THE LANGUAGE SET FORTH BELOW *MUST* BE INCORPORATED INTO A COVER LETTER ATTACHED TO ALL TITLE INSURANCE COMMITMENTS.

Required Language for a Title Insurance Commitment Cover Letter

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. Our company's right to access and use Title Data's title plants is governed by the Subscription Agreement(s) we have with Title Data, which 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. The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract.

This Title Insurance Commitment should not be re-distributed without first confirming with the issuing agent what is permissible under the terms of their Subscription Agreement with Title Data.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY 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, Stewart Title Guaranty 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.

In witness whereof, the Company has caused this commitment to be signed and sealed as of the effective date of commitment as shown in Schedule A, the commitment to become valid and binding only when countersigned by an authorized signatory.

Countersigned by:

stewart
title guaranty company

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

STEWART TITLE GUARANTY CO. INCORPORATED 1908 TEXAS

Authorized Countersignature
Eric Fontanot, License #: 879432
Patten Title Company, 2387545
Dripping Springs, TX 78620

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.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.

IMPORTANT NOTICE

FOR INFORMATION, OR TO MAKE A COMPLAINT CALL OUR TOLL-FREE TELEPHONE NUMBER

(800) 729-1902

ALSO YOU MAY CONTACT THE TEXAS DEPARTMENT OF INSURANCE AT

(800) 252-3439

to obtain information on:

1. filing a complaint against an insurance company or agent,
2. whether an insurance company or agent is licensed,
3. complaints received against an insurance company or agent,
4. policyholder rights, and
5. a list of consumer publications and services available through the Department.

YOU MAY ALSO WRITE TO THE TEXAS DEPARTMENT OF INSURANCE
P.O. BOX 12030
AUSTIN, TEXAS 78711-2030
FAX NO. (512) 490-1007

AVISO IMPORTANTE

PARA INFORMACIÓN, O PARA SOMETER UNA QUEJA LLAME AL NUMERO GRATIS

(800) 729-1902

TAMBIEN PUEDE COMUNICARSE CON EL DEPARTAMENTO DE SEGUROS DE TEXAS AL

(800) 252-3439

para obtener información sobre:

1. como someter una queja en contra de una compañía de seguros o agente de seguros,
2. si una compañía de seguros o agente de seguros tiene licencia,
3. quejas recibidas en contra de una compañía de seguros o agente de seguros,
4. los derechos del asegurado, y
5. una lista de publicaciones y servicios para consumidores disponibles a través del Departamento.

TAMBIEN PUEDE ESCRIBIR AL DEPARTAMENTO DE SEGUROS DE TEXAS
P.O. BOX 12030
AUSTIN, TEXAS 78711-2030
FAX NO. (512) 490-1007

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 relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Titulo 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 1-800-729-1902 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
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Effective Date: 03/30/2026 at 8:00 AM GF No.: 8993-26-66334TB

Commitment No.8993-26-66334TB, issued 8th day of April, 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: $
   PROPOSED INSURED:

   b. Texas Residential Owner's Policy of Title Insurance
   One-to-Four Family Residences (T-1R)
   Policy Amount: $2,000,000.00
   PROPOSED INSURED: T B D

   c. Loan Policy of Title Insurance (Form T-2)
   Policy Amount: $
   PROPOSED INSURED: N/A, and each successor in ownership of the indebtedness secured by the insured mortgage, except a successor who is an obligor under the provisions of Section 12(c) of the Conditions.
   Proposed Borrower: T B D

   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)
   Policy 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 Effective Date appears to be vested in:

