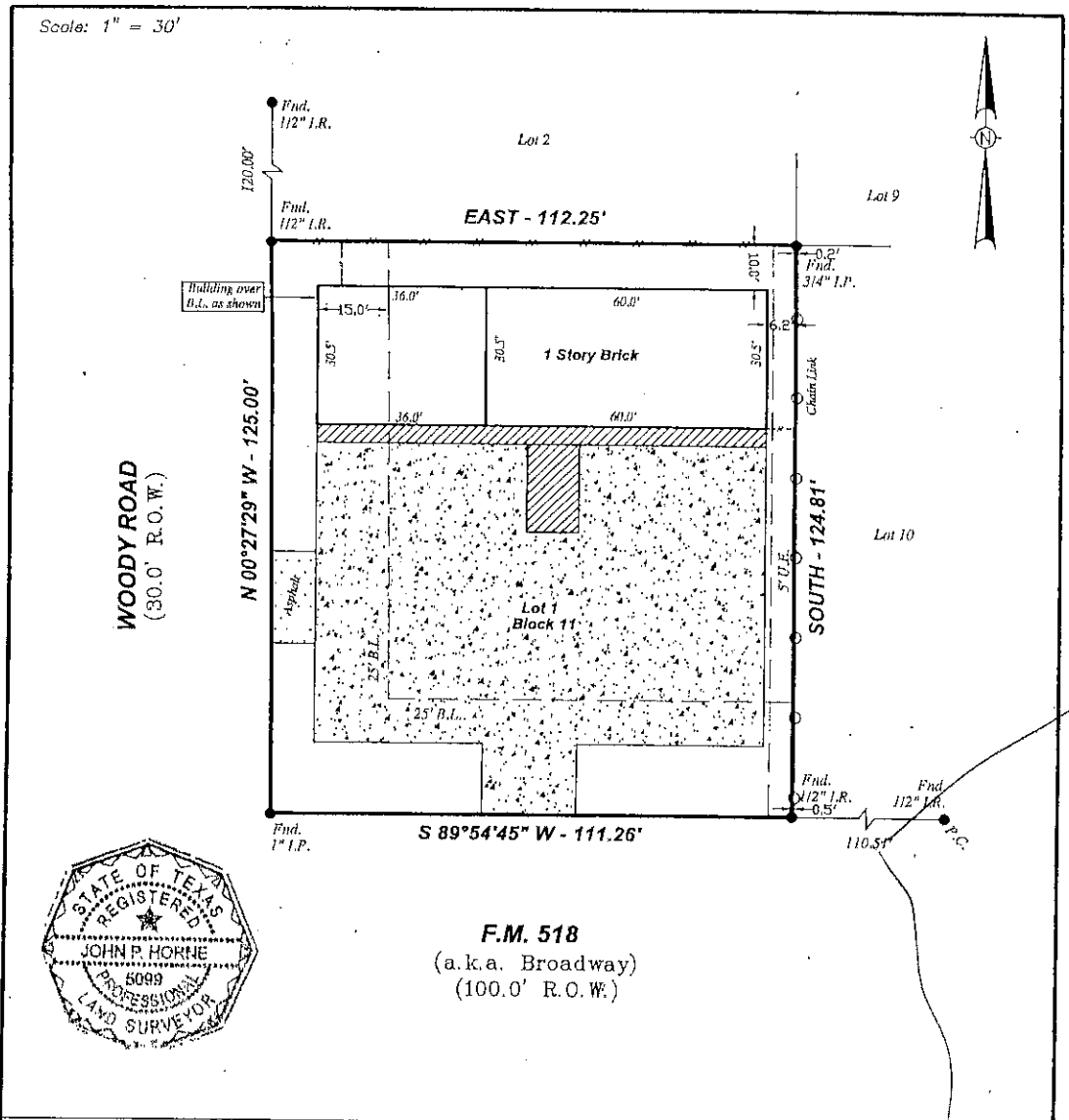


Scale: 1" = 30'



F.M. 518
(a.k.a. Broadway)
(100.0' R.O.W.)

Notes :

- Basis for Bearings: North R.O.W. F.M. 518.
- Distances shown are ground distances.
- All abstracting done by title company.
- All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
- All fences are 6' wood unless otherwise noted.
- This survey certified for this transaction ONLY.
- Survey is NOT to be relied upon for ANY other purpose.
- Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.
- Esmt. Granted to Crown Central Petroleum Corporation Per Vol. 150, Pg. 244 revised in Vol. 677, Pg. 74 B.C.D.R.

