NOTICE

This instrument is NOT A COMMITMENT FOR TITLE INSURANCE. It is issued for the use and benefit of the Title Company placing the order with WALKER COUNTY TITLE COMPANY and is TITLE EVIDENCE ONLY. Walker County Title Company will not issue the Policy on this transaction and is providing title evidence only to the title company requested such.

Although this report is provided to you in form similar to Schedule "A", "B" and "C" of a Commitment for Title Insurance, this is merely for convenience and should not be interpreted as an indication that Walker County Title Company is: (1) Issuing a commitment for Title Insurance (2) Agreeing to issue a title policy, and/or (3) Making any representation as to the requirements necessary to close this transaction and issue a policy of title insurance.

YOU ARE REQUIRED TO ISSUE YOUR OWN TITLE COMMITMENT. By acceptance of this Title Evidence Report, you are agreeing to both issue your own Title Commitment and Policy of Title Insurance.

This Report is intended only for the use of the title company placing orders for Title Evidence with Walker County Title Company, and this report should not be provided to any party.

SCHEDULE A

Effective Date: September 28, 2026 at 8:00 AM GF No. 26-WC-3548

Commitment No. 26-WC-3548, issued November 17, 2026

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: $0.00
   PROPOSED INSURED: TBD 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: $0.00
   PROPOSED INSURED:
   Proposed Borrower: TBD TBD

   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:
   Joseph Kim Bell and Karen K. Maupin, both individually and as Personal Representatives of the Will of Jo Ann Bell, Deceased

4. Legal description of land:
   BEING 5.450 acres of land, more or less, situated in the JOHN FAULK SURVEY, A-114, San Jacinto County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

   NOTE: The Company is prohibited from Insuring the area or quantity of 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

TC SURVEY & MAPPING
9711 MASON ROAD STE 125 #416
RICHMOND, TEXAS, 77407

Field notes for a survey of a 5.450 acre tract of land, situated in the John Faulk Survey, Abstract 114, San Jacinto County, Texas, and being a called 5.7693 acre tract (Clerk's File No. 20075282 Official Public Records), said 5.450 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the East line of N. Red Road (60 foot width) for the Southwest corner of this tract and the Northwest corner of the Mark A. & Melianie A. Window called 5.7827 acre tract (Clerk's File No. 20196339);

THENCE with a curve to the left having a radius of 1938.08 feet, an arc length of 125.52 feet and a chord bearing of N 10 deg. 13 min. 04 sec. W, with a chord distance of 125.50 feet to a 5/8 inch iron rod set at the end of said curve;

THENCE N 03 deg. 34 min. 04 sec. W, 219.92 feet to a 5/8 inch iron rod set in the East line of N. Red Road for the Northwest corner of this tract and the Southwest corner of the Nancy Elizabeth Knapp called 5.7693 acre tract (Clerk's File No. 20257193);

THENCE S 75 deg. 00 min. 13 sec. E, 1029.13 feet to a 5/8 inch iron rod set for the Northeast corner of this tract and the Southeast corner of the called 5.7693 acre tract;

THENCE S 02 deg. 47 min. 48 sec. E, 145.73 feet to a ½ inch iron rod found for the Southeast corner of this tract and the Northeast corner of the called 5.7827 acre tract;

THENCE N 85 deg. 55 min. 13 sec. W, 967.70 feet to the POINT OF BEGINNING, and containing 5.450 acres of land.