   RICHARD SORENSON and TRACEY SORENSON

4. Legal Description of Land:

A 37.423 ACRE TRACT OUT OF THE JOHN PARK SURVEY NUMBER 60, ABSTRACT NUMBER 2410, IN HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 75.783 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO RICHARD AND TRACY SORENSON RECORDED IN DOCUMENT NUMBER 2014-14010078 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.) ALSO RECORDED IN DOCUMENT NUMBER 2014059484 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CRUMLEY RANCH ROAD (ALSO CALLED HAYS COUNTY ROAD 185 - 60 FEET WIDE) MARKING THE APPROXIMATE DIVIDING LINE BETWEEN TRAVIS COUNTY, TEXAS AND HAYS COUNTY, TEXAS, BEING AN ANGLE POINT ON THE SOUTH LINE OF SAID 75.783 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CRUMLEY RANCH ROAD AND THE SOUTH LINE OF SAID 75.783 ACRE TRACT, SOUTH 20 DEGREES 57 MINUTES 30 SECONDS WEST, A DISTANCE OF 1,077.59 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 75.783 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, BEING THE SOUTHEAST CORNER OF LOT 23 OF FITZHUGH CORNERS SUBDIVISION RECORDED IN VOLUME 3, PAGE 378 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.T.);

THENCE, WITH THE WEST LINE OF SAID 75. 783 ACRE TRACT, WITH THE EAST LINE OF LOT 23, LOT 10 AND LOT 9 OF SAID FITZHUGH CORNERS SUBDIVISION, THE FOLLOWING FIVE (5) COURSES:

1) NORTH 59 DEGREES 06 MINUTES 48 SECONDS WEST A DISTANCE OF 342.54 FEET TO A PK NAIL IN CONCRETE FOUND;

2) SOUTH 75 DEGREES 55 MINUTES 28 SECONDS WEST A DISTANCE OF 10.29 FEET TO A 1/2" IRON ROD FOUND;

3) NORTH 63 DEGREES 24 MINUTES 07 SECONDS WEST A DISTANCE OF 68.51 FEET TO A 1/2" IRON ROD FOUND;

4) NORTH 62 DEGREES 23 MINUTES 44 SECONDS WEST A DISTANCE OF 219.28 FEET TO A 1/2" IRON ROD FOUND;

5) NORTH 63 DEGREES 23 MINUTES 47 SECONDS WEST A DISTANCE OF 80.27 FEET TO A PK NAIL IN FENCE POST FOUND ON THE EAST LINE OF LOT 5 OF DEERFIELD ESTATES SUBDIVISION RECORDED IN VOLUME 8, PAGE 304, P.R.H.C.T.;

THENCE, WITH THE WEST LINE OF SAID 75.783 ACRE TRACT, WITH THE EAST LINE OF LOT 5 AND LOT 6 OF SAID DEERFIELD ESTATES SUBDIVISION, THE FOLLOWING THREE (3) COURSES:

1) NORTH 04 DEGREES 30 MINUTES 58 SECONDS WEST A DISTANCE OF 203.11 FEET TO A 1/2" IRON ROD FOUND;

2) NORTH 04 DEGREES 38 MINUTES 31 SECONDS WEST A DISTANCE OF 135.35 FEET TO A 60D NAIL FOUND;

3) NORTH 10 DEGREES 07 MINUTES 41 SECONDS WEST A DISTANCE OF 298.79 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 8 OF WEST GRANER UNIT 1 SUBDIVISION RECORDED IN VOLUME 12, PAGE 369, P.R.H.C.T;

THENCE, WITH THE WEST LINE OF SAID 75.783 ACRE TRACT, WITH THE EAST LINE OF SAID LOT 8, WITH THE EAST AND NORTH LINES OF LOT 9 OF SAID WEST GRANER UNIT 1 SUBDIVISION, THE FOLLOWING FIVE (5) COURSES:

1) NORTH 32 DEGREES 37 MINUTES 08 SECONDS WEST A DISTANCE OF 479.24 FEET TO A 1/2" IRON ROD FOUND;

2) NORTH 32 DEGREES 09 MINUTES 36 SECONDS WEST A DISTANCE OF 147.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WATERLOO SURVEYORS" SET;

3) NORTH 38 DEGREES 21 MINUTES 21 SECONDS WEST A DISTANCE OF 57.17 FEET TO A 1/2" IRON ROD FOUND;

4) SOUTH 68 DEGREES 29 MINUTES 37 SECONDS WEST A DISTANCE OF 80.59 FEET TO A 1/2" IRON ROD FOUND;