This property appears to be out of the 100 year flood plain, & in insurance rate map zone X, as per map 480J9C00451 Dated: 9-22-99
This determination to be used for flood insurance rate purpose ONLY and is NOT to be relied upon for ANY other purpose. Surveyor has NOT determined whether property lies in a FLOODWAY area and makes NO representation as to whether property lies within a FLOODWAY area or will flood.

I certify to the Lender, Purchaser, and Title Company named hereon ONLY that the accuracy of my opinion of the boundary location is based on the evidence found as of 10-30-01.

John P. Horne, R.P.L.S. No. 5099

Inherent inaccuracies of FEMA or flood control maps preclude a surveyor from certifying to accuracies of locations based on such maps. Surveyor makes no representation as to whether property lies within floodway areas.

| | | | |
|--|--------------|---|--------------------------|
| LOT: 1 | BLOCK: 11 | SUBDIVISION: MIMOSA ACRES | SECTION: - |
| RECORDATION: VOLUME 7 , PAGE 15 OF MAP RECORDS | | COUNTY: BRAZORIA | STATE: TEXAS |
| ADDRESS: 5203-5205 F.M. 518 | | CITY: PEARLAND | LENDER: STERLING BANK |
| PURCHASER: AM APT LAUNDRIES BY PHARRIS HACKNEY | | TITLE COMPANY: COMMONWEALTH LAND TITLE | D.F. # 0112930 |

GULLETT & ASSOCIATES, INC.
P.O. BOX 230187
HOUSTON, TEXAS 77223
(713) 644-3219 • FAX (713) 644-4046

DRAWN BY: N.S.
DRAWING NO. 01102513

A. Settlement Statement
FINAL

U.S. Department of Housing and
Urban Development

**WE HEREBY CERTIFY THIS TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL.**
STEWART TITLE COMPANY - BRAZORIA COUNTY

| | | | | |
|---|--|---|--|---|
| B. Type of Loan | | 6. File Number: | 7. Loan Number: | 8. Mortgage Insurance Case Number: |
| 1. <input type="checkbox"/> FHA | 2. <input type="checkbox"/> FmHA | 3. <input type="checkbox"/> Conv. Unins. | 209266 | |
| 4. <input type="checkbox"/> VA | 5. <input type="checkbox"/> Conv. Ins. | | | |
| C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.," were paid outside the closing; they are shown here for informational purposes and are not included in the totals. | | | | |
| D. Name & Address of Borrower: REVAMP FLOORING LLC 1108 WESTERN AVE ANGLETON, TX 77515 | | E. Name & Address of Seller: MARTY HACKNEY 5203 BROADWAY ST PEARLAND, TX 77681 PHARRIS HACKNEY 5203 BROADWAY ST PEARLAND, TX 77681 | | F. Name & Address of Lender: THE FIRST STATE BANK 2904 N VELASCO ANGLETON, TX 77515 |
| G. Property Location: 5203 BROADWAY STREET PEARLAND, TX 77681 (BRAZORIA) | | H. Settlement Agent STEWART TITLE COMPANY 9215 BROADWAY #109, PEARLAND, TX 77584 (281) 412-6900 | | Tax ID: 74-0923770 |
| | | I. Settlement Date / Disbursement Date 8/31/2018 / 8/31/2018 | | |
| J. Summary of Borrower's Transaction | | | K. Summary of Seller's Transaction | |
| 100. Gross Amount Due From Borrower | | | 400. Gross Amount Due To Seller | |
| 101. Contract sales price | \$605,500.00 | 401. Contract sales price | \$605,500.00 | |
| 102. Personal Property | | 402. Personal Property | | |
| 103. Settlement Charges to Borrower (line 1400) | \$6,486.00 | 403. | | |
| 104. | | 404. | | |
| 105. | | 405. | | |
| Adjustments for items paid by seller in advance | | | Adjustments for items paid by seller in advance | |
| 106. City/town taxes | | 406. City/town taxes | | |
| 107. County taxes | | 407. County taxes | | |
| 108. Assessments | | 408. Assessments | | |
| 109. | | 409. | | |
| 110. | | 410. | | |
| 111. | | 411. | | |
| 112. | | 412. | | |
| 120. Gross Amount Due From Borrower | \$611,985.00 | 420. Gross Amount Due To Seller | \$605,500.00 | |
| 200. Amounts Paid By Or In Behalf Of Borrower | | | 500. Reductions in Amount Due To Seller | |
| 201. Deposit or Earnest Money | \$3,000.00 | 501. Excess deposit (see Instructions) | | |
| 202. Principal amount of new loan | \$484,400.00 | 502. Settlement Charges to Seller (line 1400) | \$34,419.45 | |
| 203. Existing loan taken subject to | | 503. Existing loan(s) taken subject to | | |
| 204. | | 504. Payoff of first mortgage loan | | |
| 205. Additional Deposit of Earnest Money from Revamp Flooring | \$500.00 | 505. Payoff of second mortgage loan | | |
| 206. | | 506. Earnest money retained by | | |
| 207. | | 507. Disbursed as proceeds (\$3,000.00) | | |
| 208. | | 508. | | |
| 209. Seller Contribution | \$3,742.60 | 509. Seller Contribution | \$3,742.60 | |
| Adjustments for items unpaid by seller | | | Adjustments for items unpaid by seller | |
| 210. City/town taxes | | 510. City/town taxes | | |
| 211. County taxes 1/1/2018 to 8/31/2018 @ \$8,322.65/Year | \$5,518.03 | 511. County taxes 1/1/2018 to 8/31/2018 @ \$8,322.65/Year | \$5,518.03 | |
| 212. Assessments | | 512. Assessments | | |
| 213. | | 513. | | |
| 214. | | 514. | | |
| 215. Tenant Security Deposit Transfer | \$1,250.00 | 515. Tenant Security Deposit Transfer | \$1,250.00 | |
| 216. | | 516. | | |
| 217. | | 517. | | |
| 218. | | 518. | | |
| 219. | | 519. | | |
| 220. Total Paid By/For Borrower | \$498,410.63 | 520. Total Reduction Amount Due Seller | \$44,930.08 | |
| 300. Cash At Settlement From/To Borrower | | | 600. Cash At Settlement To/From Seller | |
| 301. Gross Amount Due From Borrower (line 120) | \$611,985.00 | 601. Gross Amount Due To Seller (line 420) | \$605,500.00 | |
| 302. Less Amounts Paid By/For Borrower (line 220) | \$498,410.63 | 602. Less Deduction in Amt. Due To Seller (line 520) | \$44,930.08 | |
| 303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower | \$113,574.37 | 603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller | \$560,569.92 | |