Note: Basis of bearings for this survey is Texas State Plane Coordinate System (SPCS83 Code 4203)
Job No.: 260016



Andrew P. Titcomb
R.P.L.S. No. 6951

EXHIBIT "A"
Page 1 of 1

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:

   This exception 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. 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.

    b. All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land, 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 the geothermal energy and associated below the surface of the land that are not listed.

    c. Easement dated February 16, 1949 from J. B. Lilley by L.J.S. Thomas to Gulf States Utilities Company, recorded in Volume 54, Page 642 of the Deed Records, San Jacinto County, Texas.

    d. Fences do not follow boundary line, subject to the right or claim, if any, in third parties in the area between the fence and actual boundary line; and all other matters shown on survey dated November 11, 2026, prepared by Andrew P. Titcomb, R.P.L.S. No. 6951.

    e. Any easements that may affect the property, such as roadways, sewer, telephone, water and/or electrical lines.

    f. Visible and apparent easements on or across property described in Schedule A.

    g. Rights of Parties in Possession. (OTP Only)

SCHEDULE C

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

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

2. Satisfactory evidence must be provided that:

   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. **We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.**

6. ~~**REQUIREMENT:**~~
   ~~We will require a new Category 1A survey of the property being conveyed to be prepared by a licensed Texas surveyor.~~

7. **THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY:**
   CURRENT VESTING DEED IS AS FOLLOWS:
   Deed dated November 24. 1980 from Bessie Josephine Lilley to Jo Ann Bell, et al, recorded in Volume 204, Page 185 of the Deed Records, San Jacinto County, Texas.

   Deed dated January 2, 1981 from Bessie Josephine Lilley to Jo Ann Bell, et al, recorded in Volume 204, Page 188 of the Deed Records, San Jacinto County, Texas.

   Family Settlement and Partition Agreement dated April, 2007 from Jo Ann Bell, et al, recorded under Clerk's File No. 07-5282, Page 22078 of the Official Public Records, San Jacinto County, Texas.

   Certified Copy of Probate on the Estate of Jo Ann Bell, deceased, filed under Clerk's No. 20221621, Page 8557 of the Official Public Records, San Jacinto County, Texas.

8. PLEASE NOTICE: If an old survey is going to the be used for survey deletion AND/OR ANY OTHER REASON IN THIS TRANSACTION, we will require a Survey Affidavit signed by the seller/borrower stating no changes have been made since the date of the Survey Plat.

9. We will require that all STAND-BY FEES, TAXES and ASSESSMENTS by any Taxing Authority be paid up to and including the year 2025.

10. At closing, Company must be provided with a photo identification of all parties executing documents.

11. "Rights of parties in possession" shown in the Schedule B of this Commitment will be deleted from the Owner's Title Policy ONLY if an inspection is made and paid for which shown no parties in possession other than the sellers. If such an inspection is not required, the purchaser must sign a Waiver of Inspection and acknowledge that they understand that the Owner's Tile Policy will be issued subject to the Rights of Parties in Possession.

12. Item 2 above will be amended to read "Any shortages in area" in the Mortgagee's Title Policy if we are furnished with a survey prepared by an approved licensed Surveyor who certifies that there are no discrepancies, conflicts in boundary lines, or any encroachments, or any overlapping of improvements.

13. When amending the "area and boundary" exception in the mortgagee policy, the Company may rely upon a copy of a prior survey and affidavit by the borrower on residential real property if the borrower executes an acceptable affidavit. The Company may except to matters shown on the survey or the affidavit.

14. We will require that this Company be provided with a REQUEST FOR TAXPAYER IDENTIFICATION NUMBER AND CERTIFICATION (FORM 1099-S) executed by the Seller(s) on Sales.

15. We will require that this Company be provided with an INDEMNITY AND AFFIDAVIT AS TO DEBTS, LIENS AND POSSESSION executed by the Seller(s) or Borrower(s).

16. If the record owner is married, we will require the owner's spouse to join in the conveyance if the property is community properly or is or may become the owner's homestead, either residential or business.

17. In the event the herein described is or would be the Proposed Borrower's Homestead, residential or business, then we require that the lien be properly created for original purchase money and/or construction of improvements and, if evidenced by existing liens, such liens transferred and assigned to the Proposed Insured.

18. 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.

Issued through the Office of
Walker County Title Company
1224 University Avenue
Huntsville, TX 77340

Countersigned:

By:_____
Alvin Martin
Authorized Signatory

TEXAN TITLE
INSURANCE COMPANY