5) NORTH 60 DEGREES 30 MINUTES 37 SECONDS WEST A DISTANCE OF 252.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WATERLOO SURVEYORS" SET FOR THE NORTHWEST CORNER OF SAID 75.783 ACRE TRACT, BEING THE SOUTHWEST CORNER OF LOT 4 OF LUNA VISTA SUBDIVISION RECORDED IN VOLUME 13, PAGE 378, P.R.H.C.T.;

THENCE, WITH THE NORTH LINE OF SAID 75.783 ACRE TRACT, WITH THE SOUTH LINE OF LOT 4 OF SAID LUNA VISTA SUBDIVISION, WITH THE SOUTH LINE OF LOT 3A OF LUNA VISTA LOT 3 AMENDING PLAT RECORDED IN DOCUMENT NO. 24030857, O.P.R.H.C.T., THE FOLLOWING TWO (2) COURSES:

1) NORTH 30 DEGREES 16 MINUTES 26 SECONDS EAST A DISTANCE OF 469.43 FEET TO A CONCRETE MONUMENT FOUND;

2) NORTH 30 DEGREES 55 MINUTES 20 SECONDS EAST A DISTANCE OF 172.23 FEET TO A 3/8" IRON ROD IN CONCRETE FOUND FOR A COMMON CORNER OF LOT 3A OF SAID LUNA VISTA LOT 3 AMENDING PLAT AND THAT CALLED 10.01 ACRE TRACT DESCRIBED IN A DEED TO YVONNE RODRIGUE FREDERICK RECORDED IN DOCUMENT NO. 2013100194, O.P.R.T.C.T.;

THENCE, OVER AND ACROSS SAID 75.783 ACRE TRACT, WITH THE APPROXIMATE DIVIDING LINE BETWEEN TRAVIS COUNTY AND HAYS COUNTY AS MONUMENTED ON-THE-GROUND, SOUTH 50 DEGREES 26 MINUTES 22 SECONDS EAST, PASSING AT A DISTANCE OF 180.31 FEET A CONCRETE MONUMENT FOUND, PASSING AT A DISTANCE OF 466.00 FEET A 1/2" IRON ROD SET WITH CAP STAMPED "WATERLOO SURVEYORS", CONTINUING FOR A TOTAL DISTANCE OF 1,865.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.423 ACRES OF LAND, MORE OR LESS, AS SHOWN ON THE ATTACHED EXHIBIT MAP.

NOTE: The Company is prohibited from insuring the are or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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:

   Item 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. Rights of parties in possession. (Owner's Title Policy)

    b. Any and all unrecorded leases and/or rental agreements, with rights of tenants in possession.

    c. Intentionally deleted.

    d. Intentionally deleted.

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

    f. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument(s) filed for record in Volume 12453, Page 184 , of the Real Property Records of Travis County, Texas; and in Volume 1150, Page 384 , of the Real Property Records of Hays 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. Terms, conditions, and stipulations in oil, gas, and mineral leases recorded in Volume 7671, Page 133 , of the Deed Records of Travis County, Texas; transferred in Volume 7734, Page 444 , Volume 9020, Page 344 , and Volume 9089, Page 545 , of the Real Property Records of Travis County, Texas and in Volume 371, Page 282 , of the Deed Records of Hays County, Texas, transferred in Volume 495, Page 354 , of the Real Property Records of Hays 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. Terms, conditions and stipulations contained in that certain Affidavit to the public for onsite sewer waste facilities, as set forth by instrument filed for record under Travis County Clerk's File No(s). 2016078890 and 2016088768.

    i. 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.

    j. 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 resources below the surface of the land that are not listed.

    k. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:

       Owner's and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the Insured under this policy if such liens have been filed with the County Clerk of Hays County, Texas, prior to the date hereof.

       Owner's Policy(ies) Only: Liability hereunder at the date hereof is limited to $__. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be

limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE C

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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

6. Intentionally deleted.

7. In an effort to further protect the interest of the buyer, Patten Title Company will be issuing the T-19.1 Endorsement on the Owners Title Policy upon review of an adequate survey of the property. If you would like more information about the protection T-19.1 provides, or to opt out of the coverage, please contact your closing team.

8. For informational purposes only; the following deed(s) affecting said Land were recorded within twenty-four (24) months of the date of this report:

   None found of record.