L. Settlement Charges

| | Paid From Borrower's Funds at Settlement | Paid From Seller's Funds at Settlement |
|--|--|--|
| 700. Total Sales/Broker's Commission | | |
| Division of Commission (line 700) as follows: | | |
| 701. \$12,110.00 to F C Realty Adv | | |
| 702. \$18,165.00 to Coldwell Banker United, Realtors - Lake Jackson | | |
| 703. Commission paid at Settlement | | \$30,275.00 |
| 704. | | |
| 800. Items Payable In Connection With Loan | | |
| 801. Loan Origination Fee to The First State Bank | \$2,422.00 | |
| 802. Loan Discount | | |
| 803. Appraisal Fee to (NA) Integra Realty Resources | \$2,500.00 | |
| 804. Credit Report | | |
| 805. Lender's Inspection Fee | | |
| 806. Mortgage Insurance Application Fee | | |
| 807. Assumption Fee | | |
| 809. Flood Certificate to The First State Bank | \$13.00 | |
| 813. Document Preparation Fee to (NA) Patterson & Edquist | \$600.00 | |
| 900. Items Required By Lender To Be Paid In Advance | | |
| 901. Interest | | |
| 902. Mortgage Insurance Premium | | |
| 903. Hazard Insurance Premium | | |
| 1000. Reserves Deposited With Lender | | |
| 1001. Hazard Insurance | | |
| 1002. Mortgage Insurance | | |
| 1003. City property taxes | | |
| 1004. County property taxes | | |
| 1005. Annual assessments | | |
| 1008. Aggregate accounting adjustment | | |
| 1100. Title Charges | | |
| 1101. Settlement or closing fee to Stewart Title Company | \$400.00 | \$400.00 |
| 1102. Abstract or title search | | |
| 1103. Title examination | | |
| 1104. Title Insurance binder | | |
| 1105. Document preparation | | |
| 1106. Notary fees | | |
| 1107. Attorney's fees | | |
| (Includes above item numbers:) | | |
| 1108. Title Insurance to Stewart Title Company | \$100.00 | \$3,675.00 |
| (Includes above item numbers:) | | |
| 1109. Lender's coverage \$484,400.00 Premium \$100.00 to Stewart Title Company | | |
| 1110. Owner's coverage \$605,500.00 Premium \$3,675.00 to Stewart Title Company | | |
| 1111. See Addendum 1111 | \$345.50 | |
| 1113. Tax Certificate Fee to Stewart Title Company | | \$64.95 |
| 1114. TX Guaranty Assessment Recoupment Charge to TX Guaranty Assessment Recoupment Charge | \$4.50 | \$4.50 |
| 1200. Government Recording and Transfer Charges | | |
| 1201. Recording fees: Deed \$38.00; Mortgage \$62.00; Release ; | \$100.00 | |
| 1202. County tax/stamps: Deed ;Mortgage ; | | |
| 1203. State tax/stamps: Deed ;Mortgage ; | | |
| 1204. City tax/stamps: Deed ;Mortgage ; | | |
| 1300. Additional Settlement Charges | | |
| 1301. Survey | | |
| 1302. Pest Inspection | | |
| 1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K) | \$6,485.00 | \$34,419.45 |

