE "X", AN AREA OUTSIDE THE 500-YEAR FLOODPLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCE MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF ASHLAND BRIDGE LANE IN WOODBRIDGE ESTATES, SECTION 3, RECORDED IN SLIDE NO. 2408/A, F.B.C.P.R.
3. ALL EASEMENTS SHOWN ARE AS DESCRIBED IN A TITLE COMMITMENT PREPARED BY ALAMO TITLE COMPANY UNDER G.F. NO. 04-42308062, HAVING AN EFFECTIVE DATE OF OCTOBER 7, 2004. NO FURTHER RESEARCH OF THE FORT BEND COUNTY DEED RECORDS WAS PERFORMED BY CIVIL CONCEPTS, INC.



I, DAVID C. NEWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



David C. Newell
 DAVID C. NEWELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4085

PURCHASER: FREDRICKS OKUNGBOWA
 ADDRESS: 10935 ASHLAND BRIDGE LANE, SUGARLAND, TEXAS
 LEGAL DESCRIPTION:
 LOT 21, BLOCK 1, WOODBRIDGE ESTATES, SECTION 3, RECORDED IN SLIDE NO. 2408/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

DATE: 06-07-05
 SCALE: 1" = 20'
 GF. NO: 42308062

Civil Concepts, Inc.
 3425 Federal Street
 Pasadena, Texas 77504
 Phone: 713.947.6606
 SURVEYING & MAPPING
 CIVIL ENGINEERING

USER: Eagle Point 98 Workspace
 DATE: 6/7/2005 TIME: 2:59:24 PM
 S:\SURVEYS\W\WoodbridgeEstates\3\21-1\EP\21-1-30.dgn

Reviewed and accepted

X *[Signature]*
 X *[Signature]*

Charter Title Company

13310 University Blvd, Suite 110, Sugar Land, TX 77479
Phone: (281)242-1700 | Fax: (281)242-1144

MASTER STATEMENT

Settlement Date: June 2, 2025

Disbursement Date: June 2, 2025

Borrower: Annie Truong and Chau Phan
11011 Hundred Bridge LN
Sugar Land, TX 77498

Seller: Fredricks E Okungbowa
10935 Ashland Bridge LN
Sugar Land, TX 77498

Property: 10935 Ashland Bridge LN
Sugar Land, TX 77498
Lot(s): 21 Block: 1 WOODBRIDGE ESTATES Section: 3 Parcel ID(s): 9645030010210907
9645030010210907

Lender:

Escrow Number: 1061292500048

Escrow Officer: Yolanda Dong

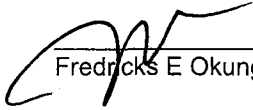
SELLER			BORROWER		
\$	DEBITS	\$ CREDITS	\$	DEBITS	\$ CREDITS
		FINANCIAL CONSIDERATION			
		665,000.00 Sale Price of Property	665,000.00		
		Deposit or earnest money option fee			6,700.00 350.00
		PRORATIONS/ADJUSTMENTS			
3,623.71		County Taxes at \$8,644.80 01/01/25-06/03/25			3,623.71
	840.74	HOA Prorations / Credit Seller Annually at \$1,447.50 06/03/25-12/31/25	840.74		
		COMMISSIONS			
19,950.00		Commission-Listing Agent to LPT REALTY LLC \$665,000.00 @ 3.0000% = \$19,950.00 - LPT REALTY LLC - Jarrett Okungbowa (LPT REALTY LLC)			
19,950.00		Commission-Selling Agent to City Insight Houston \$665,000.00 @ 3.0000% = \$19,950.00 - City Insight Houston			
		TITLE & ESCROW CHARGES			
35.00		Title - Courier Fee to Charter Title Company			
		Title - eRecording Fee - FBO CSC e-Recording Services, Inc. - Buyer to Charter Title Company	5.00		
15.00		Title - eRecording Fee - FBO CSC e-Recording Services, Inc. - Seller to Charter Title Company			
475.00		Title - Escrow Fee to Charter Title Company	475.00		
71.00		Title - Tax Cert to National TaxNet			
3,810.00		Title - Owner's Title Insurance to Charter Title Company			
2.00		Title - State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association			
190.50		T-19.1 Restrictions, Encroachments, Minerals Endorsement-Owner's Policy - 2024 to Charter Title Company			

APPROVED and ACCEPTED

Borrower and Seller understand the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Borrower and Seller understand that tax and insurance proration and reserves were based on figures for the preceding year or supplied by others or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Borrower and Seller direct. The undersigned hereby authorizes Charter Title Company to make expenditures and disbursements as shown and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

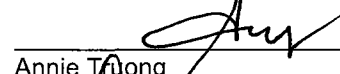
I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

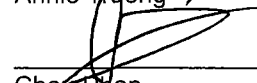
SELLER:



Fredricks E Okungbowa

BORROWER:



Annie Truong


Chad Phan

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



Charter Title Company
Settlement Agent