   The last Deed found of record affecting the Land was recorded on April 17, 2014, under Hays County Clerk's File No. 2014-14010078, Volume 4900, Page 233 , and under Travis County Clerk's File No. 2014059484 , wherein the grantee acquired subject property.

   Prior Deed(s) found of record affecting the Land was/were recorded in Volume 1150, Page 384 of the Real Property Records of Hays County, Texas; and in Volume 12453, Page 184 of the Real Property Records of the Travis County, Texas.

9. NOTE: Existing Survey has been reviewed and approved. Item 2 of Schedule B will be amended to read

"Shortages in Area" in the Loan Policy and upon payment of the applicable premium, in the Owner's Policy.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

Policy Commitment GF No.: 8993-26-66334TB

The information contained in this Schedule (D) does not affect title to or the lien upon the land described in Schedule A hereof, to be insured in any policy(ies) of title insurance to be issued in accordance with this Commitment.

As to **Stewart Title Guaranty Company**, the "Underwriter" herein, the following disclosures are made as of **January 1, 2025**:

A-1. Shareholders owning or controlling, or holding, directly or indirectly, ten percent (10%) or more of the shares of **Stewart Title Guaranty Company** as of the last day of the year preceding the date hereinabove set forth are as follows:

Stewart Information Services Corporation -100%

A-2. The members of the Board of Directors of **Stewart Title Guaranty Company** as of the last day of the year preceding the date hereinabove set forth are as follows: Frederick H. Eppinger, David C. Hisey, Elizabeth Giddens, Erin Sheckler, Iain M. Bryant, Brian K. Glaze, Pamela B. O'Brien, and Mary P. Thomas.

A-3. The designated officers of **STEWART TITLE GUARANTY COMPANY** as of the last day of the year preceding the date hereinabove set forth are as follows: Frederick H. Eppinger, Chief Executive Officer & President; David C. Hisey, Chief Financial Officer - Secretary & Assistant Treasurer; Scott Gray, Senior Vice President - Finance, Treasurer & Assistant Secretary; Brian K. Glaze, Corporate Controller & Assistant Treasurer - Banking Relations; Elizabeth Giddens, Chief Legal Officer; John Hamm, Chief Information Officer; Genady Vishnevetsky, Chief Information Security Officer; Emily Kain, Chief Human Resources Officer; Erin Sheckler, Group President; Iain M. Bryant, Group President - Agency Services; Pamela O'Brien, Senior Vice President - General Counsel; Mary P. Thomas, Senior Vice President - Chief Compliance & Regulatory Officer; Kelly Rickenbach, Senior Vice President - Chief Claims Counsel; Charles M. Craig, Senior Vice President - Associate General Counsel & Senior Underwriting Counsel; Wilhelmina Kightlinger, Senior Vice President - Chief Underwriting Counsel; John Rothermel, Senior Vice President - Senior Underwriting Counsel; Heidi Junge, Senior Vice President - Regional Underwriting Counsel.

As to Patten Title Company ("Title Insurance Agent"), the following disclosures are made:

B-1. Shareholders, owners, partners or other persons having, owning or controlling one percent (1%) or more of Title Insurance Agent are as follows: Patten Title, LP.

B-2. Shareholders, owners, partners, or other persons having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of Title Insurance Agent are as follows: Silver Ball, LLC, Eric Fontanot, Patrick Hurst, Tiffany Stillwell, Brian Adair

B-3. If Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:

B-4. If Title Insurance Agent is a corporation, the following is a list of its officers: Eric Fontanot, President, Secretary, and Treasurer

C-1. 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	$ 9,905.00
Loan Policy	$ 100.00
Endorsement Charges	$ 100.00
Other	$
Total	$ 10,105.00

Of this total amount $1,515.75 (or 15%) will be paid to Stewart Title Guaranty Company; $8,589.25 (or 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:

Amount			To Whom	For Services
_____	(or)	_____ %	_____	_____
_____	(or)	_____ %	_____	_____
_____	(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."

DELETION OF ARBITRATION PROVISION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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 parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

_____ _____
SIGNATURE DATE

Patten Title Company 8993-26-66334TB
NAME OF TITLE AGENT FILE NUMBER