**Supplemental Page
HUD-1 Settlement Statement**

| Addendum for 1100. Title Charges | Buyer | Seller |
|---|-----------------|---------------|
| Addendum 1111 | | |
| a. T-19 Restrictions Encroachments Minerals Endorsement 1-3-14 (Non-Residential 10% Endorsement(s) to Stewart Title Company | \$300.50 | |
| b. Not Payable Taxes Charge only No Form Endorsement(s) to Stewart Title Company | \$5.00 | |
| c. T-30 Tax Detention Endorsement 4-1-04 Endorsement(s) to Stewart Title Company | \$20.00 | |
| d. T-33 Variable Rate Mortgage Endorsement 11-1-06 Endorsement(s) to Stewart Title Company | \$20.00 | |
| Total: | \$345.50 | \$0.00 |

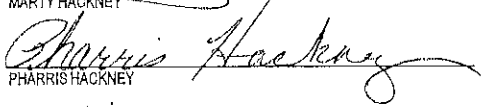
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BORROWERS


Revamp Flooring LLC
By: Jen Wheeland, Member

SELLERS


MARTY HACKNEY


PHARRIS HACKNEY

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.

Settlement Agent


TARA HOBBS

Date

8/31/2018

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of Buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 8252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

ADDENDUM TO HUD 1 SETTLEMENT STATEMENT

File No.: 209256

Date: August 31, 2018

Legal:

Lot One (1), Block Eleven (11) of Mimosa Acres, a subdivision of 52.552 acres of land out of the R. B. Lyle Survey, Abstract 543, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 7, Pages 15 and 16 of the Plat Records of Brazoria County, Texas.

I have carefully reviewed the HUD 1 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.


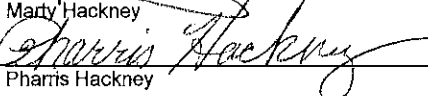
The Company has deposited the earnest money that it has received in a demand deposit account that is federally insured to the maximum extent permitted by law. Demand deposit accounts are non-interest bearing pursuant to federal law, but offer immediately available funds for withdrawal after a check has cleared.

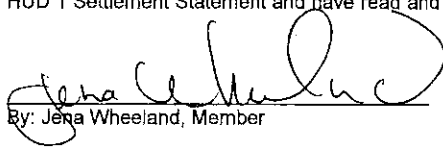
The Company may receive other benefits from the financial institution where the funds are deposited. Based upon the deposit of escrow funds in demand accounts and other relationships with the financial institution, Title Company is eligible to participate in a program offered by the financial institution whereby the Title Company may (i) receive favorable loan terms and earn income from the investment of loan proceeds and (ii) receive other benefits offered by the financial institution.

The Seller's and Purchaser's/Borrower's signatures hereon acknowledge their approval and signify their understanding that tax and insurance pro-rations and reserves are based on figures for the preceding year or supplied by others or estimated for the current year, and in the event of any change for the current year, all necessary adjustments will be made between Purchaser/Borrower and Seller directly. Any deficit in delinquent taxes or mortgage payoffs will be promptly reimbursed to the Settlement Agent by the Seller.

The parties have read and understood the above sentences, and recognize that the above relations herein are material and important. The parties agree to these statements, and recognize Title Company is relying on these recitations in closing this transaction.

I certify and acknowledge that I have received a copy of this HUD 1 Settlement Statement and have read and understood the disclosure stated above.


Marty Hackney

Pharris Hackney


By: Jena Wheeland, Member

The HUD 1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent  Date: August 31 2018
Tara Hobbs

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction include a fine and imprisonment. For details, see: Title 18 U.S. Code Sections 1001 and 1010.